

## What's next?

Council will be reviewing the final draft Land Use Plan and the two supporting draft laws. After their review, we will be organizing a Meeting of Members this spring for a ratification vote on the Land Use Plan. At this meeting we also be asking members about other changes to our Land Code.

The two draft laws will go through a formal review with Council. Edits and revisions will continue to be made and we will be asking members for their input.

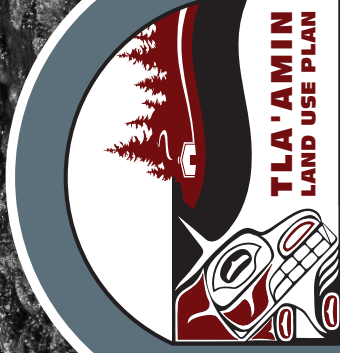
## Want more information?

Visit our project website at [www.sliammon-lup.ca](http://www.sliammon-lup.ca). There are links to the Land Use Plan site at both [www.sliammonfirstnation.com](http://www.sliammonfirstnation.com) and at [www.sliammontreaty.com](http://www.sliammontreaty.com).

You can also contact:

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## Project overview

What is the Tla'amin Land Use Plan? Why do we need it?  
How was it developed? How will it affect me? What's next?

# TLA'AMIN LAND USE PLAN

## What is it?

Our new Land Use Plan:

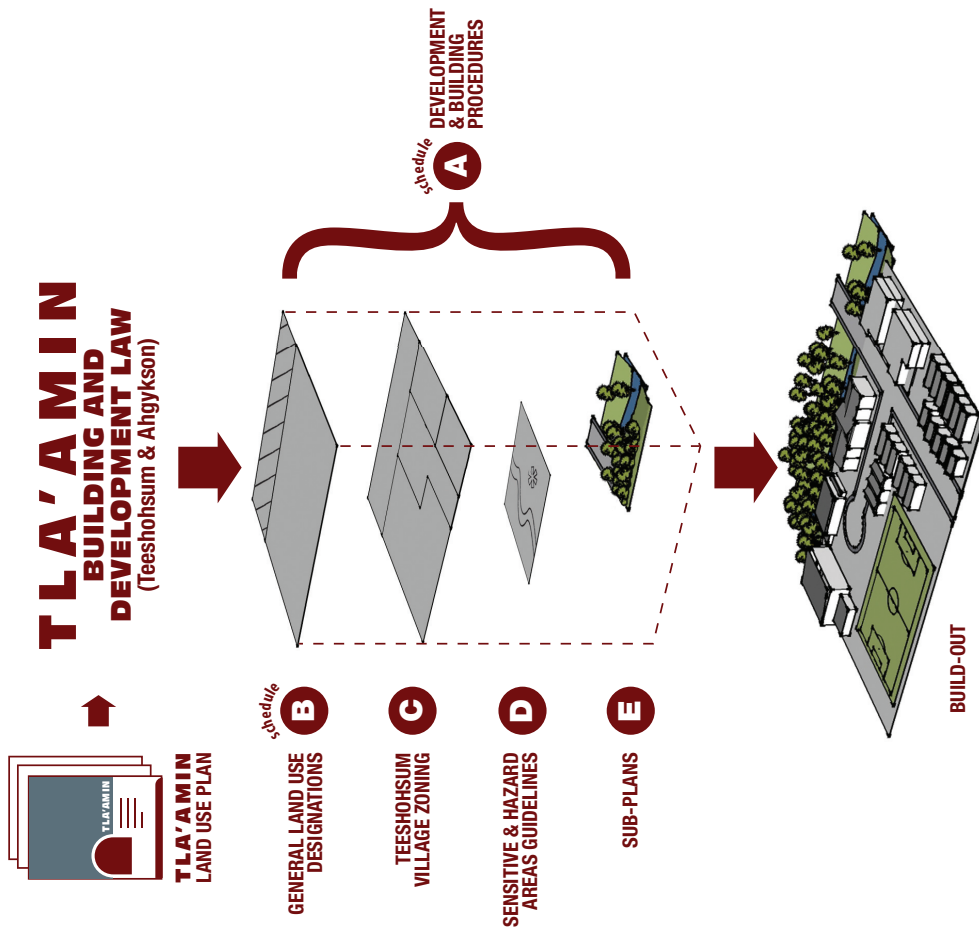
- ✓ Identifies what kind of uses (e.g., homes, businesses, etc.) are permitted and where, here in **Teeshohsum** (Siammon IR#1) and on **Ahgykson** (Harwood Island).
- ✓ Provides guidance on where to locate buildings and how to build them to meet the **highest environmental, safety and occupant health standards**.
- ✓ Provides a **fair, transparent and consistent decision-making tool** for our community, staff and leadership to review and assess all new building and development projects.
- ✓ Ensures that we **protect environmentally and culturally sensitive areas** today and for generations to come.

The Land Use Plan is comprehensive document with **maps and policies** for our community to follow. **Two new Tla'amin laws** to be enacted under our **Land Code** will support our new Land Use Plan and ensure that its policies are followed.

- ✓ **Tla'amin Land Use and Development Law:** This law will regulate the size and shape of land parcels, the uses that might occur on those parcels, and the siting and configuration of buildings on those parcels in Teeshohsum (Tla'amin IR#1).
- ✓ **Tla'amin Building Law:** This law will regulate the construction, repair, demolition, or removal of buildings and structures within all Tla'amin Lands.



## Project Overview



**Tla'amin Land Use Plan:**  
*clarity, consistency and fairness*

## TLA'AMIN LAND USE PLAN

### How will the Tla'amin Land Use Plan affect me?

Once we pass our Land Use Plan and the two supporting laws we are developing for them, everyone – **members, staff, business partners, leadership, leaseholders** – will all have to get a permit before proceeding with any new development or construction. This is to make sure new buildings and developments support the long-term vision outlined in the Land Use Plan.

The two different kinds of permits are:

- ✓ **Development Permit:** this permit will make sure that new developments, buildings and facilities are located in the best places for them, as identified in our Land Use Plan.
- ✓ **Building Permit:** this permit will be required before proceeding with any major new construction and will make sure that our buildings and homes are built to the highest standards and meet the BC Building Code.

Getting these permits will require people to go through a **basic review process**. The review process will be **different depending on the size and cost** of the project. Some smaller projects (e.g., replacing a furnace) won't require that much information, while larger developments will (e.g., developing a new community facility). Most basic projects, like building a small garden shed, **will not** require any permits.

While Council will remain the decision-making body, our **Tax and Land Manager** will oversee the permitting process. For building projects they will also be supported by a **BC Building Inspector**.

In the **future**, we are planning to create a new, qualified **Community Planner** to help manage our Land Use Plan here, our other reserve lands and, potentially, our Treaty Settlement Lands.



Our community vision, our community plan

## TLA'AMIN LAND USE PLAN

### Why do we need a Land Use Plan?

Our new Land Use Plan and the two new laws that will support it will help us achieve many **important community goals**, including:

- ✓ **Coordinated planning:** Our short-term planning decisions will support us in achieving our long-term development goals and community vision.
- ✓ **Improved decision-making:** We will avoid potentially harmful, ad-hoc decision-making with clear, coordinated and consistent land use decision-making.
- ✓ **Better protection of our lands:** Critical environmentally and culturally sensitive lands will be better protected from development and construction activities.
- ✓ **A better business environment:** Our Land Use Plan will increase certainty for potential outside investors and development partners, which will result a better business environment and economic development opportunities.

Our Land Use Plan will help us create a **positive environment** for new **business** development. It will also bring our land use planning into line with our neighbours in Powell River (and all local governments throughout BC) and many First Nations, including **Westbank, Musqueam, and Osoyoos**.



**Our Land Use Plan is a community-based, community driven plan**

## Project Overview

### How was it developed?

Our new Tla'amin Land Use Plan builds on over **10 plans and strategies** we've completed over the past 15-years. It incorporates the **countless hours of community input** and ideas that went into all of our past planning work, including the **input of Elders** no longer with us.

A team of senior staff representing our **Lands, Treaty, Housing and Capital Works** departments guided development of this plan. We also met with **Capital Council** for their input and guidance. Other community engagement activities included:

- ✓ **Elders** luncheons
- ✓ A **community open house** (where we had almost 50 people attend!)
- ✓ A special session for Tla'amin members living in Vancouver
- ✓ Six Chief and Council presentations and Board presentations
- ✓ Monthly articles in **Neh Motl**
- ✓ A series of regular **information posters** put up around the community
- ✓ A **project website** ([www.sliammon-lup.ca](http://www.sliammon-lup.ca)) for all of our on- and off-reserve members to visit and download the latest information, including the survey
- ✓ A **community survey** where got almost 80 responses from members living in Teeshohsum (a very high response rate for a survey).