



**LAND DEVELOPMENT PROCEDURES
S.A.Y. FIRST NATION
LAND OFFICE**



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Introduction

Skowkale, Aitchelitz and Yakweawkwoose First Nation ("SAYFN") is located in the Lower Mainland Region of British Columbia; this area is also referred to as the Fraser Valley Regional District. S.A.Y. Reserve No. 9, 10, 11, 13 totals 283.8 hectares.

The S.A.Y. Council and their administration strive to work with the entire community to preserve and promote our language and culture, support the educational, social and economic growth of the community so that the membership and residents can flourish and prosper.

The purpose of this booklet is to set out the Land Development Procedures on S.A.Y. First Nation Reserve land for developers, CP-holders, residents and other persons with interests in S.A.Y. First Nation Lands.

Legal Framework

The S.A.Y. people originate from the Chi-ihl-kway-uhk Tribe and are politically affiliated with the Sto:lo Nation. S.A.Y. First Nation has been managing our own lands and laws under our Land Code since August 21, 2008.

Development on S.A.Y. First Nation lands requires planning, coordination and regulation. In addition to the land rules, development on S.A.Y. First Nation Reserve lands is regulated in accordance with SAYFN Laws, standards, policies and procedures, Health Canada regulations, Environmental Canada regulations, and any applicable Provincial and/or Federal Legislation.

- SAYFN Land Code
- SAYFN Zoning and Land Use Law
- SAYFN Subdivision, Development and Servicing Law

Stage 1 "Application"

1. The Developer pays the required fees and submits the appropriate applications and checklists:

- a) Rezoning, land Use Amendment, and Temporary Use Permit Application Form;
- b) Rezoning, land Use Amendment, and Temporary Use Permit Application Checklist;
- c) Subdivision, Development and Servicing Application Form;
- d) Subdivision, Development and Servicing Application Checklist



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2. The S.A.Y. First Nation Lands Department does an initial review of the application for completeness and to determine if the proposed Land Use conforms to the zoning regulations. If not, an application for Rezoning or land Use Amendment is required.

3. The Lands Manager refers the application and attached plans and documents for review to the following departments as appropriate:

- a) SAYFN Capital Department or other appropriate departments;
- b) SAYFN Lands Advisory Committee;
- c) SAYFN Environmental Consultant;
- d) SAYFN Engineering Consultation;
- e) SAYFN Archeological Consultant;
- f) Ministry of Transportation (if under MOT roads jurisdiction);
- g) Department of Fisheries and Oceans;
- h) Health Canada; and
- i) City of Chilliwack

4. Providing that all requirements, regulations and laws have been satisfied, the lands Manager gives notification to the applicant that the application is ready to be considered by S.A.Y. First Nation Council for initial decision.

Stage 2: (If necessary) Rezoning, Land Use Amendment, Temporary Use Permit

5. Council reviews the information and the recommendations compiled by the lands Manager, and Council decides to decline the application or accept it with or without conditions.

6. If Council approves the application, the lands Manager registers the Temporary Use Permit, Rezoning or Land Use Amendment and provides confirmation to the applicant.

Stage 3: Subdivision

7. Council reviews the information and the recommendations compiled by the Lands Manager, and Council decides to decline the application or accept it, with or without conditions.



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8. If Council approves the application, the Lands Manager will register the subdivision and provides confirmation to the applicant.

Stage 4: Conceptual Development Plan -Approval in Principle

9. The applicant provides any additional information requested by the Lands Manager and, if they have not done so yet, the applicant provides detailed plans and engineering.

10. Council reviews the information and the recommendations compiled by the Lands Manager and Council decides to decline the application or accept it, with or without conditions.

11. If Council approves the application, the Lands Manager registers the Approval in Principle and provides confirmation to the applicant.

12. The applicant may begin laying out the subdivision or development but cannot begin construction until Council grants a Development Permit.

Stage 5: Development Permit

13. The applicant provides any additional information requested by the lands Manager and, if they have not done so yet, the applicant provides final detailed plans and engineering.

14. Council reviews the information and the recommendations compiled by the Lands Manager, and Council decides to decline the application or accept it with or without conditions.

15. If Council approves the application, the applicant posts any required bonds and the lands Manager registers the Development Permit and provides confirmation to the applicant.

16. The applicant is authorized to begin construction and development in accordance with the terms and conditions set out in the Development Permit.

Stage 6: Substantial Completion

17. The applicant provides any available as-built plans and drawings and a certified statement from a registered professional and requests confirmation of substantial completion.



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18. Provided the certified statement from the registered professional is in order, the lands Manager registers a notice of substantial completion and notifies the applicant.

19. The Lands Manager releases the performance bond but retains 10% maintenance bond for one year.

Stage 7: Completion

20. The applicant provides all outstanding as-built drawings and plans and certified completion documents from certified professionals.

21. Provided the certified statement from the registered professional is in order, the lands Manager registers the as-built documents and a notice of completion and notifies the applicant.

22. If there are no defaults or unaddressed maintenance issues, the Lands Manager releases the remaining 10% maintenance bond within one year after the notice of substantial completion.