

QUINSAM CROSSING NEW DEVELOPMENT PROCESS

INITIAL CONTACT

- Contact the We Wai Kai Nation Lands Department Regarding Specific Property and lease rates
- Provide development concepts and brief summary of intended land use (Business type, Buildings & Parking)
- Establish land requirements



REVIEW AND APPROVAL OF DEVELOPMENT CONCEPT

- The Lands Department will review Business and Development and decide if the plan fits with the zoning and community plan
- Additional information may be requested
- Notification of decision will be emailed to the proponent



PREPARE DETAILED DEVELOPMENT PLANS

- Submit all required plans to the Lands department:
 - Architectural
 - Electrical
 - Civil
 - Structural
 - Mechanical
 - Landscaping
 - Lighting
- We Wai Kai Nation will have the lot surveyed and registered in the First Nations Land registry
- Submit construction schedule
- Request submitted to BC Hydro for design



APPROVAL BY WE WAI KAI NATION TO PROCEED WITH CONSTRUCTION



CONSTRUCTION COMPLIANCE REVIEW AND APPROVAL

****All developments must comply with BC Building code requirements****

Quinsam Crossing Acceptable Uses By Zone

	Light Industrial / Recreation	Mixed Use	Highway Exposure
Permitted Land Uses	<ul style="list-style-type: none"> • Light Industrial: Wholesale, warehouse & service* • Utilities • Marshalling Yard • Assembly • Recreation • Entertainment • Low impact Manufacturing 	<ul style="list-style-type: none"> • Retail • Service • Office • Residential • Recreation • Entertainment 	<ul style="list-style-type: none"> • Hotel • Service Station • Wholesale • Retail • Vehicle Lot
Suggested Parcel Coverage	Max 60% of lot coverage	Max. 60% of lot coverage	Max. 60% of lot coverage
Suggested Building Height	12.2 m finished grade	12.2 m from finished grade (exception for office tower)	12.2 m from finished grade (exception for hotel)
Setbacks:			
Front:	7.6 m	**4.0 m	9.1 m
Interior:	4.0 m	4.0 m	4.6 m
Rear:	6.1 m	4.0 m	6.1 m
Exterior Side:	4.0 m	4.0 m	6.1 m
		** all setbacks to Eagle Drive minimum 7.5 m	

- Allowable service operations must not create undue noise, vibration, odor, dust, fumes or smoke that is detectable in neighboring properties for more that 30 minutes per 24 hour day