

FIRST NATION

Land Use Planning Assessment

Prepared for:
Chief and Council
First Nation
Saskatchewan

March 2022

Preamble:

The reason for undertaking a land use plan is to address the needs of planning for governance, cultural use, economic, social and legal needs of the community. The planning process will be encompass diverse views and backgrounds, encourages participation from the community at all stages, and creates specific and measurable outcomes for planning.

Land use planning will lead the community to realize unexpected benefits;

- A sense of ownership and engagement in future development
- Reinforce cultural importance and identity amongst community members
- An increased connection and understanding of our resources
- Strengthen our capacity and technical skills
- Explore relationships with other governments, neighbors and businesses

Land use planning takes many different approaches based on the needs and resources of the community. This assessment does not suggest a single approach or address the full depth of opportunities and constraints that we may face when undertaking land use planning. We recognize that important dialogue with the members is needed, and that the first step is create a space to begin the discussion and to collaborative address our land use needs both on a short and long term basis.

The assessment is outlined in four parts; business planning, commercial and industrial land inventory, land management capacity and community relations.

Community Land Use Assessment	
Name	
Title	
Date Completed	
Next Scheduled Checklist Review (recommended to review and update annually)	

A. Business Planning

Having a business friendly planning process in place provides stakeholders with certainty and is an important element of being business ready. In the context of the planning process, the term business friendly refers to approval process that is clearly defined and adheres to a reasonable timeframe. This provides stakeholders with some degree of predictability regarding the time and cost.

	Business Planning	Yes	No	Comments
1	Does your community have an approved official community plan?			
2	Does your official community plan have land zoning for areas such as residential, commercial, heavy and light industrial, institutional, open space, rural, and environmentally sensitive?			
3	Does your community plan have policy intentions, regulations and permitted uses in each land use area?			
4	Does your community have an effective information system that can be used to provide the official community plan and zoning information?			
5	Are protocols in the official community plan general enough so that amendments are not required to accommodate most conventional development proposals in the community?			
6	Does the zoning require procedures flexible enough to allow desired development in the community?			
7	Are a wide range of businesses permitted, as well as outdoor signage / advertising and on site customer parking?			

	Business Planning	Yes	No	Comments
8	Is the official community plan and zoning procedures kept up to date (every 3 years)?			
9	Is the official community plan and zoning available on your community's website?			
10	Does the official community plan support land use development?			
11	Does your community have a designated individual to guide proponents through the approval process?			
12	Does your community have a flow chart or itemized list outlining the steps for land use planning, development and approval processes, as well as approximate time required to complete each step?			
13	Does your community have information on how long it takes for a typical planning application/proposal in your community to be approved?			
14	Does your community website provide a list of all the information that an applicant/developer would be required to process of a planning / development proposal?			
15	In cases where special technical studies are required (e.g. noise impacts or environmental assessments), is the community able to advise prospective applicants and developers about the nature, scope, timing and potential cost of such studies in advance?			
16	In cases where planning and development approvals are not handled locally, who the contact ?			
17	Do you know if there are land use planning or economic development consultants who are familiar with and have worked on development projects in your community?			
18	When a development application has been successfully completed, is there a review of the process with the proponent as part of the community's quality control?			
	Total Points (1 for Yes and 0 for No)			

Scores greater than or equal to 13 out of 18 in this category suggest that your community has business planning processes.

B. Commercial & Industrial Land Inventory

Having existing commercial and industrial lands available for potential new development is an important consideration in business development.

	Commercial & Industrial Land Inventory	Yes	No	Comments
1	Does your community have an overall commercial / industrial land inventory?			
2	Is the inventory in digital format, e.g. electronic database or PDF file?			
3	Does the inventory include residential areas?			
4	Is there an area in the community that is planned to be zoned or already zoned for the purpose of industrial development?			
5	Does the inventory include maps or pictures for added visualization?			
6	Is the inventory updated regularly?			
7	Does the inventory provide relevant development information about each area including: Allowable uses (lease) Location Size, indicating max and min Zoning (type and category) Stipend Water and sewer provider and main size Electricity provider and capacity Information regarding site contamination Telecommunications provider Access to transportation network Contact name			
	Total Points (1 for Yes and 0 for No)			

Scores greater than or equal to 5 out of 7 in this category suggest that your community is well positioned to share information about available industrial and commercial lands that are suitable for investment.

C. Land Management Capacity

Having designated points of contact for prospective investors and site selection consultants is essential to successfully attract and secure business investment.

	Designated Community Contact(s) for Prospective Investors & Site Selection Consultants	Yes	No	
1	Does the community have a person designated as the main contact on economic development-related matters for outside enquiries?			
2	Is the main community economic development contact person knowledgeable about the official community plan and how these policies and land use may affect proposed development in your community?			
3	Is the main community economic development contact person knowledgeable about neighboring communities' official community plans and how these policies and land use may affect proposed developments in your community?			
4	Is it easy for an outsider to reach the main economic development contact?			
5	Does the main contact person have an "speaking points" ready, which highlights the community and describes why a business should locate there?			
6	Does the contact have quick and easy access to technical information (either on the website or an electronic file) related to available industrial/commercial sites in the community?			
7	Is the contact familiar with the land use planning, development approvals, and building permit processes in your community?			
8	Does the contact person have an up-to-date copy of the local official community plan and zoning bylaw and know policies on new development proposals?			

9	Does the contact person have a process for tracking and understanding the reasons why prospective businesses located elsewhere?			
10	Does the community have a person designated as the key contact on land use planning and development matters?			
11	If the contact is a planning professional, is he/she able to respond to economic development and business enquiries, for example industrial site availability and workforce data, from a potential investor?			
Total Points (1 for Yes and 0 for No)				

Scores greater than or equal to 8 out of 11 in this category suggest that your community contact is to respond to investor inquiries.

D. Community Relations

Having a sound marketing approach is critical to connecting and attracting desired investment.

Investment Marketing	Yes	No
1. Does your community have an investment marketing team?		
2. Has your community prepared an investment marketing plan that identifies goals and target markets/industries?		
3. Has the inventory of commercial/industrial land been compiled into a marketing package/profile?		
4. Do community representatives participate in trade shows/missions?		
5. Does your community advertise local economic development opportunities in domestic/international trade magazines and journals?		
6. Does your community maintain stakeholder communication channels, e.g. business newsletter, LinkedIn account?		
7. Have you contacted a real estate/industrial commercial investment (ICI) broker to discuss potential marketing techniques?		
8. Is information aimed at site selection consultants posted on your website, e.g. community profile, site selector profile, land inventory?		
9. Is your site selector profile accurate and up-to-date?		
10. Is your community profile downloadable from your website in a single package?		
11. Is your community profile accurate and up-to-date?		
12. Does your community maintain a website with links to other related sites?		
13. Does the community work co-operatively with neighboring communities and information and to jointly market?		
Total Points (1 for Yes and 0 for No)		

Scores greater than or equal to 10 out of 13 in this category suggest that your community is ready to effectively promote and market land development opportunities to the business community.

Assessment Scorecard		
Economic Development Functions	Community Score	Target Score to be Business Ready
A. Business Planning		13-18
B. Commercial & Industrial Land Inventory		5-7
C. Designated Community Contact (s) for Prospective Investors & Site Selection Consultants		8-11
D. Investment Marketing		10-13
Totals		M-36 H-49

If your total overall is 37 or higher, your community is business ready with respect to land development opportunities. Otherwise, you have now identified areas for improvement to further support your community economic development efforts in land development and marketing.¹

¹ Adapted from British Columbia, Ministry of Jobs, Tourism and Skills Training 2015