



SITE PLAN PACKAGE CHECKLIST REQUIRED FOR ANY NEW DEVELOPMENT

SECTION 1 (TO BE COMPLETED BY PROPONENT and SUBMITTED TO LANDS OFFICE)

Date of Application: _____

Name of Development Proponent:
Phone number of Development Proponent:
Email address of Development Proponent:
Mailing address of Development Proponent:
Site Plan attached? (including any elevations, cross-sections or detail drawings that are relevant) ☐ Yes ☐ No (Attach 4 copies)

Site Characteristics

Address of development:
Name of Reserve where development is proposed:
Brief description of proposed development (additional information can be attached):
Legal description:
Size of development parcel:
Explain how the development conforms to the recommendations in Leq'a:mel First Nation Development Guidelines (information can be attached).



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Land Use*

*Refer to the Leq'a:mel First Nation Land Use Plan - Map 2: Land Use Designations.

	Current Land Use	Proposed Land Use
	Check Box	Check Box
Residential	☐	☐
Commercial	☐	☐
Commercial-Residential	☐	☐
Community Use	☐	☐
Leq'a:mel Village	☐	☐
Environment and Green Space	☐	☐
Commercial Recreation	☐	☐
Agriculture	☐	☐
Industrial	☐	☐

Describe the proposed land use _____

Describe existing land use _____

Will a Land Use Plan Amendment be required?

☐

Yes

☐

No

If yes, fill in Land Use Plan Amendment Application Form.



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Zoning*

*Check current and proposed zoning for the site. Refer to the Zoning Law and applicable Zoning Maps.

	Current Zoning Check Box	Proposed Zoning Check Box
Residential (R1)	☐	☐
Commercial (C1)	☐	☐
Comprehensive Development Zone (CD-1)	☐	☐
Public Use (P1)	☐	☐
Recreation, Parks and Open Space (P2)	☐	☐
Environmental Protection Area (EPA)	☐	☐
Agriculture (A1)	☐	☐
Industrial (I1)	☐	☐
Mobile Home Park (MHP)	☐	☐
Other _____	☐	☐

Regulatory Information

Number of dwelling units proposed:	
Lot size:	units/ha:
Building footprint size:	Proposed site coverage (proportion of property covered by buildings): %
If residential, is a Home Based Business being proposed? ☐ Yes ☐ No	



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If residential, is a Secondary Suite being proposed?	☐ Yes	☐ No
Complies with Zoning Law:	☐ Yes	☐ No
If no, fill in a Zoning Amendment Application Form. Form provided:	☐ Yes	☐ No

Principal Buildings

What is the size of the principal building?	Square metres / square feet	
Height of building(s):	Metres / feet	Number of storeys
Complies with Zoning Law:	☐ Yes	☐ No

Principal Building Setbacks

Front Yard Setback:	Metres / feet	
Side Yard Setback:	Metres / feet	
Rear Yard Setback:	Metres / feet	
Complies with Zoning Law:	☐ Yes	☐ No
If no, fill in a Zoning Amendment Application Form or a Zoning Variance Form.		

Parking

Number of parking stalls currently provided:
Number of parking stalls required for the proposed development:



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Complies with Zoning Law:	☐	Yes	☐	No
If no, a Zoning Amendment Application or a Zoning Variance is required.				

Infrastructure Servicing Requirements

Water pressure and flow requirements:
Sanitary sewer flows:
Drainage impacts:

Environmental Protection

Provide an Environmental Assessment Report from a qualified environmental professional as to whether Approvals or Notifications are required by other government agencies. This should also include recommendations regarding mitigations and protection measures.	
Is this included ☐ Yes ☐ No	Attached 4 copies
If development is within 30 metres of a watercourse, have appropriate setbacks been established by a qualified environmental professional?	
Is this included ☐ Yes ☐ No	Attached 4 copies
Has an Archaeological Assessment report been prepared by a qualified professional including the requirements of the Stólō Heritage Policy?	
Is this included ☐ Yes ☐ No	Attached 4 copies



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Has a Geotechnical Assessment been prepared by a qualified Professional Engineer? Is the site suitable according to the *Environmental Management Act* and the *Contaminated Sites Regulation*? How will impacts be mitigated including soil stability and fill?

Is this included ☐ Yes ☐ No

Attached 4 copies

Schedule

Anticipated staging and implementation timeframe:

Proposed duration of project:

If a Commercial Use is proposed

A Business Plan outlining the feasibility of the proposed commercial use is included: ☐ Yes ☒ No

Allotment

If the proposed development will be located on an Allotment, is the proposed development going to be carried out by the current Allotment holder (i.e. CP Holder)? ☐ Yes ☒ No

If No, a letter of approval to proceed with development must be provided and signed by the Allotment holder granting permission for the Development Proponent to make application for new development and/or amendment/variance processes. (Attach original letter to this application.)

Has a letter of approval from the Allotment holder been provided? ☐ Yes ☐ No ☐ Not applicable

The information requested in this Site Plan Checklist is for information purposes only. It is the responsibility of the Development Proponent to ensure all studies are undertaken. The costs incurred for all studies, engineering and design are to be paid for by the Development Proponent.

This Development Plan Checklist is not exhaustive and therefore, reference should still be made to the Land Use Plan, the Zoning Law and Development Guidelines to ensure any new development is in compliance with those documents. This Development Plan Checklist is used for informational purposes only. It is the responsibility of the Development Proponent to ensure all studies are undertaken.



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SECTION 2 (TO BE COMPLETED BY LANDS MANAGER)

Summary

Land Use Plan Amendment required:

☐

Yes

☐

No

Zoning Amendment required

☐

Yes

☐

No

If no amendment is required:

Does the application comply with Zoning and Land Use Plan?

☐

Yes

☐

No

Additional Notes/Recommendations to Council

Lands Manager (Print Name)

Signature

Signed on this day ____ month _____ year _____

*Note: