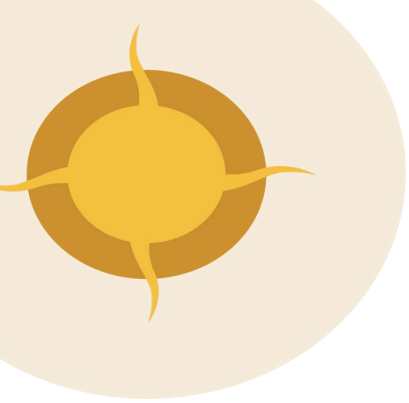




First Nation Perspectives: Development Review Procedures



Lac La Ronge Indian Band



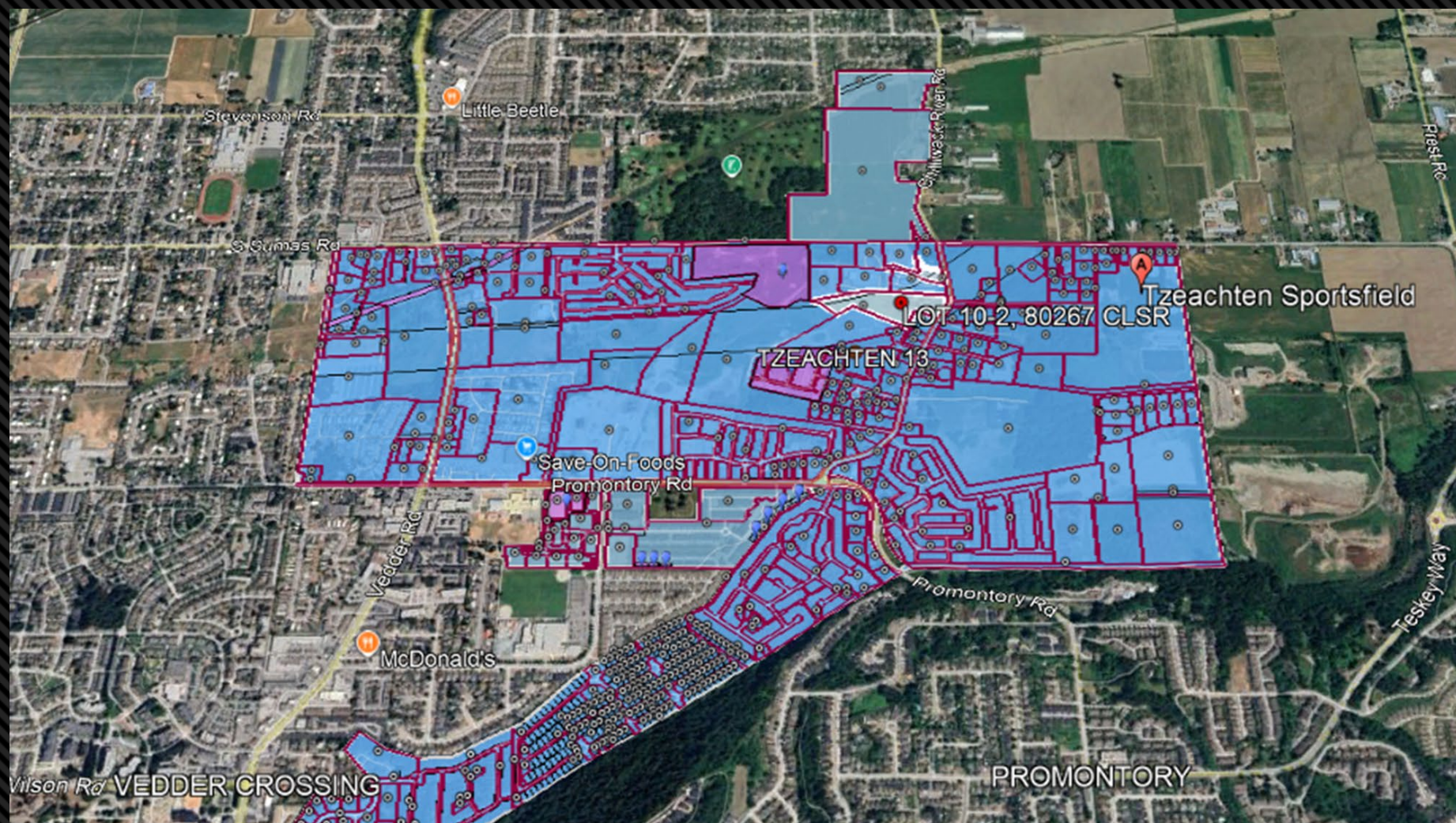
Ch'íyáqtel First Nation





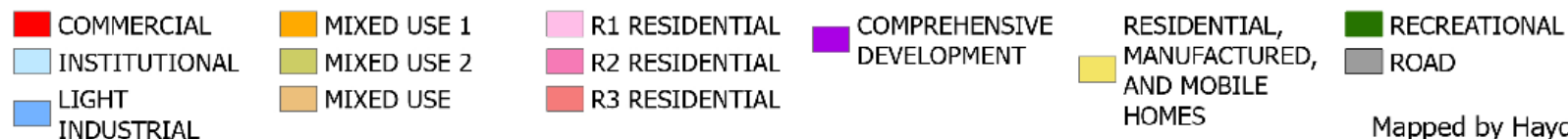
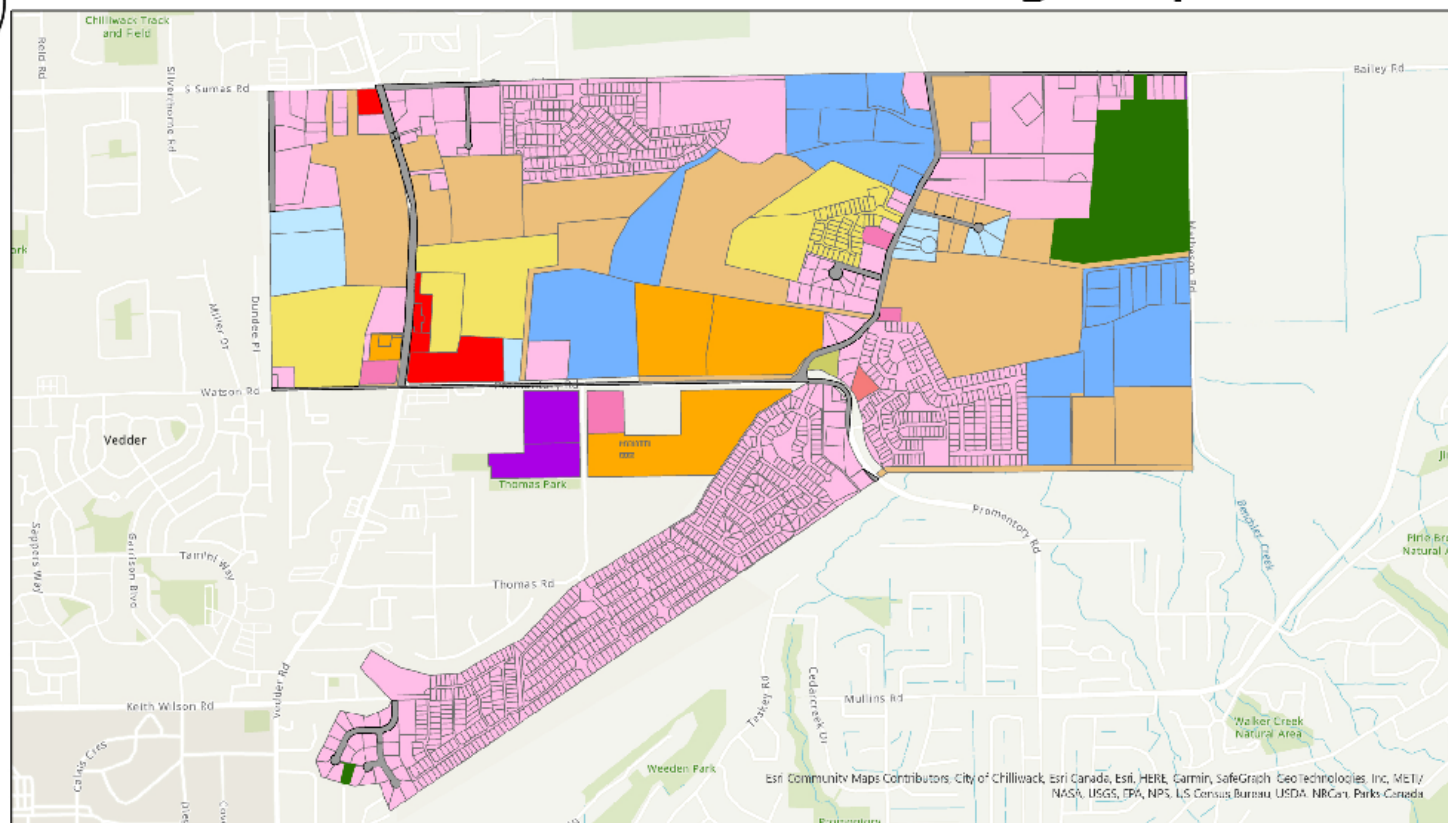
Ch'íyáqtel First Nation: Land Development Process







Tzeachten First Nation - Zoning Map



Mapped by Hayden Guilderson
July 7/2023
Tzeachten Lands

Laws for Development

Subdivision, Development, and Serving Law

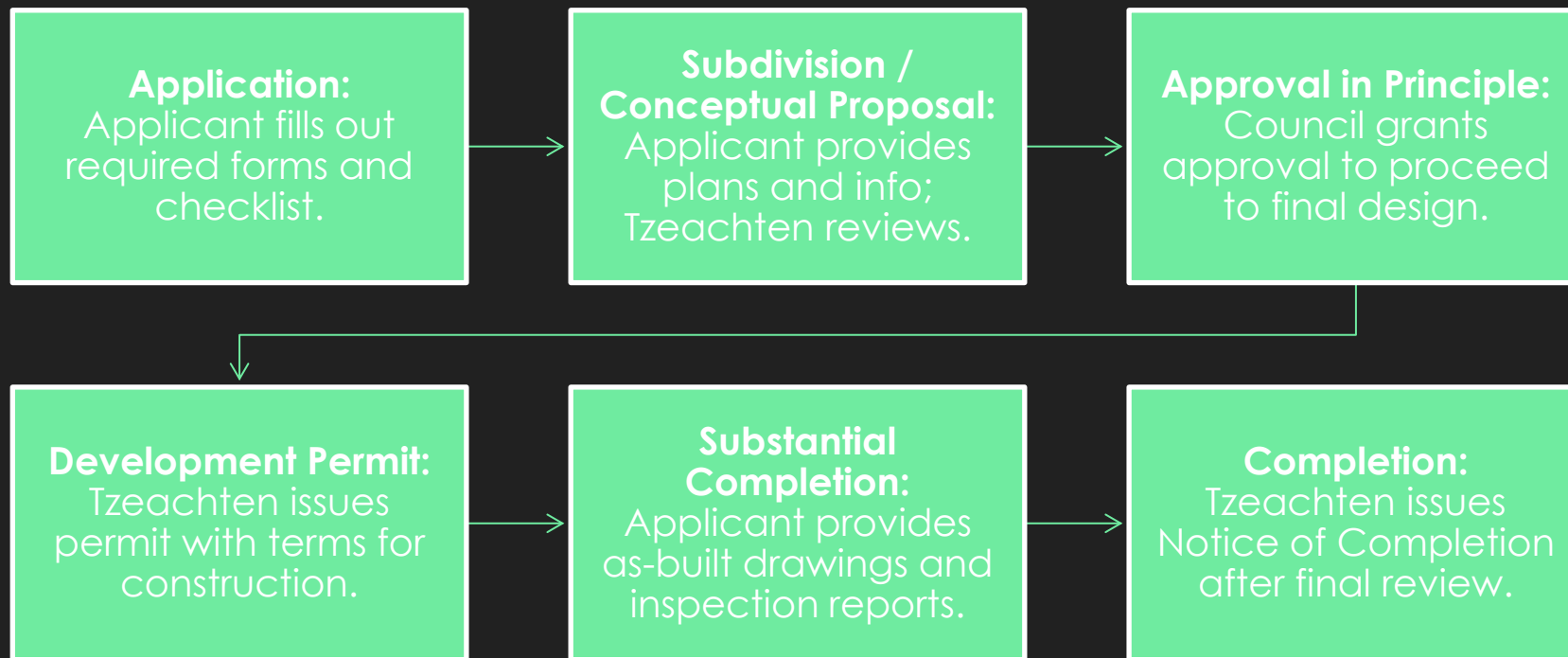
- Application forms
- Process/Procedures
- Fees

Zoning Law

Land Use Plan

- Design Guidelines

Summary of Development Stages



Roles and Responsibilities



Applicant / Developer: Submit application forms, plans, and engineering drawings.



Tzeachten Lands Department: Reviews applications and coordinates referrals.



Lands Advisory Committee: Provides input and recommendations; confirms compliance



Chief & Council: Grants approvals at key milestones.



External Agencies: Provide reviews, inspections, and certifications.

Stage 1: Application

- Developer submits a Development Permit Application and pays associated fees.
- The Lands Department and the Lands Advisory Committee review the application.
- Staff prepare a report for **Council review**.
- Council provides **Approval in Principle**.

Stage 1: Subdivision/Conceptual Proposal

- Developer provides conceptual or subdivision-level plans and engineering details.
- Tzeachten reviews (using the Matrix) the concept and may require external engineering input.
- Results inform whether the project advances to **Approval in Principle**.

Stage 2: Approval

- Developer submits **engineered and certified development plans**.
- Staff review and refer the plans to relevant external agencies.
- Staff report back to Council.
- Council grants **Stage 2 Approval**.

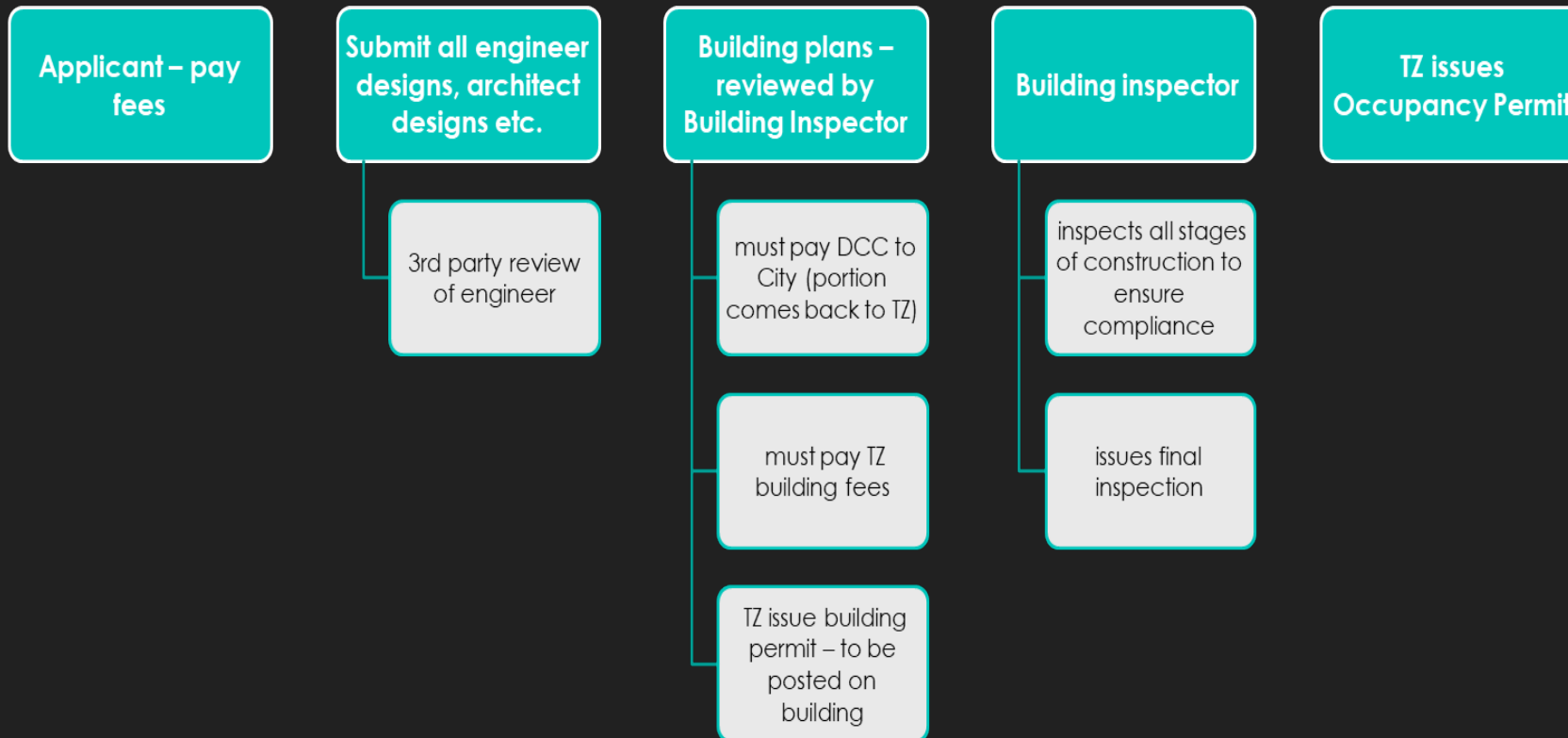
Stage 3: Pre-Construction

- Developer receives a **Development Permit**.
- A **Servicing Agreement** is signed with the **City of Chilliwack**.
- Developer pays **Development Cost Charges** and any additional fees.
- Bonding or Letter of Credit** is provided.
- Soil Deposit and Removal Permit

Stage 4: Civil Construction

- Developer's engineer oversees construction and provides inspection reports.
- Reports are reviewed by Ch'íyáqtel and other designated agencies

Stage 4 – Building Permit



Stage 5: Project Completion

- Ch'íyáqtel confirms **Substantial Completion** and releases bonding.
- Developer's engineer submits **As-Built Plans** and final certification.
- Ch'íyáqtel confirms **Total Completion** and issues a **Notice of Completion**.

Timelines and Review Points



Application Review:
2-4 weeks



Council Approval:
Monthly



External Review: 2-6
weeks, depending
on scope

Stage	Required Documents	Fees / Deposits
Application	Application form, checklist	Application fee
Concept / Subdivision	Preliminary drawings, engineering info	Review fee
Approval in Principle	Council Resolution	N/A
Development Permit	Final plans, servicing agreement	DCCs, bonding
Completion	As-built certification	Release of bonds

Required Documents & Fees

Environmental/Cultural Considerations



All projects must align with
Ch'íyáqtel's cultural and
environmental values



Environmental and
Archaeological assessments
may be required



Developers are encouraged
to engage early to ensure
respectful land use

Common Questions

- How long does approval take?
- What's the difference between Stage 1 and Stage 2 approval?
- What if plans change after submission?
- What happens to the bonding?

Contact and Resources

Ch'iyaqtel First Nation – Lands
Department

Website: www.tzeachten.ca/lands
lands@tzeachten.ca

604-858-3888

Nisichawayasihk Cree Nation



Nisichawayasihk Cree Nation (NCN)

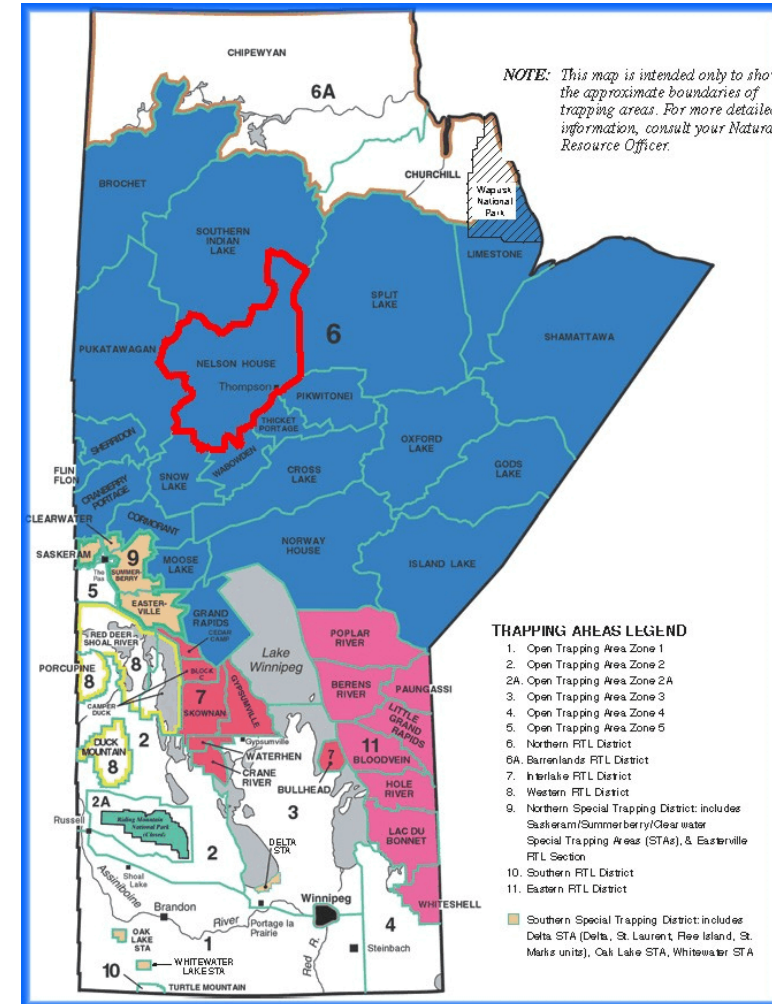
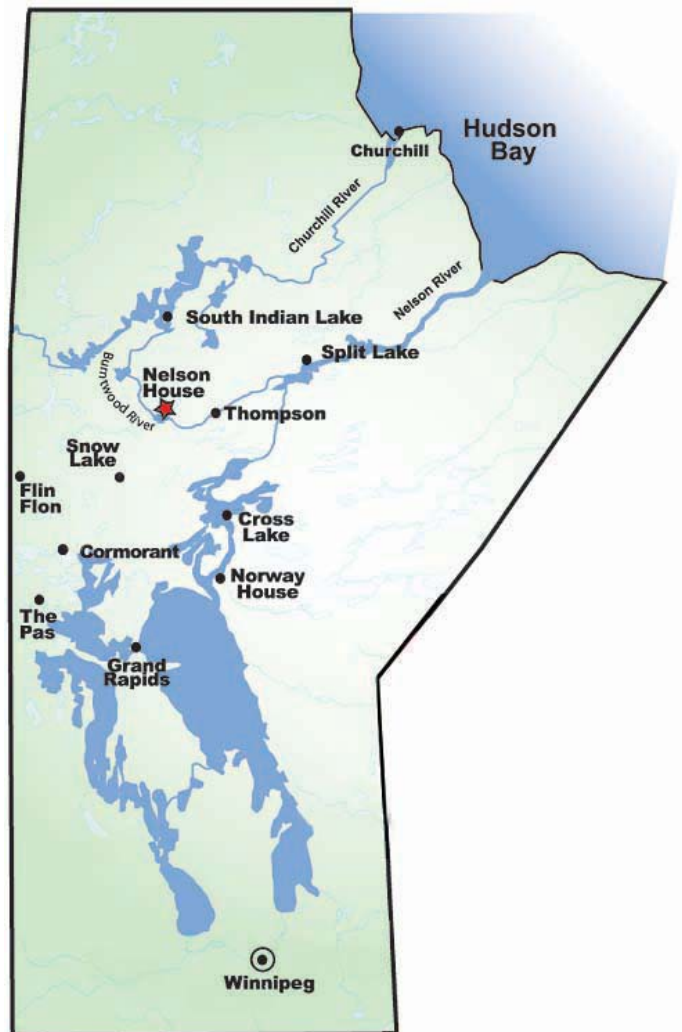


Introduction

- Ed Vystrcil, **CEO
NHDC**
- FN Land Guru

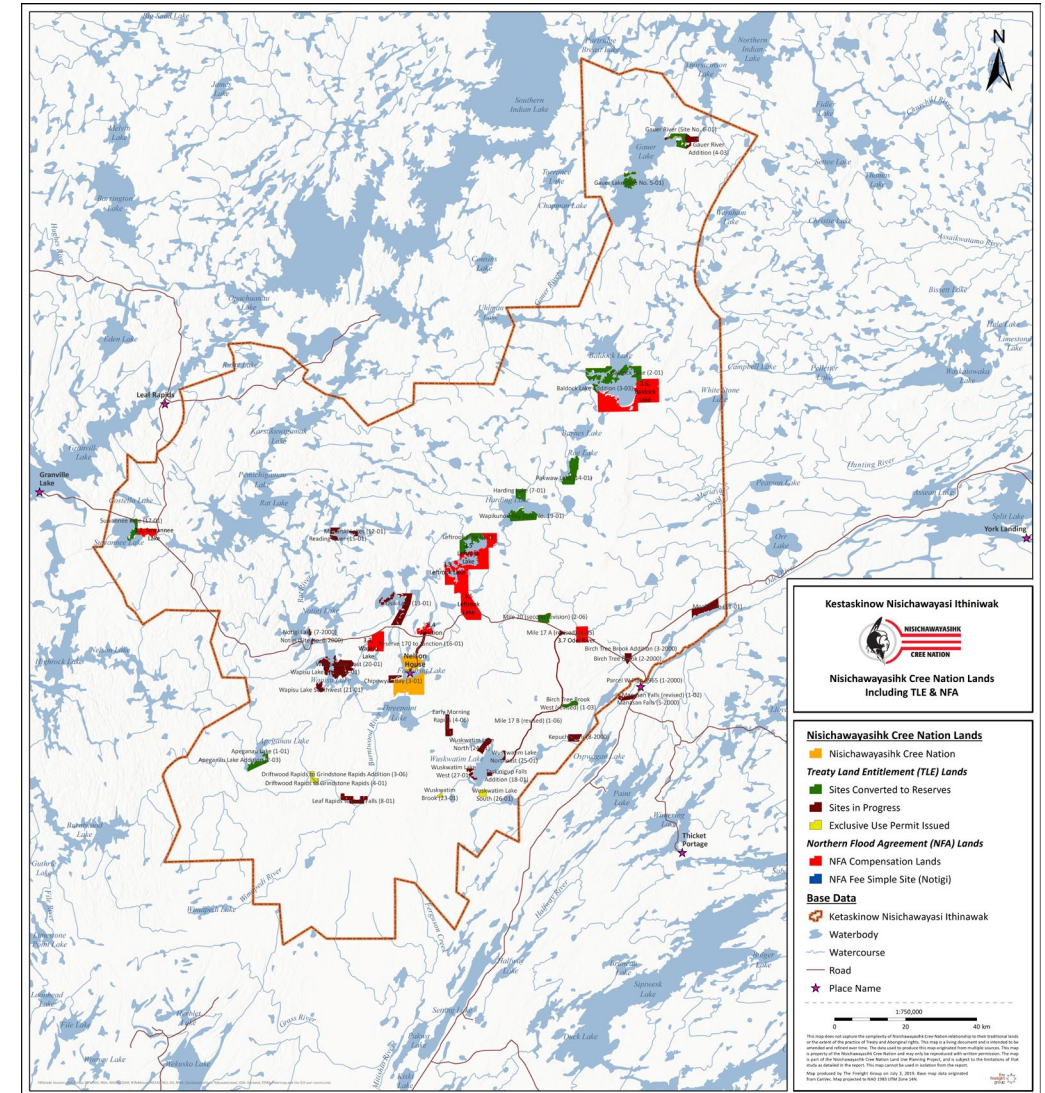


NCN Location Map



NCN “Reserve Lands” within the RMA (18)

- Existing reserve IR 170: 15,000 acres
- Flood Settlement agreement compensation lands (1996): 65,000 acres
- Treaty Land Entitlement (TLE) 1998: 30,000 acres
- Mystery Lake Property (2016): 4.2 acres
- Total: 110,000+ acres
- 22 new additions TLE & NFA outstanding (31,000 acres)
- Airport Land 65 Acres (2024/25)



Mystery Lake Hotel Property – Urban Reserve Thompson Manitoba

- One of NCN first Major investments- 4.2 acres
- Purchased by NCN in March **1998** for \$3+ million (fair market value – both sides agreed on purchase price)
- Always been a hotel, used to be a Shell fuel station on property
- NCN purchased property solely and used flood settlement trust funds towards purchase the hotel
- Municipal Service Agreement – 2010
- ATR Process – received reserve status **2016** (surface only)
- Expanded Development added NCN Gas Bar in 2018
 - Bar, VLT Gaming, Fuel, Tobacco
 - Businesses employs approx 70-80 people
 - Generates approx. \$20+ Million annually



NCN Land Development Priority Projects

- 300 House Sub Division
- Urban Reserve – Redevelopment Plan (4.2 acres)
- Airport Land Development Project (65 acres – fee simple*)

Growth at Thompson Airport



Land Development Procedures – NCN* Development

- Land Securement
- Legal Structure – on of off asset development
- Land Use Plan
 - Community Engagement
- Survey
 - Registry
- Environmental
 - Registry?
- Development Plan
- NCN Decision-Making Matrix - LAC
- Development Approval Process
 - Land interest granted & monitored
 - Registered
 - FMA tools

Questions?

