

General Development Guidelines

Malahat Nation

APRIL 2024



Malahat

Introduction

The Malahat Nation hold and exercise their aboriginal rights and title for their own benefit and for the benefit of future generations. The Council of Malahat Nation, as the elected government of Malahat Nation, has the jurisdiction and responsibility for land and resource laws of Malahat Nation and have entered into the *Framework Agreement on First Nation Land Management*, and ratified the *Malahat Nation Land Code*. Part 5 of the *Malahat Nation Land Code* sets out the provisions and powers of Malahat Nation Council in managing and authorizing interests and licenses on Malahat Nation Reserve Lands.

Purpose

This document is intended to assist prospective developers, project coordinators and residents in understanding the process for obtaining an allocation, interest, or development authorization on Malahat Nation Lands. This is a high-level overview of the potential requirements for interests and land use on Malahat Nation Lands, therefore it is recommended to communicate with the Lands Department to confirm the most up-to-date and complete requirements.

Definitions

“Certificate of Possession” means an exclusive right of possession to a parcel of Malahat Nation Lands allotted to a Member.

“Community Land” means any Malahat Nation Lands in which all Members have a common interest, and which is not subject to an Allocation or a Certificate of Possession.

“Easement” means a non-exclusive Interest in Malahat Nation Lands giving the “grantee” the right to use the land of another (the “grantor”) for a right of way or to provide utility or other services to the land of the grantee, and which is limited to only such interest as is necessary to give effect to the Easement granted.

“Environmentally Sensitive Property” means an area of natural and scientific interest identified by Malahat Nation or its representatives. (See Malahat Nation Land Use Plan, 2018)

“Heritage Site” means a site on Malahat Nation Lands that is of particular cultural, historical, archaeological, anthropological or spiritual importance to the Malahat Nation and the Members.

“Interest” means any interest, right or estate of any nature in or to Malahat Nation Lands, including an Allocation, Certificate of Possession, Lease, Easement, Mortgage, right of way or Permit, but does not include title to that land.

“Lease” means a written instrument granting a Leasehold Interest.

“License” means any right of use or occupation of Malahat Nation Lands other than an Interest in that land.

“Permit” means an Interest in a specified area of Malahat Nation Lands other than a Lease, Easement or License, that gives a Person the right to non-exclusive use of a specified area of Malahat Nation Lands for a specified purpose.

Key Environmental and Land Management Considerations

Prior to any use (activities or works) of Malahat Nation Lands there are key environmental and land management considerations. Below is a list of some preliminary considerations that prospective developers, project coordinators and residents should consider prior to conducting any works/activities on Malahat Nation Lands. This list is by no means exhaustive and is only meant to be a starting place for communication between the Malahat Nation Lands Department and prospective land users.

Consideration	Rationale	Outputs/Requirements
Is the project/development area surveyed?	A survey is required for allocating interests on Malahat Nation Lands.	Contact the Lands Department to determine whether the area of interest is surveyed, and if not, obtain survey (Form 10) .
Are their existing holdings in the subject area for the project/development?	Understanding existing land status is important to ensure there are no conflicts with any proposed works/activities on Malahat Lands and to ensure proper access authorities are granted.	Contact the Lands Department and request a Land Status Report (Form 6) to determine if there are any interests, easements, allocations, etc. If there are existing holdings, then access agreements or other land management tools may be required.
What legal possession/holding of the lands are required for your project/activities?	You will need to determine whether your project or development will require: <ul style="list-style-type: none"> - Exclusive possession or access - Leasehold, License or Permit - Right-of-way or Easement - Temporary Use 	Contact the Lands Department to determine what reporting or forms may be required depending on the type of possession your project/development requires.
Does the project conform to Land Use Designations?	Malahat Nation has adopted a Land Use Plan (LUP) which includes designated land uses. If the proposed activities/works do not comply, then an amendment to the LUP may be needed, which could require a ratification vote from the membership.	Review the 2018 Land Use Plan and/or contact the Lands Department to determine land use compliance with existing land use designations .

Consideration	Rationale	Outputs/Requirements
Is the project entirely on reserve? Will off-reserve servicing/access be required?	Other Authorities Having Jurisdiction (AHJs) may need to be engaged to obtain access agreements, servicing agreements, etc. This work should be initiated early in any proposed works/activities to ensure there will be no delays and so that any restrictions are identified.	Agreements with AHJs may be required prior to obtaining an interest and/or development permit on Malahat Nation Lands and therefore need to be considered by prospective developers, project coordinators or residents.
Will site clearing be required?	Site preparation, including clearing, needs to be planned outside of bird nesting windows, or done in a manner that mitigates environmental/land use risks, as outlined by applicable registered professionals. Species at risk, invasive species, archaeological protection, and medicinal plant salvaging are potential considered.	A Site Plan/Layout is required to understand the extent of the land use, and potential environmental and development considerations. This will consider topographic features, drainage, existing utilities, access points, geotechnical assessments, etc. Additional information on clearing requirements may be requested based on recommendations in reports from registered professionals.
Will there be harvesting of timber?	All natural resources on reserve are held in common for the benefit of the Nation, therefore must be managed for the benefit of the Nation. This requires the assessment of the value of the timber, and a plan for either reforestation/reclamation of the area harvested, or a development plan that will ensure no environmental impacts (i.e., erosion, slope stabilization, etc.).	Timber Harvest Plan , including assessment of the value of marketable timber. Considerations for non-marketable timber (i.e., are there plants that can be salvaged for medicinal or cultural (carving, ceremonial practices, fish processing, etc.) purposes?
Are works proposed on Environmental Sensitive Property or a Heritage Site?	Lands designated as environmentally sensitive or heritage require additional protections and mitigation measures and could have requirements from other AHJs.	Contact the Lands Department to determine if any proposed works/activities are within sensitive/protected areas. Environmental Assessments and/or Archaeological Assessments may be required.

Development Process

The development process on Malahat Nation lands is an ever-evolving process that is adapting with our capacity and experience gained through on-going relationships with developers. Malahat Nation recognizes the importance of transparency for developers who are investing in our community and has designed our land development process to align with familiar development processes in other jurisdictions. Every development requires a permit and pre-site inspection. The permitting application process includes a series of forms and project specific details, such as development plans, legal and technical information, and fees. A detailed outline of the development process and zoning for the Business Park is found in the Appendices; zoning outside the business park will be reviewed under the development application.

The development application process will include the following forms, at a minimum. Contact the Lands Department at lands@malahatnation.com to obtain the most up to date forms and to confirm if any additional information is required.

Form	Completed By
Pre-Application Checklist (reviewed in pre-application meeting)	Developer and Lands Department
Form 5 – Application for Land Use	Part 1 by Developer Part 2 by Malahat Lands Department Part 3 by Malahat Council
Form 6 – Land Status Report	Malahat Lands Department
Form 7 – Environmental Review	Developer (or their registered professional, as required)
Form 10 – Request for Survey	Developer

Land Use Plan Considerations

The Malahat Nation Land Use Plan outlines land designations and development policies that guide all developments on Malahat Nation Lands. A map of the land designations is found in Appendix C.

Other key development policies are organized into key priority management categories: Heritage Conservation and Cultural Growth; Parks, Trail Network and Amenities; Sustainability; Transportation; and Community Services. The objectives and associated policies for each management category are detailed below. Developments must comply with these policies. The intent is to have the objectives and policy guide the overall design of development projects, as they will be considered under the development permitting process.

To ensure a timely response to development requests, it is recommended that Developers reference this guide regularly and maintain communication with the Lands Department.

To contact the Lands Department, please email lands@malahatnation.com or 250-743-3231.

Heritage Conservation and Cultural Growth

The preservation and growth of Malahat Nation culture is fundamental to members of the community. The Malahat people have lived in this area for thousands of years and have a special attachment to the plants, animals, land, and waters of the area. Past development in the area has significantly impacted Malahat Nation’s ability to use the land, including the construction of Mill Bay Road, Ferry Road and the ferry terminal on Malahat Lands.

The intent of the policies below is to ensure that all future development is done in a way that not only respects Malahat Nation heritage and culture but encourages its growth and reawakening. As part of developing this Land Use Plan, Malahat Nation has reviewed cultural and sacred areas with the community to ensure appropriate lands have been set aside for cultural purposes.

Development Considerations

Objectives	Policy
1. Set aside sufficient land for the continuation, growth, and reawakening of heritage and cultural activities.	P1. All developments will preserve adequate setbacks from cultural sites, including the longhouse, community cemetery, and other known burial sites.
	P2. Malahat Nation supports the growth and sharing of Malahat and the broader Coast Salish culture through the provision of art and cultural installations in developments and throughout the Malahat Lands.
2. Ensure the protection of sacred and cultural land from development and impacts from adjacent uses and use buffering where appropriate.	P3. Developers to consider incorporating elements of Malahat culture into the design of developments.
	P4. Development applicants may be required to prepare an archaeological assessment for any development prior to approval if there is archaeological potential in the area. Looks with the Lands Department to determine requirements.
	P5. Malahat Nation to negotiate the cost of conservation measures into the cost of development.
	P6. Developers to utilize a qualified cultural advisor on site for all excavation work (to be coordinated through the Lands Department).

Parks, Trail Network and Amenities

Providing recreational opportunities and access to areas with high cultural and recreational value is important to the Malahat Nation, as access is integral to the maintenance of a connection to the lands and promotes health and well-being amongst members. Additionally, these unique spaces can attract visitors and contribute to local economic development ventures.

The objectives and policies below are intended to promote the use of these natural spaces and encourage both active and passive use, while protecting the natural beauty and integrity of local ecosystems. Protecting these unique natural settings will support tourism-related activities, celebrate space and place, and increase value of adjacent land being considered for future development.

Development Considerations

Objectives	Policy
3. Preserve a portion, as identified within the individual zoning regulations, of open space which will remain undeveloped.	P7. Developments are required to have at a minimum 10% of parcel dedicated to Open Space or Parks and Recreation land uses.
4. Protect the ecosystems and natural resources on Malahat land.	P8. All developments will preserve a 30 meter buffer around all creeks and water ways, for ecological value and passive recreation use by members.
	P9. A greenbelt corridor will be maintained between all development areas, to permit active transportation uses and environmental restoration or reclamation.
5. Consider the use of existing green space for active recreation, including parks, playgrounds and trails, and mobility needs.	P10. Developments to consider way-finding amenities to encourage walking as a regular form of mobility throughout the Malahat lands.

Sustainability

Malahat Nation has long been stewards of our land and has lived in balance with the environment around us. As we look to develop our lands we will keep the concept of sustainability of the environment, economy, and society at the forefront of our decision-making.

Development Considerations

Objectives	Policy
<p>6. Malahat Nation will be recognized as a leading community in the field of sustainable development.</p>	<p>P11. Malahat Nation will ensure that culturally important sites are protected as part of the development approval process.</p>
	<p>P12. Malahat Nation will ensure sensitive environmental spaces are preserved and enhanced as part of the development approval process.</p>
	<p>P13. Developments should strive to preserve ecosystem functioning through methods that include, but are not limited to, conserving and enhancing sensitive environmental spaces and promoting the use of native vegetation.</p>
<p>7. Malahat Nation will encourage all development to have a high level of sustainability and energy efficiency.</p>	<p>P14. Development to be designed and built to green standards such as LEED, Energy Star or Passive House, and developments include energy conservation measures</p>
	<p>P15. Malahat will work with developers to explore alternate forms of energy in the development of the Malahat Lands including solar, wind, geothermal, tidal and other sources where practicable.</p>
	<p>P16. As part of developing guidelines for building form and character, developments will consider the impact of the entire lifespan of building materials.</p>
	<p>P17. Developments to minimize the use of water through low consumption fixtures, water meters, leak detection systems and drought-resistant natural landscaping.</p>
	<p>P18. Developments will examine options for on-site control of storm water from roads including options such as bio-swales and storm water retention ponds.</p>
	<p>P19. Developments are encouraged to use permeable paving and surfacing materials where practicable.</p>

Transportation

Providing ways for people of all ages, abilities, and economic situations the ability to travel and explore the Malahat lands is fundamental to creating a sustainable community for people to live and work.

Development Considerations

Objectives	Policy
9. Ensure that growth of the community will include safe, convenient, and accessible forms of non-automobile transportation to, from and within the community.	P20. Development will support the creation of roads with safe paths for pedestrian and bicycle use and vegetated buffers.
	P21. Malahat Nation to work with developers to identify the exact location of roads within each development. Detailed functional design to be completed by the developer.
	P22. Developments are required to consider safe, barrier-free access in the design and modification of new streets, sidewalks, and pathways.
	P23. Developments should support the concept of a walkable community and consider a variety of non-automobile transportation options within developments including bus, bike and pedestrian routes.

Community Services

Providing modern servicing to the Malahat Land will allow for the Malahat community and economy to grow to its full potential. Currently, Malahat’s infrastructure only services the south-east portion of the Nation’s Land. The objectives and policies below will provide an overarching framework to the growth of infrastructure and services.

Development Considerations

Objectives	Policy
10. Require developers to pay the servicing costs associated with new developments.	P24. Developers, including Certificate of Possession holders, will be responsible for the cost of servicing their land.
	P25. Developers to work with Malahat to support the siting of utilities underground in road rights-of-way, including electricity, gas, data, water and waste water systems.
11. Require developers to contribute to amenities in the community.	P26. Developers, including Certificate of Possession holders, will be required, as part of future developments, to dedicate a portion of their land for road right-of-way and path/trail connections to ensure that long-term land use goals of the Nation are achieved.
	P27. All developments are required to include plans for appropriate drainage measures, including but not limited to the use of permeable surfaces, rain water collection, bioswales and storm sewers.
	P28. Malahat Nation will work with developers to integrate recreation opportunities into all developments. This will include the development of a comprehensive set of community trails and parks, and other facilities such as sports fields.

APPENDIX A

INTERIM DEVELOPMENT PROCESS

PRE-DEVELOPMENT STAGE: SURVEY COMPLETION AND REGISTRATION OF LEASEHOLD INTEREST

Steps:

- 1) If a survey has not previously been completed, proponent to contact Malahat Nation Lands to initiate survey process. Formal Council permissions are required for access to land for surveying and, once complete, for registration with Surveyor General Branch.
- 2) Once survey is complete and registered with Surveyor General Branch, proponent provides to Malahat Nation Lands Department a copy of all negotiated lease/sublease agreements.
- 3) Malahat Nation submits lease registration in First Nation Land Registry System (FNLRs) and internal Malahat Land Registry and assigns the leasehold interest a Malahat Registry Number.

STAGE 1: DEVELOPMENT PERMIT APPLICATION

Steps:

- 1) Proponent requests pre-application meeting with Malahat Lands department to review development permit application. Malahat Nation staff may identify additional supporting documentation that will be required.
- 2) Proponent completes development permit application and submits, along with supporting documentation, to Malahat Nation.
- 3) Malahat Nation staff conduct internal review of the application and refer to outside agencies as necessary.
- 4) If additional studies or information requirements are identified, Malahat Nation will develop the terms of reference. The proponent, at its own cost, will retain the appropriate professionals to develop the supporting documentation in accordance with the approved terms of reference.
- 5) Malahat staff review amended application and prepare report to Council with recommendations.
- 6) If Council approves, BCR is signed and Malahat staff prepare a Development Permit Agreement.
- 7) The proponent is responsible for costs incurred by Malahat Nation throughout the application review process. The proponent will be invoiced and payment must be received prior to the issuance of a Development Permit Agreement.
- 8) Once signed by both parties, Malahat staff register the Development Permit in internal registry.
- 9) Proponent may proceed with site preparation, road and utility servicing according to the terms and conditions of the Development Permit. Depending on the scale of the utilities, bonding may

be required. Prior to the construction of any buildings, proponent must obtain a Building Permit Agreement (Stage 2).

STAGE 2: BUILDING PERMIT APPLICATION

Steps:

- 1) Proponent submits to Malahat Nation Schedule B of the British Columbia Building Code – Assurance of Professional Design and Commitment for Field Review.
- 2) Staff review and refer to outside agencies for independent review.
- 3) Staff report to Council with recommendations.
- 4) If approved by Council, Malahat Nation staff draft a Building Permit Agreement, which will describe bonding and building inspection requirements.
- 5) The proponent is responsible for costs incurred by Malahat Nation throughout the application review process. The proponent will be invoiced and payment must be received prior to the issuance of a Building Permit Agreement.
- 6) Once Building Permit Agreement is issued and signed, the proponent may begin construction according to the Agreement.
- 7) The proponent's Engineer monitors construction and provides inspection reports to Malahat Nation.
- 8) Once complete, proponent submits As Built Plans and Certification of Total Completion.

APPENDIX B

AMENDED BUSINESS PARK ZONING

1. Permitted Uses:

The following uses and no others are permitted in the Business Park Zone:

- 1.1. Accessory Buildings and Structures, subject to Section 6;
- 1.2. Animal Hospital;
- 1.3. Aquaculture, depuration of shellfish;
- 1.4. Assembly;
- 1.5. Automobile and Recreational Vehicle Storage Facility;
- 1.6. Automobile Body and paint Shop;
- 1.7. Automobile Parts and Accessories, sale, installation, repair;
- 1.8. Automobile Rental and Sale Facility;
- 1.9. Automobile Repair and Service Facility;
- 1.10. Automobile Towing and Storage Facility;
- 1.11. Boat and or watercraft manufacturing, repair and storage, marine services;
- 1.12. Building supply sales and storage, including manufacturing of building supplies;
- 1.13. Cannabis Production, Processing, Distribution and Sales;
- 1.14. Car Wash;
- 1.15. Commercial Composting within a building;
- 1.16. Commercial Nursery and Greenhouse;
- 1.17. Concrete plant and concrete products manufacturing;
- 1.18. Conference and meeting facility;
- 1.19. Contractors workshop, yard and storage;
- 1.20. Electronic sale, servicing and manufacturing;
- 1.21. Equipment sales, rental, repair and storage;
- 1.22. Feed, seed and agricultural supplies, sales and storage;
- 1.23. Film production Studios;
- 1.24. Fitness Centre;
- 1.25. Food and beverage manufacturing, preparation, catering, processing, packaging, distribution and storage, bakery, production bakery, brewery, culinary education, all excluding fish cannery and abattoir;
- 1.26. Gardening and landscaping supplies and sales;
- 1.27. Indoor and outdoor recreation and associated facilities;
- 1.28. Laboratory;
- 1.29. Licensed Premises;
- 1.30. Liquor Store;
- 1.31. Machine Shop;
- 1.32. Manufacturing of log, modular or pre-fabricated homes and associated structures;

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- 1.33.
 - i) Manufacturing, processing, fabricating, assembling, testing, packaging, servicing, repair, treatment, distribution, and storage of products, materials, fabric, substances or compounds, provided all manufacturing occurs within a wholly enclosed building;
 - ii) If all manufacturing does not occur with a wholly enclosed building, the use will be subject to the Development Permit Review Process;
 - 1.34. Mini-Storage Facility;
 - 1.35. Offices;
 - 1.36. One dwelling in conjunction with and in addition to any other permitted uses per each unit;
 - 1.37. Parking Facility;
 - 1.38. Personal services establishment;
 - 1.39. Processing of gardening and landscaping supplies and materials;
 - 1.40. Recreational vehicle manufacturing, with accessory sales;
 - 1.41. Recycling depot, recycling plant;
 - 1.42. Refundable container depot;
 - 1.43. Research and development, high technology centre, education centre;
 - 1.44. Restaurant, café, take-out food service;
 - 1.45. Retail store;
 - 1.46. Secondary processing and manufacturing of wood products, including cabinet and furniture manufacturing, the making of plywood, particleboard, and similar products, excluding sawmills, pulp and paper mills and log storage and sorting;
 - 1.47. Service Station including fuel sales;
 - 1.48. Software engineering office and accessory uses;
 - 1.49. Technical services;
 - 1.50. Trade/vocational school;
 - 1.51. Transportation facility;
 - 1.52. Veterinary clinic;
 - 1.53. Warehouse, including mini-warehouse, freight handling and storage;
 - 1.54. Welding shop, steel and metal product fabrication, extrusion and finishing;
 - 1.55. Wholesale sales excluding hazardous materials, pesticides, explosives and petroleum products.

2. Lot Coverage

- 2.1. Lot coverage of all buildings and structures may not exceed 60%.

3. Height and Size of Principal Use Buildings

- 3.1. No building may exceed a height of four storeys.
- 3.2. No structure may exceed a height of 15.0 m (49.2 ft).

4. Setbacks

- 4.1. No building or structure may be located within 4.5 m (14.8 ft) of any lot line that abuts a highway.

4.2. No building or structure may be located within 6.0 m (19.7 ft) of any lot line that does not abut a lot in a Business Park or Industrial Zone.

5. Landscape Screening

5.1. A continuous landscape and screening area not less than 2.0 m (6.6 ft) wide containing a fence, shrub or hedge not less than 1.5 m (4.9 ft) in height, at the time of installation or planting, shall be provided along the developed portion of any lot that abuts a Highway.

5.2. A continuous landscape and screening area not less than 3.0 m (9.8 ft) wide containing a fence not less than 1.8 m (5.9 ft) high and decorative planting shall be provided along the developed portion of any lot that does not abut a lot in a Business Park or Industrial Zone.

6. Accessory Buildings and Structures

6.1. The following regulations apply to accessory buildings and structures:

6.2. An accessory building or structure may not be used for human habitation, except as otherwise provided for in section 6 and 7.

6.3. Where an accessory building is attached to a principal building by a wall, or a floor, or a foundation and a roof element with a width equal to, or greater than 10% of the perimeter dimension of the small structure, it is considered a part of the principal building and must comply in all respects with the requirements applicable to the principal building.

6.4. No accessory building may be located within 1 m (3 ft) of any principal building.

6.5. Notwithstanding any setback requirement in any zone, as detailed in Part 6, no accessory building may be located within 15 m (49 ft) of a front lot line unless it complies with the front lot line setback requirements applicable to the principal building.

6.6. A satellite dish antenna installed on the roof of a building may not extend above the maximum height permitted for the building upon which it is located.

6.7. A satellite dish antenna installed on the ground is subject to the siting, site coverage and height regulations for accessory buildings and structures for the Zone in which it is located.

6.8. Metal containers designed and constructed for shipping may not be placed on residential properties, and may not be used as an accessory building on residential property.

6.9. Eaves and gutters may project into the accessory building setbacks specified in Section 3.05 by not more than 1m, provided that a minimum setback of 0.45m is maintained.

7. Temporary Buildings

7.1. Temporary buildings or structures may only be erected where permitted in Part 6 for the following purposes: offices for construction or real estate marketing coordination, or as temporary housing for construction workers; and

7.2. The permitted temporary buildings or structures are only permitted for a period not to exceed the duration of construction.

8. Off-Street Parking and Loading Requirements

8.1. Each parking space has a minimum length of 6.0 m. and a minimum width of 2.7 m., except for parallel parking spaces. The minimum length of a parallel parking space shall be 6.7 m.

8.2. The parking area shall be located on the same parcel which it is intended to serve.

8.3. The parking area is of a permanent hard surfacing, each parking space shall be clearly demarcated and maintained as such.

8.4. The width of a driveway or aisle leading to a parking or loading area, shall be a minimum of 3.0 m and the maximum width of a driveway shall be 8.0 m.

8.5. Each parking space shall have adequate access to permit ingress or egress of a motor vehicle and in no case shall a driveway or aisle directly accessing a parking space be less than 4.3 m in width, and all parking spaces shall be independently accessible without requiring the movement of a vehicle or vehicles occupying any other parking space, to and from a public street/road or highway by means of driveways, aisles or maneuvering areas.

8.6. Where more than 20 parking stalls are required, every off-street parking facility shall provide 5% of the required stalls for the use of physically challenged persons. Each stall for physically challenged persons shall:

8.7. Be at least 4.0 m in width and at least 7.5 m in length;

8.8. Be located as close as possible to a main handicapped accessible building entrance;

8.9. Be clearly identified for the exclusive use of physically challenged persons.

8.10. The required number of off-street parking and loading spaces shall be determined in accordance with **Table 1** below.

8.11. Where more than one use is located on a parcel, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each use.

8.12. Off-street loading spaces shall not be counted as off-street parking spaces, and off-street parking spaces shall not be counted as of street loading spaces.

8.13. Each off-street loading space shall have vehicular access to a public road;

8.14. In no case shall the length of a loading space be such that a vehicle in the process of loading or unloading shall project into any Major Arterial or Highway.

Table 1

COMMERCIAL	
All uses (Office, Personal Services etc.)	3 per 100 m ² (1,076 sq. ft.) of gross floor area
Restaurants	1 space per 4 seats.
Gasoline Service Stations	4 spaces in addition to spaces for vehicle fuelling
INDUSTRIAL	
All uses except listed below	1.5 per 100 m ² (1,076 sq. ft.) of gross floor area
Repair	1 per 46 m ² (500 sq. ft.) of gross floor area



APPENDIX C LAND DESIGNATIONS



Malahat Land Use Plan Management Area Map

Scale = 1:15,000
0 50 100 200 300 400 500 Meters
Projection = NAD 83, UTM Zone 10N



Legend

- Malahat Creek
- Cadastre
- Malahat Nation Reserve Boundary
- Community Land
- Industrial Land
- Mixed-Use Land Residential/Market Housing



MALAHAT NATION LANDS GOVERNANCE DEPARTMENT

Development Permit Application Fee Schedule

Under Section 7.3(d) of the Malahat Nation Land Code

*** These fees are for application and processing only. There is no commitment implied or given on behalf of Malahat Nation to accept or approve any of the proposed projects, uses, activities, etc.

*** Fees do not include GST or HST

APPLICATION TYPE	BASIC FEE	INCREMENTAL FEE
Temporary Use Permit		
Single Residence	\$240.00	Plus \$10 per unit or \$280 per ha of site area, whichever is greater, up to \$2000
Multiple lots or units or commercial or industrial	\$500.00	
Development Permit Application		
Single family home or duplex, and semi-detached:		
(a) Construction up to \$5000.00 value or simple ancillary building, deck, swimming pool, etc.	\$60.00	
(b) Construction over \$5000.00	\$120.00	Plus 0.6% of total value of construction
More than one home (development), multi-family, townhouses, commercial, industrial, institutional	\$120.00	Plus Administration Fees (see below) on the value of the engineering works or construction or renovations
Subdivision or Multiple Lot (Apartments/Townhouses) Application		
Basic Subdivision or Multiple Lot Application Fee	\$1200.00	Plus \$55 per lot for Subdivision x the # of lots
Strata or Multiple Unit (Apartments/Townhouses) Application		
Basic Strata or Multiple Unit Application Fee	\$800.00	Plus \$50 per unit for Subdivision x the # of units

Administration Fees

Value of Engineering Works:

(a) Up to \$500,000.00

Value times 1.5%

(b) In excess of \$500,00.00

Value times 0.5% up to a maximum of \$15,000.00

Value of Construction or Renovation if NO works:

(a) Up to \$500,000.00

Value times 1.1% of construction value

(b) In excess of \$500,00.00

Value times 0.5% up to a maximum of \$15,000.00