



Appendices



Appendix A: Development Review

Development review, or project review, is at the center of Kitsumkalum’s community land use planning process. Most planning decisions are made in response to project applications submitted by other Kitsumkalum departments (e.g., Economic Development), members, and third-party businesses or developers (e.g., Kalum Quarry, or businesses looking to locate in the former laydown area).

As illustrated in the Development Review Framework (see Section 20 – Development Review Framework), Kitsumkalum Council remains the final approving authority for development projects on Kitsumkalum lands, but their review and approval (or denial) is based on information provided on the development from the Kitsumkalum Land Office.

In coming up with the recommendation to Council, and in Council’s review of the project, the Kitsumkalum Land Office and leadership must grapple with some common questions:

- Are there Kitsumkalum community needs that are not being met that the project helps address?
- How does the project relate to its surrounding environment?
- Does the proposed use enhance the Kitsumkalum community both today and in the future?

The challenge is to incorporate these big-picture considerations in individual project reviews. While the Land Use Plan provides a clear process and basic guidelines and standards to review development project proposals against, these may have to be balanced against additional economic, cultural, safety, and other community concerns that may arise as part of the project. Incorporating and addressing these concerns can sometimes make the role of the Kitsumkalum Land Office challenging, but they are part of the everyday community planning.

These following guidelines outline how Kitsumkalum Land Office, Council, and Kitsumkalum staff from other departments (e.g., Public Works, Economic Development) can work together through the Development Review Process to coordinate new development and approve new projects. It is meant to support the information requested from the project applicant in the “Sketch Plan” in the Development Review Framework (see Section 20 – Development Review Framework), and the Land Use Plan Check List in the Development Review Framework (see Section 20 – Development Review Framework).

The guidelines are provided as a checklist tool for Kitsumkalum Land Office, Kitsumkalum staff, members, contractors and consultants, third party proponents, and Council to review prior to approving a development project. It may be used as the project proposal progresses through each major phase of project development, including:

- Project Concept and Initiation
- Feasibility Studies / Conceptual siting and design
- Construction plans and bid documents

It can also be used by Kitsumkalum Land Office staff in preparing a report to Council.

Where ‘NO’ or ‘?’ (Not Sure) is indicated for any of these criteria, additional review may be required, or additional information or response (i.e., modified information from applicant) may be required to support Council decision-making.

Table: Additional Development Review Checklist

	YES	NO	?	NOTES
Alignment with Land Use Plan				
<ul style="list-style-type: none"> Proposed use is allowed within the proposed location. (see Section 14 – Land Use Classifications) OR, 				
<ul style="list-style-type: none"> Proposed use is conditionally allowed and meets the recommended conditions. (see Table at end of Section 14 – Land Use Classifications) 				
Alignment with current plans				
<ul style="list-style-type: none"> Draft Comprehensive Community Plan (CCP) 				
<ul style="list-style-type: none"> Capital Plan 				
Kitsumkalum Community support				
<ul style="list-style-type: none"> Does it support the Draft CCP vision, objectives, priority needs? 				
<ul style="list-style-type: none"> Do key Kitsumkalum departments support it (E.g., Public Works, Economic Development, Housing) 				
<ul style="list-style-type: none"> Was there any additional member engagement and did the results indicate support? 				
Use of Land				
<ul style="list-style-type: none"> There is no better use or more important future need that could be met in the proposed location. 				
<ul style="list-style-type: none"> There is no way to improve the proposed development or expand its use to serve multiple community needs. 				
Utilities and Services				
<ul style="list-style-type: none"> Do existing services and utilities adequately provide for the needs of the proposed development, or, does the development plan include necessary improvements? 				