

12. What kind of permits will I need?

There are two different kinds of permits:

- ✓ **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.

13. How do I get development and building permits?

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 new fence will not require any permits.

14. Who will oversee the permit process?

While Council will remain the decision-making body, our Tax and Land Manager will oversee the permitting process. For building projects, a BC Building Inspector will support the Tax and Land Manager and carry out building inspections. In the future, we are planning to create a new Community Planner position to help manage our Land Use Plan here, our other reserve lands and, potentially, our Treaty Settlement Lands.

15. What's next?

Council will review the final draft Land Use Plan and the two supporting draft laws. After their review, we will organize a Meeting of Band 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.

16. How do I get more information?

Visit our project website at www.sliammon-lup.ca. There are links to the Land Use Plan site at both www.sliammonfirstnation.com and at www.sliammontreaty.com. You can also contact:

Cathy Galligos, Tax and Land Manager
Email: cathygalligos@sliammon.bc.ca
Phone: 604-483-9646 extension 240

Michelle Washington, Land Use Planning Coordinator
Email: mwashington@sliammontreaty.com
Phone: 604-483-4427



Frequently Asked Questions

1. What is the Tla'amin Land Use Plan?

It is a new plan that will guide how and where we construct new buildings and facilities in Teeshohsum (Sliammon IR#1) and for limited, low impact development on Ahgykson (Harwood Island). The guidelines it includes will help make sure our new buildings and developments meet the highest environmental, safety and occupant health standards and that we protect environmentally and culturally sensitive areas today and for generations to come.



TLA'AMIN LAND USE PLAN

2. Do we need a Land Use Plan?

Yes. Our new Land Use Plan 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 in a better business environment and economic development opportunities.

3. Will our Land Use Plan be good for economic development?

Yes. Our Land Use Plan will help us create a positive environment for new business development. It will establish clear rules and standards that businesses look for and 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.

4. How was our Land Use Plan developed?

Our new Tla'amin Land Use Plan builds on over 10 plans and strategies we've completed over the past 15-years. We carefully reviewed all these plans as part of our work on our Land Use Plan, so we 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.

5. Who developed it?

A team of senior staff representing our Lands, Treaty, Housing and Capital Works departments developed our Land Use Plan. This team also included a representative from Council. A planning firm in Vancouver provided some support, too.

Frequently Asked Questions

6. Did the plan include community engagement?

Yes. In addition to incorporating all the community input from past planning efforts, we carried out a lot of engagement activities, including an Elders luncheon, two community open houses, four Chief and Council presentations, a Land Code Board presentation and a project website (www.sliammon-lup.ca) where on- and off-reserve members could download all project information and provide input through questionnaires and surveys. We also published monthly articles in Neh Motl and created a series of regular information posters that we put up around the community. Finally, we organized a community survey where we got almost 80 responses from members living in Teeshohsum, which was a very high response rate for a survey – about 25% of adults, living in Teeshohsum!

7. How were the Land Use Plan's land use zones created?

The zones used in our Land Use Plan were first developed for our 2003 *Land & Resource Management Plan for Sliammon Reserve Lands*. These were carried over into our 2007 *Sliammon Comprehensive Community Plan*. We updated, refined and added more detail to the zones for the Land Use Plan.

8. How will the Land Use Plan work?

The Land Use Plan will provide a fair, transparent and consistent decision-making tool for our community, staff and leadership to review and assess all new building and development projects. Tla'amin Council will adopt the Land Use Plan as a guiding strategy. To make sure we follow the plan, Council will also adopt two new Tla'amin laws – a *Land Use and Development Law* and a *Building Law*. Both will be enacted under our Land Code.

9. What's the 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).

10. What's the Tla'amin Building Law?

This law will regulate the construction, repair, demolition, or removal of buildings and structures within all Tla'amin Lands.

11. 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.

