



# **TLA'AMIN**

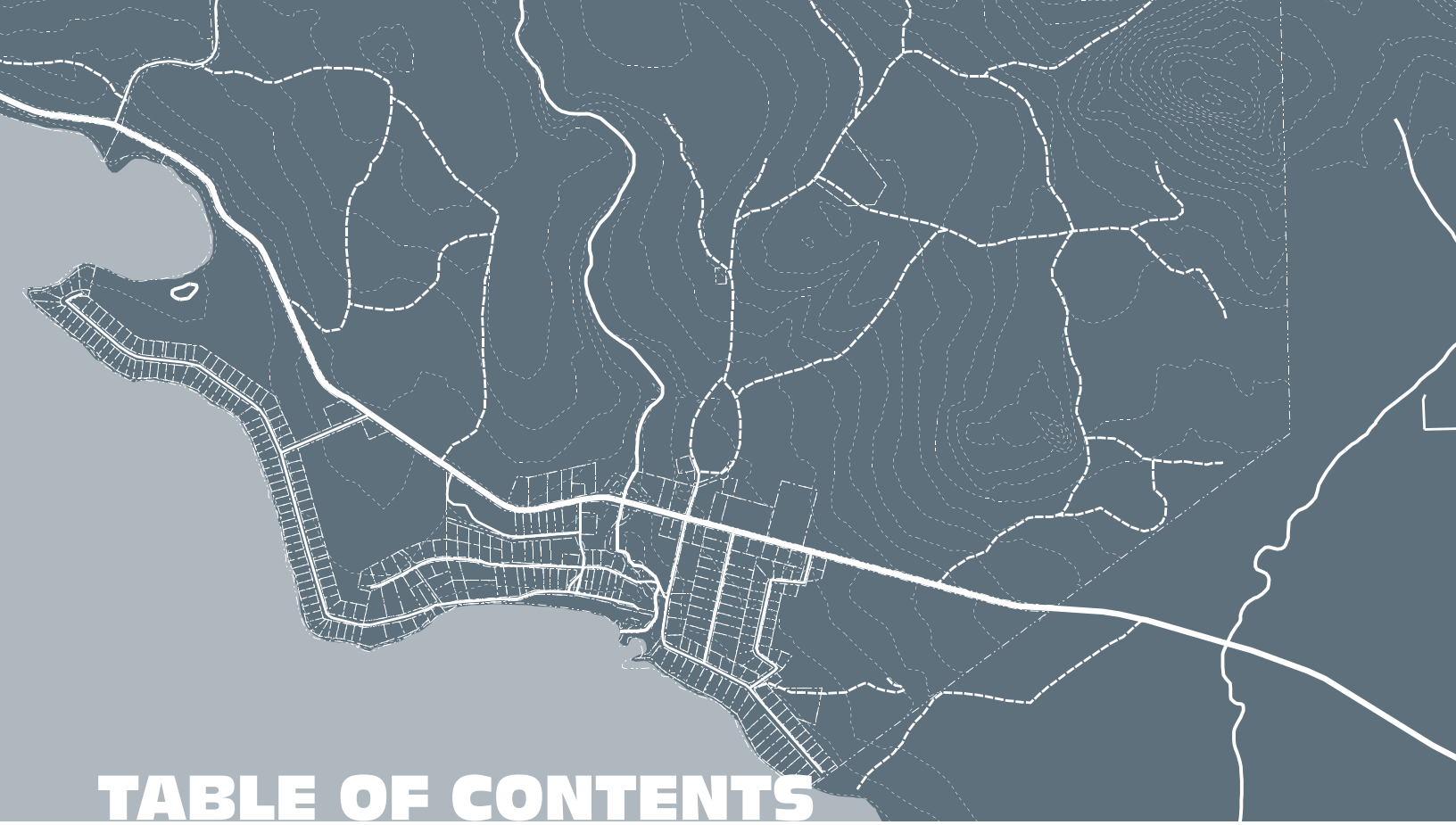
## **LAND USE PLAN**

MARCH 2010



**A note about names**

*This Land Use Plan uses spellings from our official phonetic place names list. Tla'amin is also used instead of the mispronunciation, Sliammon. Older project reports referenced in this Land Use Plan go by their original titles and use English place names that were given after contact. Tla'amin people were not consulted in their own territory and these place names legally went into effect. Please see the Glossary for more information.*



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## **1.0 INTRODUCTION**

### **1.1 SUMMARY**

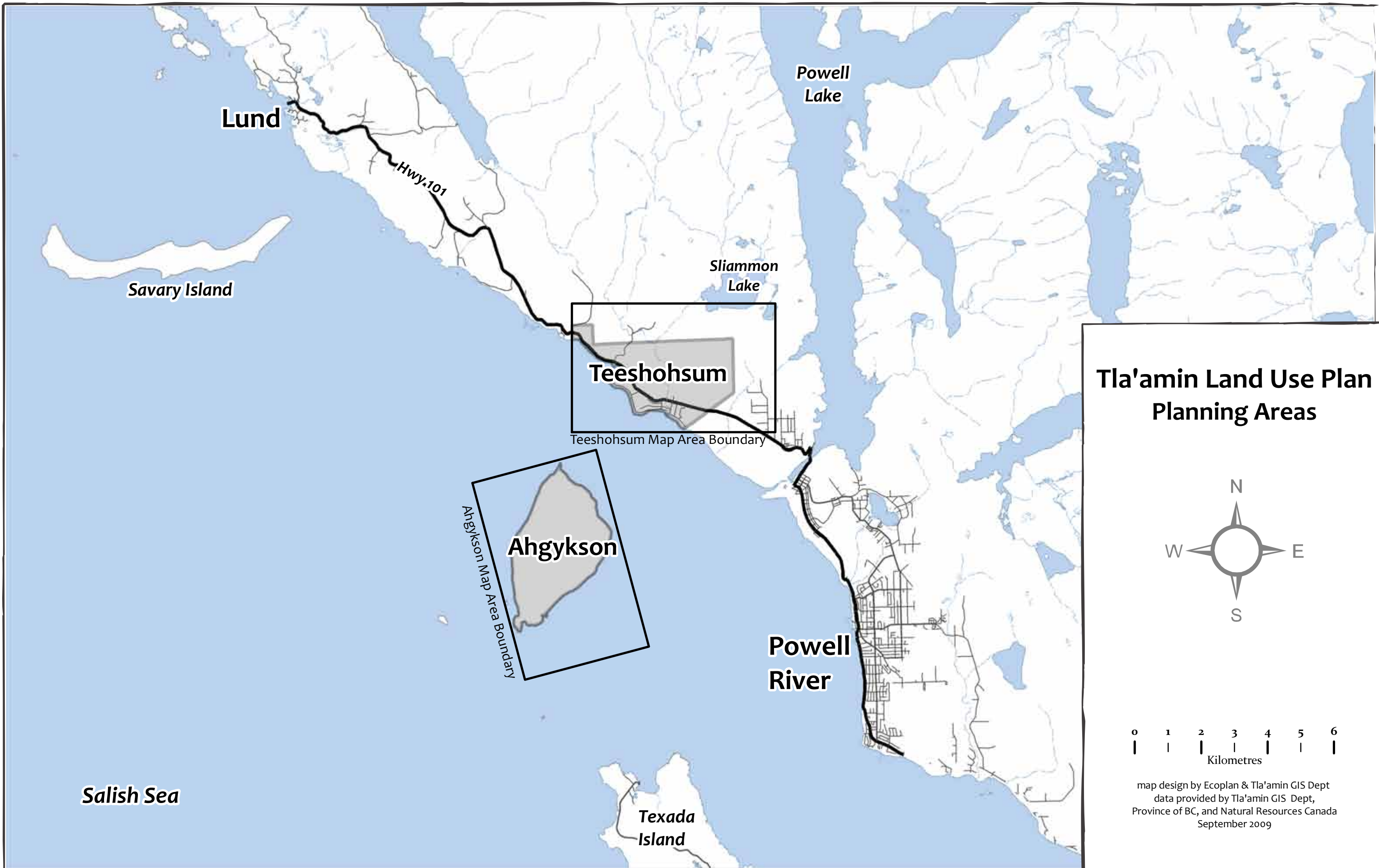
Our Land Use Plan directs **land use and development** on Teeshohsum (Sliammon IR 1) and Ahgykson (Harwood Island IR 2). It establishes direction by describing our vision and broad concepts for how we use and develop these lands. It also describes **how, where and when** people will be allowed use and develop **specific areas** within these lands.

This plan includes a **framework** for **land use decisions** that are to be made for all of our lands and properties, and **guidelines** on **how new development will be reviewed**, by whom, and when. It provides certainty around development in Teeshohsum and on Ahgykson and is a tool for **fair, transparent and consistent decision-making** by staff and leadership. This plan will help us move forward with important capital projects and upgrades (e.g., new water and sewer services, roads, new community facilities, etc.). It also supports our ongoing economic development planning and implementation.

Our Land Use Plan includes:

- General **land use designations** for our lands with a list of potential uses for each designation;
- **Zoning designations and regulations** for our main population centre, Teeshohsum;
- **Guidelines** to protect **environmentally** and **culturally sensitive areas**; and,
- A **development review process** that provides a **clear, transparent and strategic** framework for future land-use decision-making.

The objectives, principles and policies of this Land Use Plan are enacted under our Land Code through the **Tla'amin Land Use and Development Law**. All members, staff and leadership are bound to this law, as are any third-party development partners we may work with in the future.



**Lund**

*Hwy.101*

**Powell  
Lake**

*Savary Island*

*Sliammon  
Lake*

**Teeshohsum**

*Teeshohsum Map Area Boundary*

*Ahgykson Map Area Boundary*

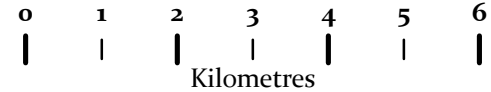
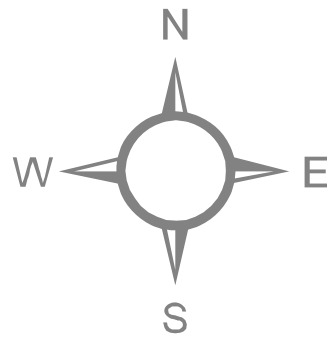
**Ahgykson**

**Powell  
River**

**Salish Sea**

**Texada  
Island**

### Tla'amin Land Use Plan Planning Areas



map design by Ecoplan & Tla'amin GIS Dept  
data provided by Tla'amin GIS Dept,  
Province of BC, and Natural Resources Canada  
September 2009





## 1.2 PLANNING APPROACH

This Land Use Plan incorporates the same Tla'amin teachings that have guided our past planning work. The following teachings are particularly important to our land use decisions and policies:

- **Accountability (Yeeqotltlet)** – Regular and relevant reporting will be made throughout the process to elected leaders and community members with responsibility at the forefront of planning.
- **Communication (Qwakwistowtl)** – Work diligently to ensure two way consultation process is in place to provide clear and accurate information from the many perspectives of our people.
- **Fairness (Thahthxwen)** – Make every effort to ensure that everyone is given equal opportunity to witness and be included in the process through consensus decision-making.
- **Honesty (Ganuxwet)** – Be truthful, sincere and practical in the information provided to our people. Transparency and openness will resolve peoples concerns.
- **Respect (Teestahm)** – Honor our ancestors, our connection to the land and a sustainable future for our children by keeping them at the forefront of all processes.

Over the past two decades, we have carried out a considerable amount of land use planning work. These projects generated a number of relevant and important land use policies and preliminary land use designations which informed and guided our final Land Use Plan.

Our past planning work is extremely important not only for the policies they created, but because of the **extensive member engagement** that was part of them, including the active involvement of many Elders who are no longer with us. These initiatives also required **considerable staff time and leadership input**. Our Land Use Plan carefully **built upon, confirmed and incorporated** this community feedback

The House of Governance model illustrated on the facing page was first developed for the 2004 *Reflecting on Traditional Governance* report and refined in 2007 for our *Comprehensive Community Plan*. Presented in the form of a longhouse, the Land Use Plan incorporated the model and was led by its Vision Statement. The components of the longhouse include:

- **Outer House Structure** – represents the Nation and all of the things that encompass the Governing of the Nation.
- **Foundation** – is comprised of Ums t'aow awkw ums O'tahqwen (our ancestral teachings) and signifies our inherent rights through the respect that Tla'amin have for the teachings and the land they left us, and the guidance they still provide.
- **Rafters** – the Tla'amin people are at the top in the rafters as a reminder that we are here for our people above all else.

- **Support Beam** – our vision statement is shown as the support beam across the top that connects everything in the house.
- **House Posts** – the organizational level is made up of house posts for each area of the Nation. Finance & Administration is shown as the central house post to signify the central role it plays in relation to the other house posts.







## 2.0 WHERE HAVE WE BEEN?

*This section begins the story of our Land Use Plan. It provides a brief overview of our history and the two small reserves this Land Use Plan applies to. It also provides details on the planning process we used and summarizes the work we did with our community in developing the plan.*

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## 2.1 PEOPLE AND HISTORY

Since the beginning of time, our people have lived on the lands that the Creator provided for our ancestors. Our creation stories speak of how the Creator put Tla'amin people on this land. We have a deep connection to it, established at the time of our birth when our umbilical cord was buried into the ground.

This connection is nourished by our teachings, which show how we are bound to the forests and waters of our territory. Our people have depended on this land for their survival since time immemorial. Archaeologists date some of the known archaeological sites to over 8,000 years ago.

Our teachings tell us about a vast traditional territory that once belonged to Tla'amin people. This traditional territory stretched along the northern Sunshine Coast, extending along both sides of the Straight of Georgia. The entire territory occupied an area about 400 square kilometers, and consisted of numerous temporary and permanent settlements within the region.

It is from our proud and long history that we derive our inherent right to self-government. With jurisdiction and responsible leadership, we will create economic and employment opportunities to sustain and improve the quality of life for present and future generations.

### TEESHOSUM COMMEMORATIVE MAP

The map on the next page was started in 2004 when Elders were working on several Governance and Language project initiatives that kept coming back to discussions about where people lived and worked, life changing events and the people that passed on years before. There was very valuable information in the conversations, so we decided to get a blank map and start identifying Elders' earliest memories to the best of their recollection of where the main residences were on I.R.#1 prior to 1945. The Elders wanted to commemorate the memory of many of the early Teeshohsum residents. Prior to this families that held vast tracts of lands throughout the traditional territory.

Catastrophic disease, the church and residential schools, and the great fires (including the 1918 fire) were just some of the reasons Elders talked about people centralizing at Teeshohsum. Reserves were issued in 1879 and provincial laws followed about being on reserve from dusk till dawn. In 1900, Christian names were issued to simplify status and band membership and some people were automatically transferred out of their nation when they married. Some people were able to maintain fishing, hunting and trapping cabins located throughout the territory and continued to move according to seasonal gathering patterns. More recently, the commercial fishing and forestry sector took many people from the community for extended periods each year and many were forced to sign away status (enfranchise) so they could work off reserve.

The first lot surveys were carried out on Teeshohsum by the Department of Indian Affairs in 1958 which started a decades long battle over traditional properties versus Department of Indian Affairs certificates of possession which are registered legal interests.

The commemorative map celebrates our collective past at Teeshohsum and those Elders who lived and worked there in the early part of last century.



# TEESHOHSUM COMMEMORATIVE MAP

APPROXIMATE 1920 TO 1945 - AERIAL PHOTOGRAPH 1965

**T**

he work on this draft map started in 2004 when the Elders group was working on several Governance and Language project initiatives that kept coming back to where people lived and worked; life changing events and people that passed on years before. There was very valuable information, so we decided to get a blank map and start drawing names of where the Elders earliest memories of main residences were on I.R.#1.

The people shown on this map were born between 1870 and 1925. This map depicts approximately where they lived from 1920 to 1945. Because no earlier aerial photographs were available, some homes of younger generations are also shown, but were left out because they were built later.

To the best of their recollection, the old people wanted to honour the memory of many of the early Teeshohsum people that previously held vast tracts of lands throughout the traditional territory and lived according to our Təow. This map only depicts their main residence. Some people maintained fishing, hunting and trapping cabins located throughout the territory and continued to move according to seasonal gathering patterns. This seasonal pattern continued later when the commercial fishing and forestry sector took many people from the community for extended periods of time.

Catastrophic disease, the church, residential schools, and the great fires (including the 1918 fire) were just some of the reasons mentioned for people centralizing at Teeshohsum. Reserves were issued in 1879 and laws followed about being on reserve from dusk till dawn. In 1900 Christian names were issued to simplify status and band membership and some people were automatically stripped of their status or transferred out of their nation when they married.

The first lot surveys on I.R.# 1 were carried out by the Department of Indian Affairs in 1958 which started a decades long battle over traditional properties versus DIA certificates of possession which continue to be registered legal interests transferred through DIA Estates. This map pre-dates legal surveys and is not to be used for defining land boundaries. It is to be used for illustrative purposes only.

Special thanks to: Katherine Blaney, Bob and Elizabeth Blaney, Charlie Charlie, Annie and Dave Dominick, Mary George, Peggy Harry, Mildred Harry, Rose Louie, Agnes McGege, Elsie Paul, Joe Paul and Lorraine Wilson. For all the memories, all the laughs, all the sacrifices, and all the teachings – we dedicate this work to you.



## 2.2 PAST PLANS

This Land Use Plan **builds on previous planning** and capacity building projects and initiatives. Over the past two decades, we have carried out a considerable amount of land use planning work for our reserves, Treaty Settlement Lands and with neighbouring local governments and other First Nations. These projects generated a number of **important and relevant land use policies**, many of which are carried over into this plan.

- •  **1) Physical Development Plan Update for Sliammon Indian Reserve No. 1 (1996)**  
This plan established long term development goals, land use goals and a capital plan. While out dated, it is the only current plan that addresses infrastructure planning and engineering for Teeshohsum.
- •  **2) Highest & Best Use Analysis of Treaty Settlement and Reserve Land (2003)**  
This analysis addresses characteristics of the land, the market for a variety of uses, the constraints and opportunities, and ultimately the highest and best use Tla'amin lands.
- •  **3) Land and Resource Management Plan for Sliammon Reserve Lands (2003)**  
This plan established a community vision for reserve lands, general land use designations and management objectives. The plan's designations provided the foundation of the new Land Use Plan.
- •  **4) Land and Water Use Plan for Tla'amin Traditional Territory (2005)**  
An expression of Tla'amin interests across the traditional territory and a guide for land use allocation and resource management decision-making.
- •  **5) Sliammon Comprehensive Community Plan (2007)**  
This plan established a community vision for community development, updated zoning for reserve lands and technical background report with population projections.
- •  **6) Sliammon First Nation Environmental Management Framework (2007)**  
This agreement established a strategy for managing environmental issues on reserve lands.
- •  **7) Sliammon- Powell River Regional District Harmonization Project (2008)**  
This project made recommendations for harmonized land use planning in buffer zones between Sliammon lands and Powell River Regional District lands.
- •  **8) Sliammon Reserve Land Interest Verification Project - Phases 1 & 2 (2008)**  
This project made recommendations for resolving outstanding land disputes on Teeshohsum.
- •  **9) Sliammon - SFU Archaeology and Heritage Stewardship Project (2008 - 2012)**  
This project is expanding the inventory of archaeological sites and making recommendations on heritage stewardship.
- •  **10) Sliammon Woodlot License Plan (2009)**  
This plan outlines a tree harvest and replanting program for Sliammon's community woodlot that covers a large portion of Teeshohsum, north of the main village area.



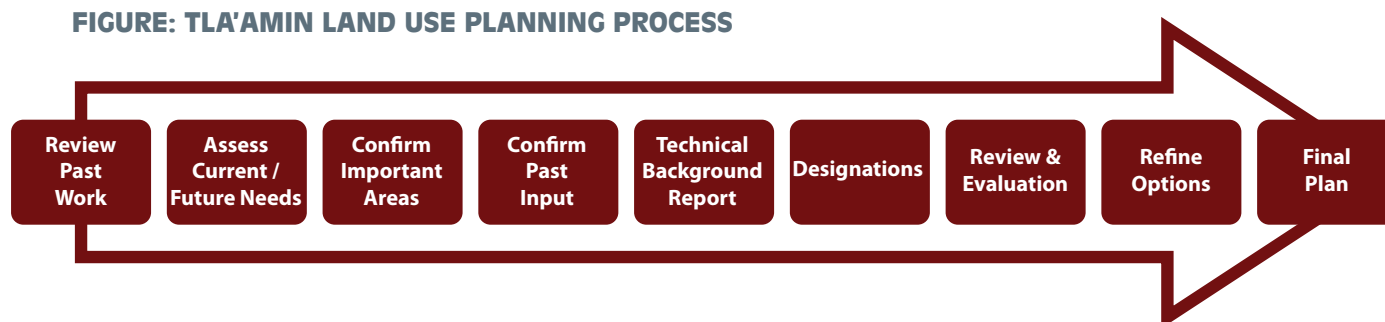
### HOW IT ALL FITS TOGETHER

This graphic illustrates where the Land Use Plan fits in relation to our major laws and policies. It shows how this Land Use Plan fits under our Land Code and will be implemented through two laws, the Tla'amin Land Use and Development Law and the Tla'amin Building Law.

## 2.3 PLANNING PROCESS

Our Land Use Plan project started in August 2009. It included community input at each step and review by Tla'amin leadership at key junctures. The key steps in our process are illustrated in the graphic below.

FIGURE: TLA'AMIN LAND USE PLANNING PROCESS



1. Review past planning work and identify planning gaps and information needs;
2. Assess current and future needs for housing and community facilities;
3. Confirm culturally and environmentally sensitive areas and other land development constraints;
4. Confirm community-identified values and preferences from past plans;
5. *Technical Background Report* summarizing first four steps;
6. Generate land use designations based on past planning work, modified where necessary and appropriate;
7. Review options with community and leadership to determine critical choices and preferences, as well as decisions/opportunities that require further information (e.g., new administration building location, new sewage treatment facility, potential in-vessel composting system, etc.);
8. Refine preferred options to develop 'best' option; and,
9. Develop Final Land Use plan that directs Tla'amin towards the preferred option.

## 2.4 WORKING WITH OUR COMMUNITY

As already highlighted in Section 1.2, the development of this plan was **community-based and member-driven**. It involved on- and off-reserve members, Elders, youth and staff, leadership and committees.

Our approach recognized the fact that there were many other important initiatives underway in our community. Our **Constitution, Treaty**, and ongoing **Land Code** work have all required extensive and ongoing community engagement and input. This plan respects those efforts by including the community input from those processes.

Some of our Land Use Plan engagement activities are summarized below.

- **Project Support Team:** A core project team of senior staff (including one Councilor) met regularly to help guide the project and to work with our consultant team.
- **Steering Committee:** An advisory group made up of additional senior staff was established and met at key project junctures.
- **Chief and Council:** Our leadership kept up-to-date on the project through three presentations and working sessions, and provided direction on critical decisions. A Council representative was also a member of the Project Support Team.
- **Project web site:** We set up a project website ([www.sliammon-lup.ca](http://www.sliammon-lup.ca)) where we posted all project information. Visitors could download copies of project materials or provide information through on-line surveys and questionnaires.
- **Community survey:** About 20% of our adult, on-reserve population (a very high response rate!) completed a questionnaire. The survey confirmed Land Use Plan directions and themes.
- **Community posters:** We developed a series of Community Information Posters that we displayed at community venues around Teeshohsum and at community events.
- **Neh Motl articles:** We produced regular monthly articles for Neh Motl to keep community members up-to-date on the project.
- **Elders' presentation:** A summary of the project was provided to 20 Elders at a luncheon and they completed questionnaires.
- **Community open houses:** We organized two open houses to gather input and feedback. Almost 40 people attended our first open house in December 2009, while 17 attended an open house in February 2010.
- **Chief and Council AGMs:** The Project Support Team attended an AGM in Teeshohsum and in Vancouver to gather input on components of the land use plan.





## **3.0 WHERE ARE WE NOW?**

*This section provides an overview of our lands within Teeshohsum and Ahgykson. It summarizes how we are currently using these lands and talks about what opportunities, needs, and constraints we considered while developing our Land Use Plan.*

<b>3.1</b>	<b>Our Lands</b>	<b>20</b>
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## 3.1 OUR LANDS

### TEESHOSUM

Located 130 km northwest from Vancouver on the northern Sunshine Coast and just outside the City of Powell River, Teeshohsum has been an important settlement area for our people throughout our history and is our main village site today.

Teeshohsum is currently our only populated reserve. Given the infrastructure and services already in place there, and the existing population, our Land Use Plan recommends that Teeshohsum remain the main area for residential and commercial development well into the future. This recommendation has been made previously by the Highest & Best Use Analysis of Treaty Settlement and Reserve Land (2003).

### AHGYKSON

Located in the Salish Sea (Georgia Strait) about two kilometres south west of Teeshohsum, Ahgykson is our largest reserve at 848 hectares (2,095 acres). It is entirely undeveloped and a popular hunting, traditional gathering and camping destination for our members. There are also many important archaeological sites on the island. Ahgykson is the largest uninhabited island of all the Gulf Islands.

Ahgykson is abundant with natural resources. It is lined with sandy beaches, has several aquifers providing fresh water and has significant wildlife habitat value. Silica deposits have also been identified. Unfortunately, beaches on the south-east coast of the island have been contaminated by pulp mill effluent from Powell River and there have been shellfish closures there.

Extensive past community engagement has clearly shown that most community members have significant concerns around protecting the natural and cultural resources of Ahgykson and would like to see the island left as natural as possible.

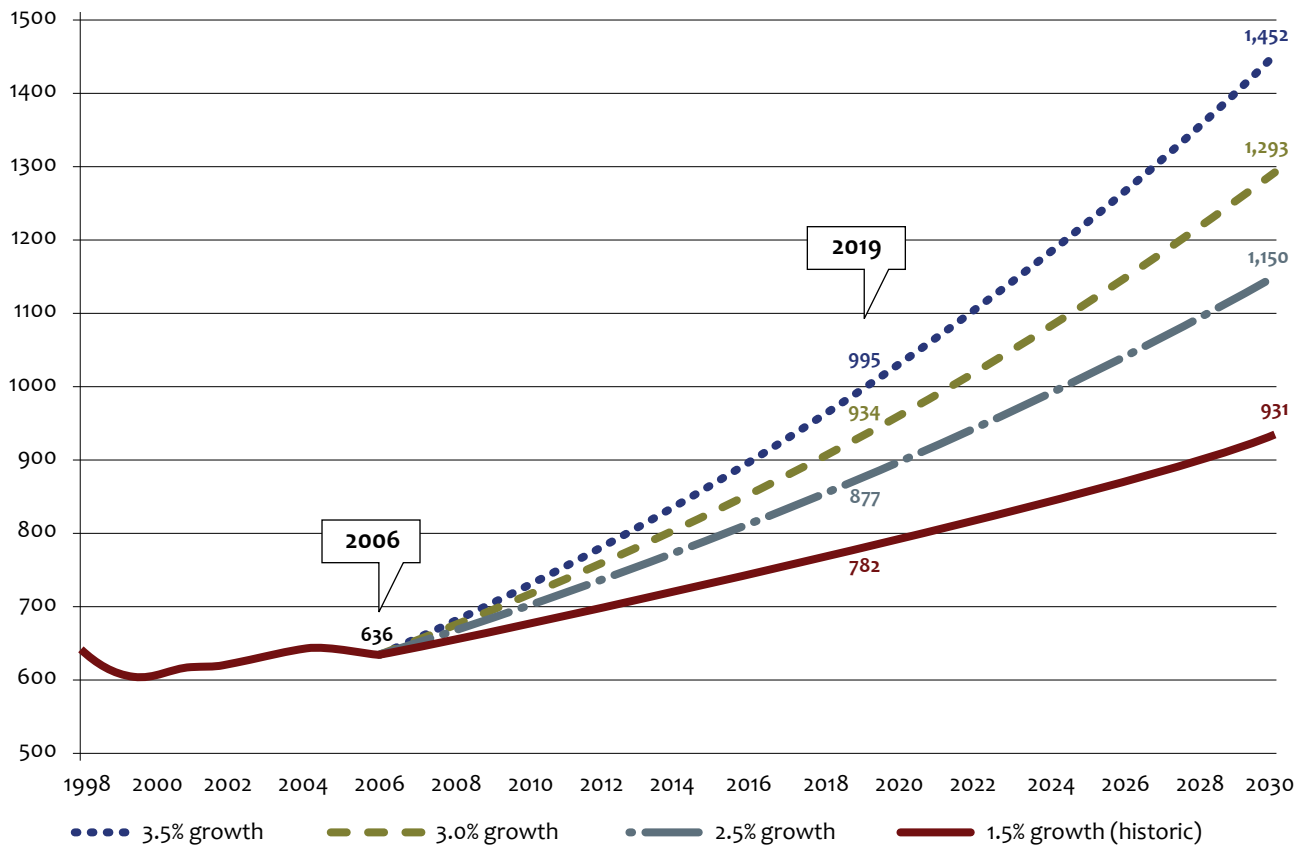
## 3.2 OUR PEOPLE

In 2009, our total membership was estimated at about 1,000 people. Of these, almost 700 lived in Teeshohsum<sup>1</sup>, or almost 70% of our population. Based on past population trends, it is expected that between 782 and 995 members could be living in Teeshohsum in 10-years time. Of course, our future on-reserve population will depend on a number of factors, including the diversity of housing available to members (i.e., homes for families, single people, Elders, etc.), the regional economy, and general living conditions in Teeshohsum. If current growth trends continue, Teeshohsum could conservatively be home to between 930 and 1,150 people by 2030.

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1 Sliammon Comprehensive Community Plan – Community profile (2007).

FIGURE: TLA'AMIN ON- RESERVE POPULATION FORECAST, 2009 TO 2030



### 3.3 OUR COMMUNITY NEEDS

To help us determine what kinds of land uses should be permitted, we first had to determine **what our community's needs** were and then find out how much land we would need to meet them. Some of the questions we asked included:

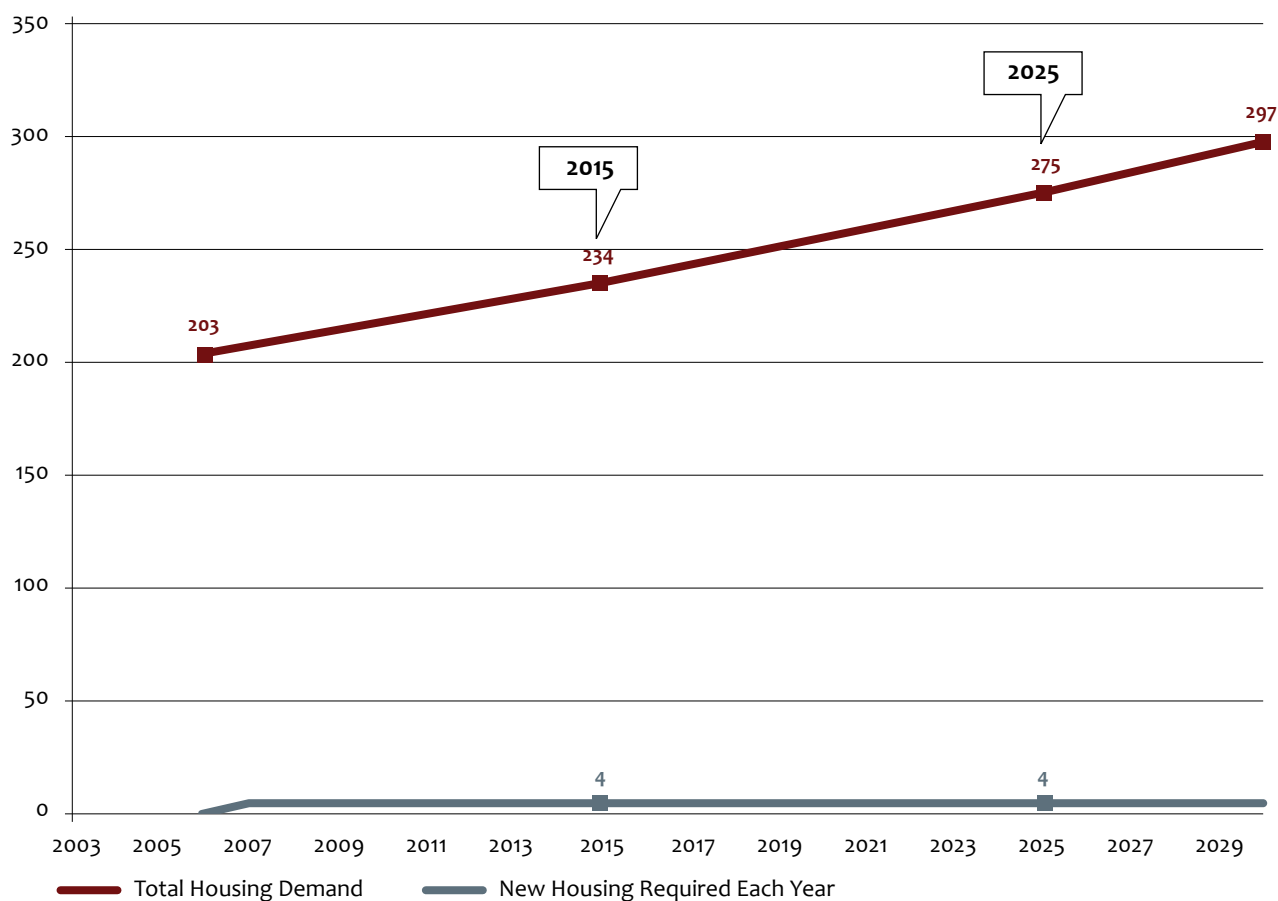
- What are our members' housing needs? How much housing is needed? What kind of housing is needed (e.g., single family, multi-family, social housing, Section 10 housing, etc.) and how will this need change over time?
- What kinds of new facilities are needed and why?
- How can we use our lands to generate revenue for the Band and to generate economic opportunities for our members?

### 3.3.1 Housing

Despite having no real housing wait list, **member housing** is still a key community concern. In particular, variety and choice of housing types was highlighted as an important need. Currently, our housing stock is mostly limited to detached single-family homes that do not meet the needs of all our members.

As illustrated in the chart, our housing needs are projected to grow over the next 20-years. The housing projections are based on our on-reserve population and demographic projections. They use the current rate of 3.13 people per dwelling unit. This shows that we will need approximately **95 new homes over the next 20-years** if our historic growth rate of about 1.6% continues into the future. If a higher growth rate was experienced (i.e., 3.5%), we would require almost 240 new homes over the next 20-years.

**FIGURE: TEESHOSUM HOUSING PROJECTIONS, 2009 TO 2030**



Currently, we are still working on the development of a new, 54-lot subdivision between our Health Centre and the Klahanie lease-hold lands that would address our short term needs (i.e., 10-years). From 2020 to 2030, following the completion of our new subdivision, we would need to build an average of **5 new housing units per year**.

**TABLE: TEESHOHSUM MEMBER HOUSING OPPORTUNITIES AND CAPACITY**

Housing Opportunities	Quantity or Land Area	Unit Capacity	Population Capacity
Vacant, serviced Lots	1 lot	4 residences, plus suites or duplexes	12 to 16 people
New subdivision west of Health Centre	9.8 hectares (24.2 acres)	54 residences, plus suites or duplexes	169 to 180 people
Addition of suites to existing member housing	203 current housing units	20 new suites or detached cottage units (10% uptake)	30 to 45 people
<b>Total potential capacity</b>		<b>58 residences plus 20+ suites or cottage units</b>	<b>210 to 240 people</b>
<b>Additional 20-year capacity required to meet maximum population projections</b>	<b>At 7.5 units per hectare: 10 hectares (24.7 acres)</b>	<b>up to 75 units</b>	<b>up to 240 people</b>

Assumptions:

- 3.13 persons per household for primary residential units
- 2.2 persons per household for suites, duplex units, and rental units
- 1 of 10 residential units includes a secondary suite, detached cottage, or is a duplex
- 230 to 450 new Teeshohsum residents (members) in 20 years

### 3.3.2 Facilities

Our top community facility needs as identified in our 2007 Comprehensive Community Plan and confirmed during this project include a new **Administration Building, a Cultural Facility, Longhouse** and a new **Elders Centre and Lodge**. We have carried out preliminary planning and feasibility work on these facilities, including location and siting preferences. The following table summarizes our facility needs.

**TABLE: TEESHOHSUM FACILITY NEEDS**

Facility	Current Planning Phase	Location(s)	Land Area required
<b>Administration Building and Cultural Facility</b>	<ul style="list-style-type: none"> <li>• 2007 Cultural Building &amp; Admin Facility Report</li> </ul>	<ul style="list-style-type: none"> <li>• 2007 facility report and member vote selected site near Salish Centre</li> <li>• Land recently cleared across from Xwup-Xwup store for facility</li> </ul>	.8 hectares (2 acres)
<b>Elders’ Facility</b>	<ul style="list-style-type: none"> <li>• 2005 Feasibility Study</li> </ul>	<ul style="list-style-type: none"> <li>• Potential site adjacent to Health Centre</li> </ul>	.1 hectares (.25 acres)
<b>Cemetery</b>	<ul style="list-style-type: none"> <li>• 2006 CCP community visioning identified potential site</li> </ul>	<ul style="list-style-type: none"> <li>• Potential site across Highway 101 from Salish Centre</li> </ul>	4 hectares (10 acres)



Facility	Current Planning Phase	Location(s)	Land Area required
<b>Longhouse</b>	<ul style="list-style-type: none"> <li>• Discussion only</li> <li>• 2006 CCP community visioning identified potential site</li> </ul>	<ul style="list-style-type: none"> <li>• Potential site north of Highway 101 above Salish Centre</li> </ul>	2 hectares (5 acres) for facility & parking, screening
<b>Youth Centre</b>	<ul style="list-style-type: none"> <li>• 2009 discussion only</li> <li>• Project of new Tla'amin Youth Wellness Society</li> </ul>	<ul style="list-style-type: none"> <li>• Proponent wants to locate it in 'Village Centre' near Salish Centre and Health Centre</li> </ul>	.1 hectares (.25 acres)
<b>Wellness Centre</b>	<ul style="list-style-type: none"> <li>• 2009 discussion only</li> <li>• Project of new Tla'amin Youth Wellness Society</li> </ul>	<ul style="list-style-type: none"> <li>• Proponent wants to locate it in 'Village Centre' near Salish Centre and Health Centre</li> </ul>	.1 hectares (.25 acres)
<b>TOTAL</b>			<b>7.1 hectares (17.5 acres)</b>

### 3.3.3 Economic Development

Our lands are the foundation of our economic development initiatives. As such, they must be able to provide **adequate opportunities for business development, revenue-generation and member employment**. While this land use plan recognizes the importance of economic development, it also understands that additional work, including the creation of an Economic Development Strategy, is required to properly determine our land requirements for economic development.

For Teeshohsum, our use of land for economic development consists primarily of **leasehold residential housing** and some limited commercial forestry. Currently, Teeshohsum includes the 111-lot Klahanie subdivision and 29-lot Southview subdivision, both of which are leased out to non-members and are significant revenue generators for Tla'amin.

Over the years, numerous development opportunities have been proposed, but few have been implemented. It is worth noting that the current Economic Development designations in this Land Use were based on specific development ideas that included everything from a golf course to a computer manufacturing facility. While some of the concepts still could be further explored and tested for financial feasibility, some, we know, are not likely feasible in the short- or long-term (e.g., computer manufacturing facility)

The table below summarizes some of the concepts and their status. Newer ideas developed through the land use planning process are also noted.

**TABLE: TLA'AMIN ECONOMIC DEVELOPMENT OPPORTUNITIES AND LAND NEEDS**

<b>Development Opportunity</b>	<b>Current Planning Phase</b>	<b>Potential Location(s)</b>	<b>Land Area required or designated</b>
<b>New Lease-Hold Subdivision(s)</b>	<ul style="list-style-type: none"> <li>• Discussion only</li> <li>• Feasibility to be determined</li> </ul>	Southview extension, north west corner of Teeshohsum above Highway 101	18.5 hectares (45 acres)
		Klahanie extension, Scuttle Bay area below Highway 101	3.5 hectares (9 acres)
<b>Industrial Park / Light Manufacturing</b>	<ul style="list-style-type: none"> <li>• Identified in CCP</li> <li>• No detailed planning</li> <li>• Feasibility to be determined</li> </ul>	Land designated above Highway 101, north west of Salish Centre	2.65 hectares (6.55 acres)
<b>Office space</b>	<ul style="list-style-type: none"> <li>• Discussion only</li> <li>• Feasibility to be determined</li> </ul>	Economic Development designated land across from Xwup-Xwup	2.48 hectares (6.12 acres)
<b>Computer Manufacturing Facility</b>	<ul style="list-style-type: none"> <li>• Identified in CCP</li> <li>• Unlikely due to technical and business feasibility</li> </ul>	NA	NA
<b>Golf Course</b>	<ul style="list-style-type: none"> <li>• Identified in CCP</li> <li>• No detailed planning</li> <li>• Likely need to be linked to lease-hold housing project to be feasible</li> </ul>	Forested land above Scuttle Bay, above Highway 101	56.5 hectares (140 acres)
<b>Winery</b>	<ul style="list-style-type: none"> <li>• Identified in CCP</li> <li>• No detailed planning</li> <li>• Unlikely in short-term</li> </ul>	Forested land above Scuttle Bay, above Highway 101	81 hectares (200 acres)
<b>Gravel pit</b>	<ul style="list-style-type: none"> <li>• Potential site of moderate quality on Teeshohsum</li> </ul>	North-east corner of Teeshohsum	50 hectares (125 acres)
<b>Eco-tourism</b>	<ul style="list-style-type: none"> <li>• Identified in CCP</li> <li>• No detailed planning</li> </ul>	Numerous opportunities and sites, particularly on Ahgykson	4 hectares (10 acres)

## 3.4 LAND DEVELOPMENT CONSIDERATIONS

### 3.4.1 Land Requirements

We will require up to 17 hectares (42 acres) to meet our community housing and facilities needs on Teeshohsum over the next 20-years. We have ensured that adequate and appropriate land is available to accommodate these needs through our land use designations and zoning.

Because our Economic Development requirements and opportunities are not yet clarified, we have identified specific land areas that are most suitable for economic uses or leasehold housing. Suitability includes factors such as proximity to infrastructure and access to major roads. These areas are large enough to accommodate a wide range of potential economic activities.

**TABLE: COMMUNITY LAND NEEDS AND REQUIREMENTS**

Community Need	Current Designated land area	Additional Land Requirements	Notes
Member housing	42.2 hectares (104.3 acres)	10 hectares (24.7 acres)	<ul style="list-style-type: none"> <li>• There are no members currently on our housing wait list. Our new subdivision could potentially meet our housing needs for 10-years. After 2020, we would need to build an average of 5 units per year to meet expected demands.</li> <li>• There are many ways to build housing that would reduce our land requirements and make servicing each house more cost effective.</li> <li>• The addition of secondary suites or cottages with existing homes would create more opportunities for our elders, our young people, and young families to live on reserve.</li> <li>• Additional member housing sites identified in Community Use designation north of Highway 101 above Salish Centre and below Xwup-Xwup store</li> </ul>
Community facilities	7.7 hectares (19 acres)	7.1 hectares (17.5 acres)	<ul style="list-style-type: none"> <li>• If we build our new Administration and Cultural facility as planned, we could use the old Administration site for housing or cemetery expansion.</li> <li>• As our community grows, we will consider and plan for new facility needs within each new area of development.</li> </ul>
Economic development – Leasehold Housing	18.7 hectares (47.74 acres)	22 to 30 hectares (54 to 74 acres)	<ul style="list-style-type: none"> <li>• Enough space to expand our leasehold housing above our Southview subdivision and next to our Klahanie subdivisions. Potential to develop 54 to 150+ new leasehold lots depending on lot layout, sizing and servicing.</li> </ul>



### 3.4.2 Development Constraints

We identified and mapped general land constraints for both Teeshohsum and Ahgykson. Constraints are limitations to development that either make new development impossible or limit it. Examples of land constraints include:

- **physical constraints** (e.g., steep and unstable slopes, high water table levels, flood threat, etc.);
- **cultural constraints** (e.g., known archaeological sites, cultural sites, etc.); and,
- **environmental constraints** (sensitive ecological areas like Sliammon Creek and the foreshore, etc.).

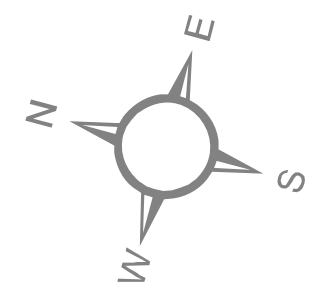
Knowing the location of these constraints also helped us better understand where our development opportunities are.

#### **WATER AND SEWER**

We also know that our current infrastructure and servicing capacity will limit development. Teeshohsum is nearing capacity for water services, so new residential and community facilities may require increased water services capacity or improved demand management strategies. We are in the process of addressing our future water needs and the management of this critical resource.

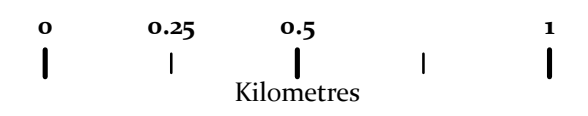
Our current sewer facility for Teeshohsum is also nearing maximum capacity. We are currently in planning stages to develop a new system to address current and future needs.

# Ahgykson Land Use Constraints



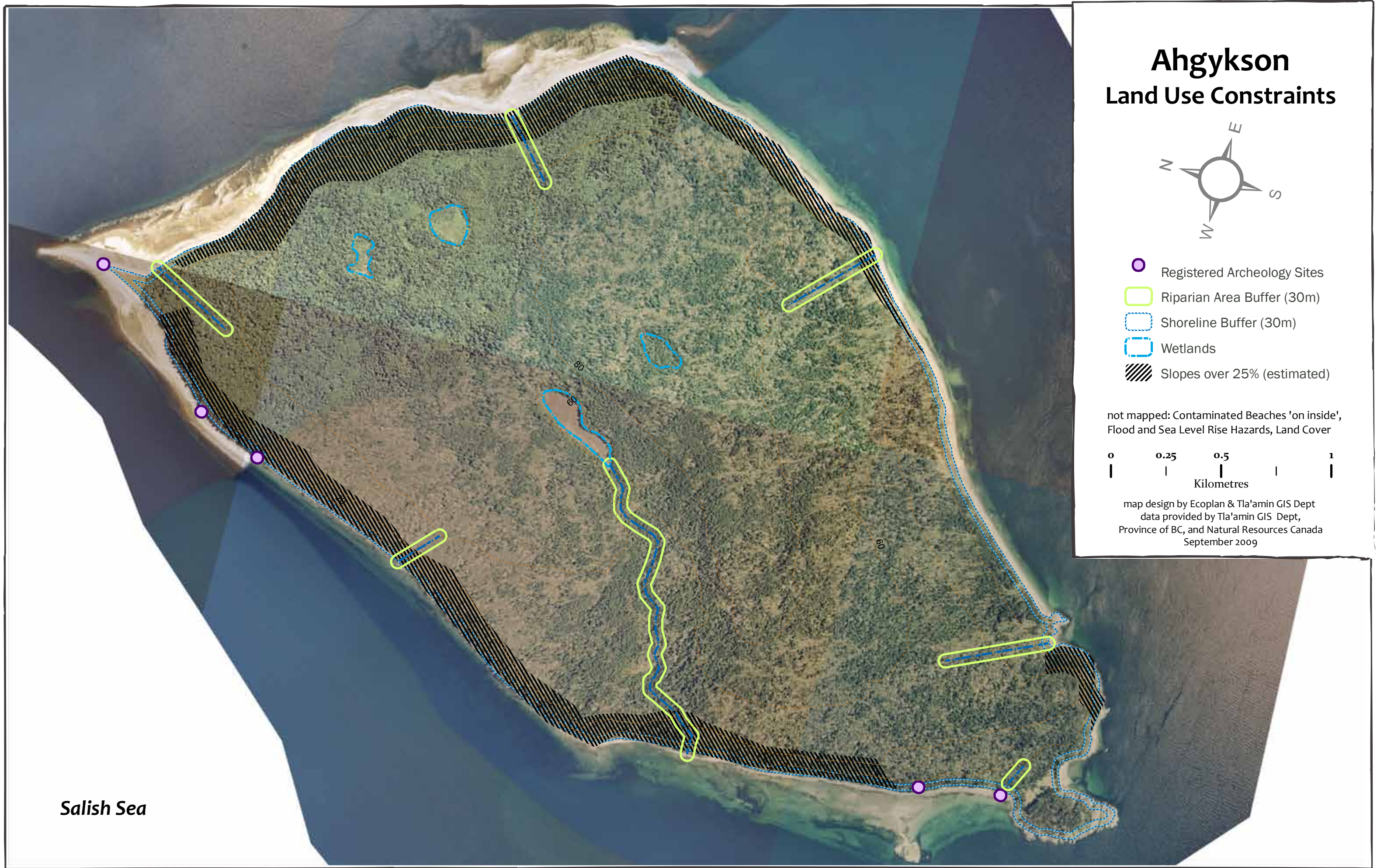
- Registered Archeology Sites
- Riparian Area Buffer (30m)
- Shoreline Buffer (30m)
- Wetlands
- Slopes over 25% (estimated)

not mapped: Contaminated Beaches 'on inside',  
Flood and Sea Level Rise Hazards, Land Cover

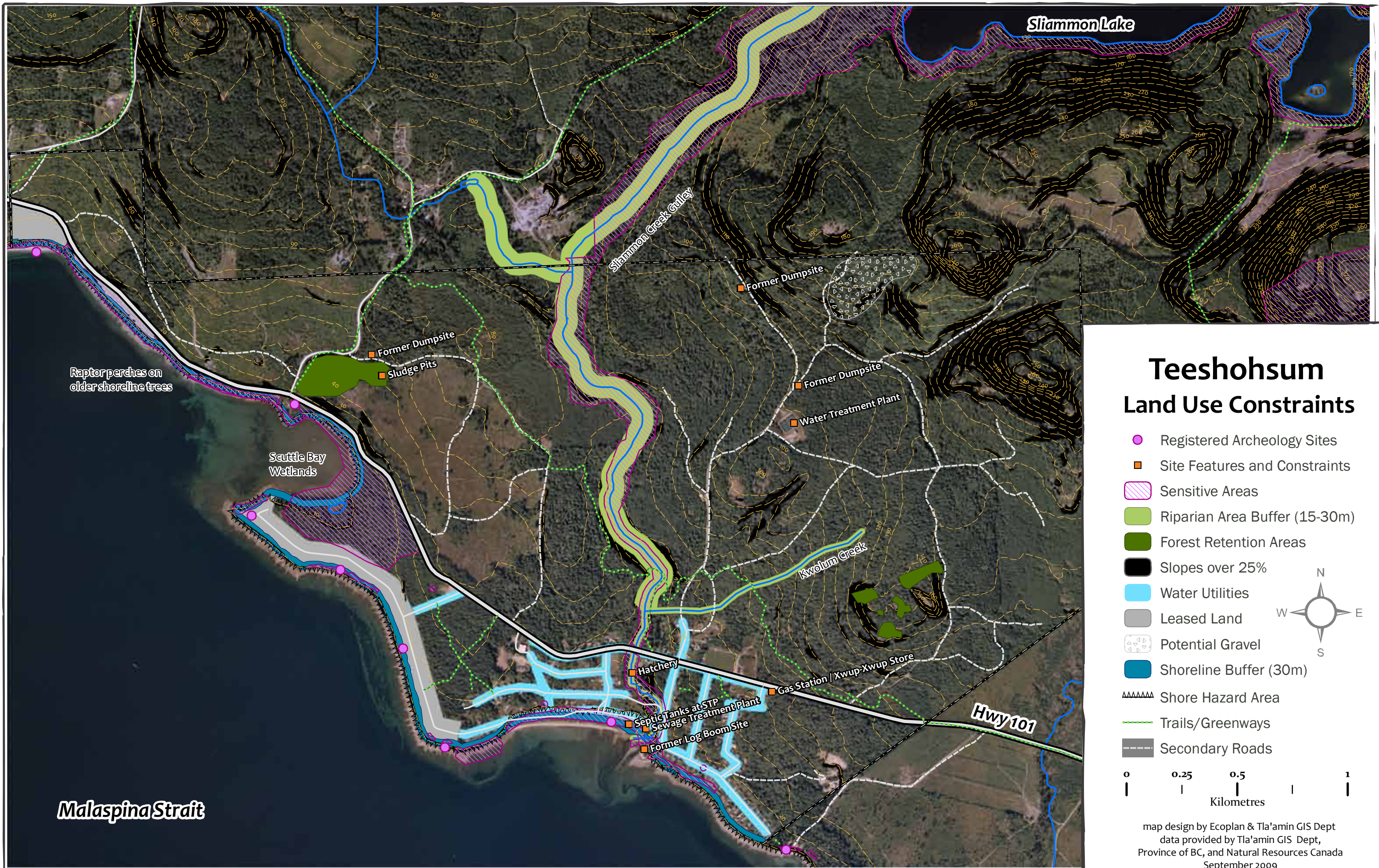


map design by Ecoplan & Tla'amin GIS Dept  
data provided by Tla'amin GIS Dept,  
Province of BC, and Natural Resources Canada  
September 2009

Salish Sea

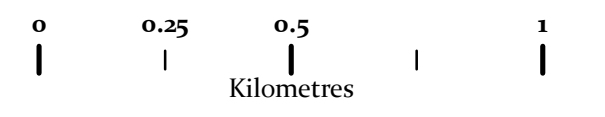
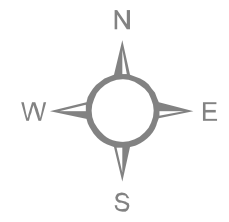






# Teeshohsum Land Use Constraints

- Registered Archeology Sites
- Site Features and Constraints
- Sensitive Areas
- Riparian Area Buffer (15-30m)
- Forest Retention Areas
- Slopes over 25%
- Water Utilities
- Leased Land
- Potential Gravel
- Shoreline Buffer (30m)
- ▲▲▲▲▲▲ Shore Hazard Area
- Trails/Greenways
- Secondary Roads



map design by Ecoplan & Tla'amin GIS Dept  
 data provided by Tla'amin GIS Dept,  
 Province of BC, and Natural Resources Canada  
 September 2009

Raptor perches on older shoreline trees

Scuttle Bay Wetlands

Malaspina Strait

Slammon Creek Gulley

Slammon Lake

Kwolum Creek

Hwy 101

Former Dumpsite

Former Dumpsite  
Sludge Pits

Former Dumpsite

Water Treatment Plant

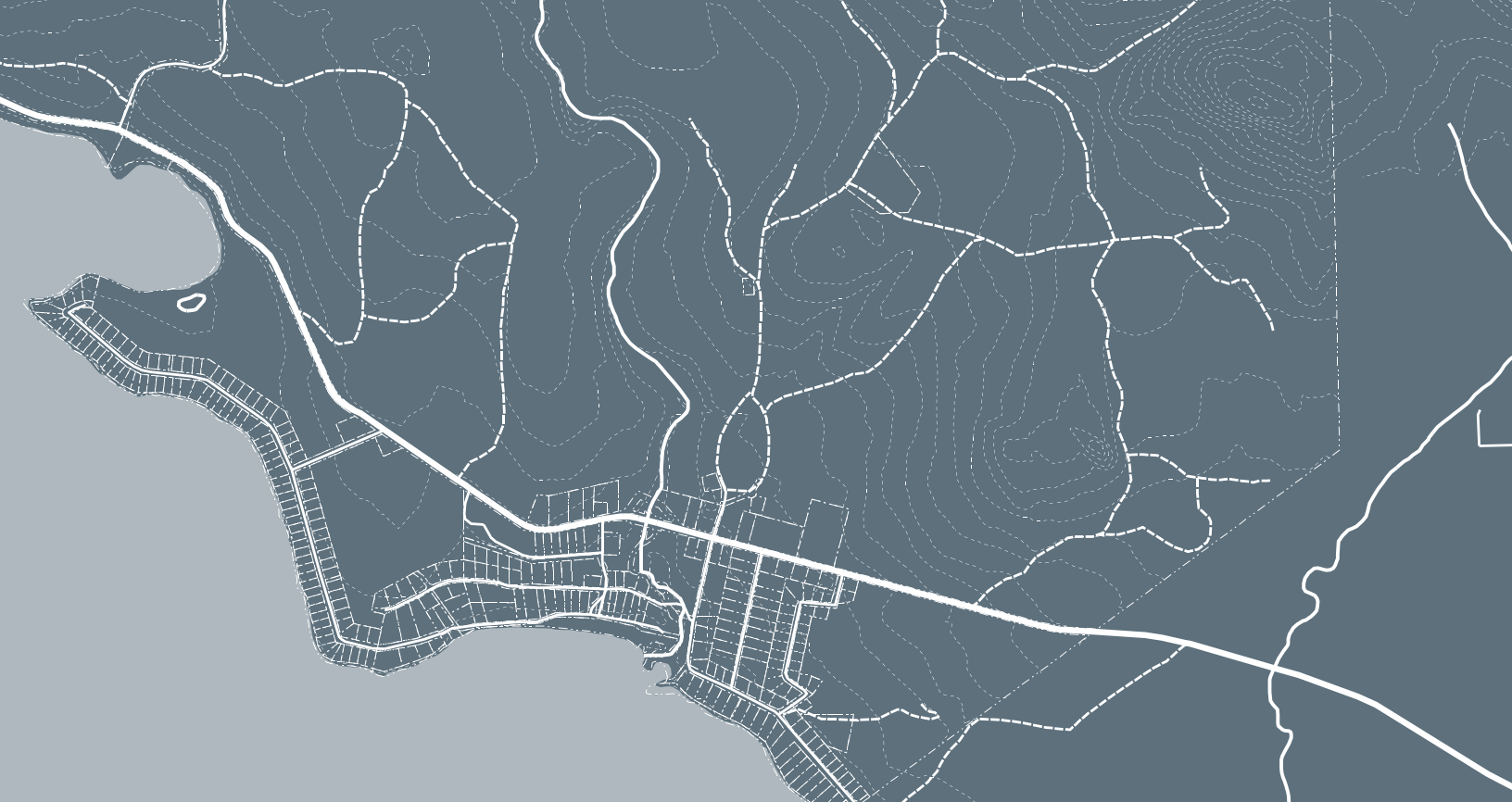
Hatchery

Gas Station / Xwup-Xwup Store

Septic Tanks at STP  
Sewage Treatment Plant

Former Log Boom Site





## **4.0 WHERE DO WE WANT TO GO?**

*This section describes our land use vision and the larger, strategic community development objectives we used to guide our land use planning process.*

<b>4.1</b>	<b>Our Land Use Vision</b>	<b>34</b>
<b>4.2</b>	<b>Our Land Use Objectives</b>	<b>36</b>
<b>4.3</b>	<b>Anticipating the Future</b>	<b>37</b>



## 4.1 OUR LAND USE VISION

Our vision statement from our 2007 *Comprehensive Community Plan* reads:

***Based on our Taow, we will empower our citizens to be healthy, self-governing stewards of the land. With full jurisdiction, and responsible leadership we will create the economic and employment opportunities to sustain and improve the quality of life for present and future generations.***

Our Land Use Plan supports this vision.

When reviewing member feedback provided during past planning initiatives (e.g., *Sliammon Comprehensive Community Plan*, 2007) and feedback provided specific to this process, we heard some consistent ideas and thoughts from our members. We heard:

Teeshohsum is our home community

- This should be the core location for new member housing and facilities.
- Facilities should feel welcoming & accommodate the diverse needs of our membership.

A good Community is more than just houses

- Our community should be where we work, learn, play and gather.
- Our community should include parks, open spaces and natural areas.

Teeshohsum and Ahgykson must both sustain Tla'amin culture

- Our facilities in Teeshohsum should include a cultural centre.
- Special areas should be protected for ceremonial activities.
- Certain historic and cultural areas should be protected from all development.

Ahgykson should be protected

- Development on Ahgykson should be limited to traditional and cultural activities, or small-scale eco-tourism where practical and feasible.

Land use decisions for our lands must be transparent and involve members

- Development on our lands affects everyone, so members should be involved in reviewing major projects.
- Development review should be open, transparent and accountable.



## 4.2 OUR LAND USE OBJECTIVES

Our 2003 *Land & Resource Management Plan for Sliammon Reserve Lands (LRMP)* developed preliminary land use designations that were refined in this Land Use Plan. The LRMP also identified management objectives for the land use designations which are summarized below.

Because of overlapping objectives and designations, our Land Use Plan combined the Uhmsnahkayeh (Watershed Management) designation with the Yeexmet tums gijeh (Sensitive) designation to simplify and improve the designations. The management objectives for both designations were brought forward in the new designation.

**TABLE: TLA'AMIN LAND USE DESIGNATION MANAGEMENT OBJECTIVES**

Designation	Management Objectives
<b>Ookts oht yiqush (Community Use)</b>	<ul style="list-style-type: none"> <li>• Encourage diverse housing options to meet demographic needs</li> <li>• Encourage infill of existing serviced areas</li> <li>• Provide adequate recreational, cultural, government amenities</li> <li>• Maintain and enhance the rural village character in Teeshohsum</li> <li>• Promote sustainability (e.g., community gardens, orchards)</li> <li>• Encourage home-based businesses</li> </ul>
<b>Nineh jeh tahla (Economic Development)</b>	<ul style="list-style-type: none"> <li>• Minimize environmental and community impacts</li> <li>• Permit community-supportive commercial recreation facilities</li> </ul>
<b>Uhmsnah jehjeum (Forest Management)</b>	<ul style="list-style-type: none"> <li>• Promote and support sustainable forestry</li> <li>• Create a multi-use community forest (i.e., recreational and commercial uses)</li> <li>• Permit all traditional and cultural uses of Tla'amin forestlands</li> </ul>
<b>Uhmsnah kootlkoo (Marine Management)</b>	<ul style="list-style-type: none"> <li>• Encourage sustainable use of intertidal and coastal resources</li> <li>• Recognize area as Tla'amin "asset in common"</li> <li>• Permit traditional and cultural uses</li> </ul>
<b>Yeexmet tums gijeh (Sensitive Area)</b>	<ul style="list-style-type: none"> <li>• Protect traditional and cultural use sites whenever possible</li> <li>• Protect known archaeological sites whenever possible</li> <li>• Protect and buffer riparian habitat fish</li> <li>• Permit and support traditional and cultural uses</li> <li>• Accommodate non-consumptive uses, including sensitive recreational uses</li> </ul>

## 4.3 ANTICIPATING THE FUTURE

A challenging aspect of describing ‘Where Do We Want to Go?’ is the uncertain risks posed by the effects of climate change. Scientific debate has from “*Is this a real threat?*” to “*What will happen, by how much, and what can we do about it?*” This threat plays a significant role in shaping our long-term vision for our land.

Climate change scientists predict that BC will experience (and in some cases already is experiencing) the following impacts due to climate change<sup>2</sup>:

- Increasing temperatures will shift ecosystems to the north and to higher elevations.
- Increasing water temperatures will disturb aquatic ecosystems.
- Shifts in weather and precipitation patterns may disturb ecosystems that are sensitive to these cycles, as well as water supply infrastructure that is designed for specific conditions
- Coastal storm activity will increase in intensity and frequency, exposing coastal housing and infrastructure to greater risk.
- More intense and more frequent storms may damage and interrupt the provision of basic services such as water, power, fuel, and transportation.
- Sea levels could rise by as much as 1.2 metres, causing permanent flooding of low-lying areas and increasing the impacts of flood and storm events.

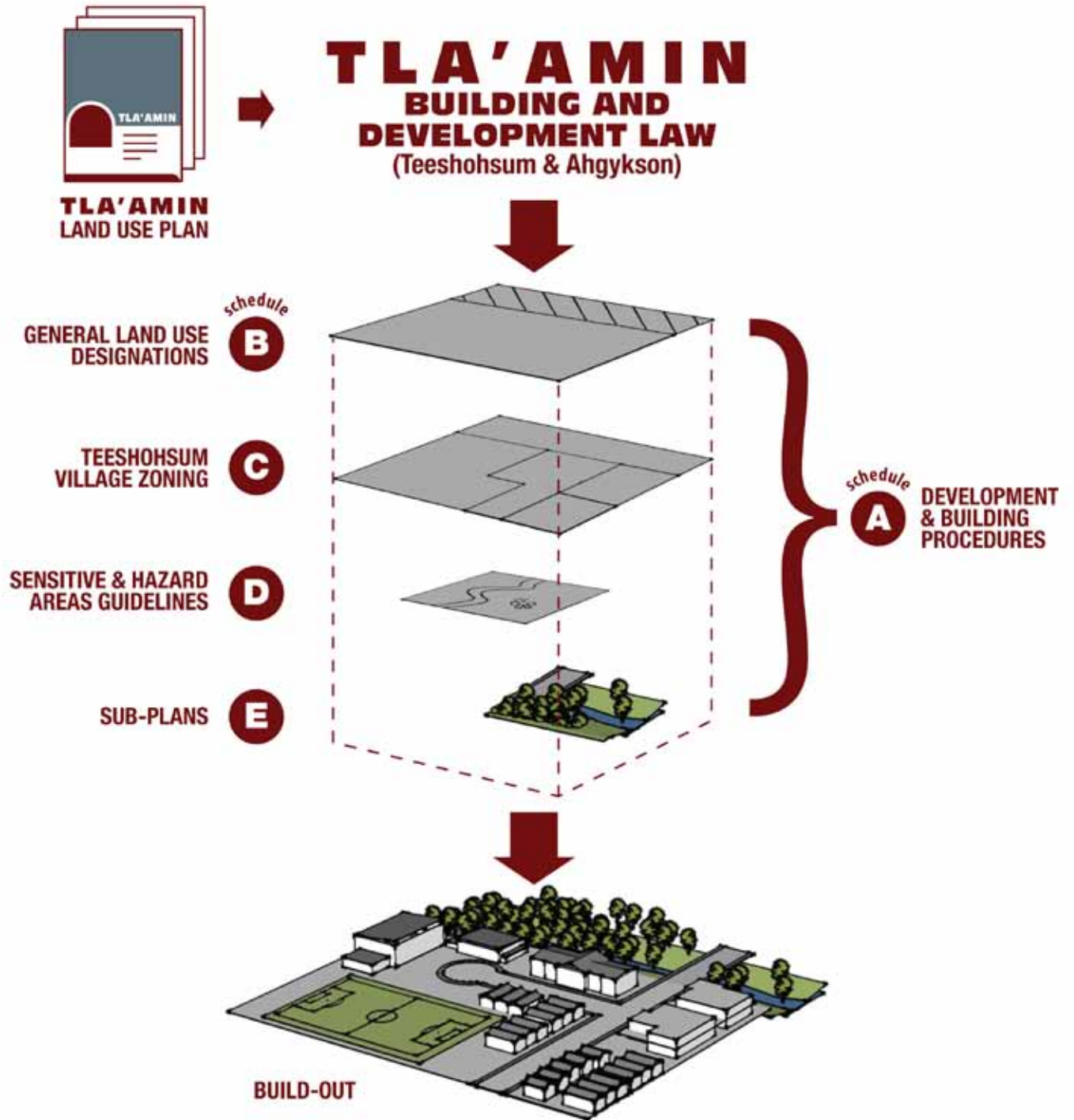
An example of our uncertainty is the projected height of actual sea level rise. Current provincial estimates for our traditional territory range from 0.04 to 1.03 metres by the year 2100<sup>3</sup>. Considering our time living on these lands, that year is not far away.

We want to manage our exposure to climate change risks and start preparing now. Though many of these impacts are beyond our ability to control, we can manage our exposure to hazards and our use of water and energy. The following summary of strategies refers to guidelines found elsewhere in this plan.

Strategy	Plan Component
Minimize the need to drive by providing our members with local facilities and resources	Schedule B: General Land Use Designations locate most housing within walking distance of our commercial and community services.
Be prepared for sea level rise	Schedule D-2: Hazard Areas Guidelines recommend a 30-metre setback from high water and a minimum flood elevation level to protect future developments.
Protect important ecological features and maximize ecological functioning	Schedule D-1: Sensitive Areas Guidelines recommend the protection of environmentally sensitive areas such as riparian corridors and wetlands.

<sup>2</sup> Adapted from “Climate Change Adaptation: Planning for BC”, Harford et al. November 2008

<sup>3</sup> British Columbia Coast and Marine Environment Project, BC Ministry of Environment. 2006





## **5.0 HOW DO WE GET THERE?**

*This section summarizes the policies, guidelines and sub-plans that together make up the technical Land Use Plan for Teeshohsum and Ahgykson.*

*The graphic on the facing page illustrates how the different policies and guidelines fit together to create a comprehensive planning framework where development proposals go through a number of layers, or filters, as they are evaluated and refined.*

*The policies, guidelines and sub-plans that are attached as Schedules to this Land Use Plan describe how the Land Use Plan is enacted and implemented for day-to-day planning through the Tla'amin Building Law and the Tla'amin Land Use and Development Law – Teeshohsum.*

<b>5.1</b>	<b>Development and Building Procedures</b>	<b>40</b>
<b>5.2</b>	<b>Land Use Policies and Guidelines</b>	<b>41</b>



## 5.1 DEVELOPMENT AND BUILDING PROCEDURES

This section summarizes how our Land Use Plan policies will be implemented through Tla'amin laws and harmonized with those of our neighbours.

### 5.1.1 Development and Building Review

Our development and building review procedures are attached as **Schedule A**.

Our development and building procedures describe how development on our lands is reviewed and new buildings approved. The policies are established for the benefit of our community and our members to ensure that:

- Everyone is **treated fairly and equally**;
- Development planning is a **transparent and efficient process**;
- Land is developed and buildings constructed in a manner that **protects the health and safety** of members, residents, and visitors to Teeshohsum and Ahgykson; and,
- Land is developed and buildings constructed in a manner that **achieves community development objectives**.

With few exceptions, a permit will be required for all construction and land development. The process by which permits are reviewed and issued is defined and enforced by the **Tla'amin Land Use and Development Law** and the **Tla'amin Building Law**.

### 5.1.2 Land Use Harmonization

We are committed to working with our neighbours to ensure that land uses in Teeshohsum and on Ahgykson do not conflict with those in neighbouring jurisdictions, and vice versa.

Our Land Use Plan acknowledges and respects the existing **protocols** we have already established with the **City of Powell River** and the **Regional District of Powell River**. The following protocols and related planning initiatives are specifically acknowledged:

- Sliammon – City of Powell River Protocol Agreement on Culture, Heritage and Economic Development (2004) *Note: currently under a review and amendment process to strengthen cultural site protection*
- Sliammon – Powell River Regional District Protocol Agreement for Communication and Cooperation (2004)
- Sliammon – Powell River Regional District Harmonization Project (2007)

## 5.2 LAND USE POLICIES AND GUIDELINES

### 5.2.1 General Land Use Designations

Our general land use designation policies are attached as **Schedule B**.

Our Land Use Plan provides **general land use designations** for Teeshohsum and Ahgykson. The designations are established to ensure:

- **Future development** occurs in appropriate areas; and,
- Land is allocated in a way that **meets community development objectives** for both Ahgykson and Teeshohsum.

The land use designations guide all land use and development decisions. Zoning designations, development plans, permitted developments, and land management activities in any specific area should conform to the **management objectives** and **allowed uses** of the land use designation for that area.

Our land use designations were first created for our 2003 *Land & Resource Management Plan for Sliammon Reserve Lands* and carried over into our 2007 *Sliammon Comprehensive Community Plan*. While we maintained the designations, the list of permitted uses for them was further refined.

The land use designations were unanimously endorsed by Tla'amin Council on November 16, 2009.

### 5.2.2 Teeshohsum Village Zoning

Teeshohsum Village Zoning policies are attached as **Schedule C**.

Specific **zones** are established within Teeshohsum to provide additional development control in our main population centre. The zoning establishes **specific policies** regarding the size and shape of parcels, the activities and intensity of uses that might occur on those parcels, and the siting and configuration of buildings on those parcels in Teeshohsum.

Teeshohsum zoning is implemented through the **Tla'amin Land Use and Development Law** and must be considered during the planning and development of any land or structures in Teeshohsum.

### 5.2.3 Sensitive and Hazard Area Guidelines

These development guideline policies are attached as **Schedule D**.

- **Sensitive Areas:** Our people have been present in Teeshohsum and on Ahgykson for thousands of years. While we have identified many important archeological and cultural sites, many more wait to be discovered. These guidelines will help protect historic sites and sacred places from being damaged or lost during land development. We also accept our role of stewards of our lands and waters and take the challenge very seriously. These guidelines describe important ecological areas and illustrate how we will protect them from development activities.

Sensitive Areas guidelines are established to ensure that future lands are allocated and buildings constructed in a manner that protect our culture, heritage, and natural environment from damage or degradation due to construction and development impacts. Any construction work that we do in the indicated Sensitive Areas should consider these guidelines, including site works, landscaping, and the construction of homes or community buildings.

- **Hazard Areas:** As a coastal people, we are especially exposed to the threats posed by ocean storm surges and the potential impacts of sea level rise. These guidelines are established to ensure that future lands are allocated and buildings constructed in a manner that protect our people from harm and our investments in buildings and infrastructure from unnecessary damage due to coastal hazards. Any construction work that we do in the indicated Hazard Areas should consider these guidelines, including site works, landscaping, and the construction of homes or community buildings.

#### DEVELOPMENT PLANNING, DESIGN AND CONSTRUCTION GUIDELINES

We are planning on creating special guidelines that will represent our commitment to developing our lands in the most environmentally sustainable, economically responsible and socially appropriate manner possible. We accept our role of *stewards of our lands* and take the challenge very seriously. We expect all our development partners – from our members to our joint-venture collaborators - to work with us to ensure that our new developments meet the highest standards.

When completed, our planning, design and construction guidelines will be used in conjunction with our Land Use Plan, to achieve the following goals:

- All new development will *respect the natural environment* and take a holistic approach to *integrate new buildings* with the land and the particular site.
- All new buildings will *minimize resource consumption* (energy, water, land, and materials).
- All new buildings will be built to last and will *protect the health and safety* those living, working and playing in them.
- All new development will be *cost-effective* and make our homes and community facilities more affordable to build and maintain over the long-term.

## 5.2.4 Transportation & Servicing and Community Facility Sub-Plans

These sub-plan policies are attached as **Schedule E**.

This section describes two sub-plans that should be **referred to during all phases of land use planning, development planning, and construction**.

- **Transportation & Servicing:** As land is developed on our reserve and our on-reserve membership increases, we will need to expand our services infrastructure, our transportation network, and our mobility-related amenities. This sub-plan conceptually describes the key features of our transportation and servicing needs that will support our land use plan.
- **Community Facilities:** This sub-plan describes the community facilities that will support and strengthen our community and encourage our members to be physically and socially active in our community, such as outdoor spaces, parks, recreation facilities and community facilities. The plan conceptually describes those features and their general location.







## **6.0 HAVE WE ARRIVED?**

*The final step in our planning approach asks the question “Have we arrived?” It involves the monitoring and evaluation of our Land Use Plan to make sure that it works as anticipated, and helps us meet our vision and land management objectives.*

<b>6.1</b>	<b>Monitoring and evaluation</b>	<b>46</b>
<b>6.2</b>	<b>Amendments</b>	<b>47</b>



## 6.1 MONITORING AND EVALUATION

We see our Land Use Plan as a **living document**. We will actively track our progress in meeting our vision and achieving our community development objectives. We will also review our Plan with leadership and members, and modify plan policies and guidelines as required.

This plan includes the following regular review period, benchmarks and general monitoring and evaluation framework.

### STEP 1: PLAN LAUNCH – INITIAL TRAINING

- Tla’amin Community Planner (or equivalent) to conduct a **familiarization workshop** on the on the Tla’amin Land Use and Development Law, Tla’amin Building Law, and the Tla’amin Land Use Plan for all **senior staff**.
- Tla’amin Planner to conduct a **familiarization workshop** on the on the Tla’amin Land Use and Development Law, Tla’amin Building Law, and the Tla’amin Land Use Plan for **Chief and Council**.

### STEP 2: ANNUAL REPORTING

- Tla’amin Planner to prepare **bi-annual report** (i.e., every six months) that summarizes any new developments, approvals, etc. The Planning report is to be presented to Council and distributed to members and staff via the Neh motl newsletter.

### STEP 3: LEADERSHIP TRAINING

- Tla’amin Planner to conduct **familiarization workshop** on the Tla’amin Land Use and Development Law, Tla’amin Building Law, and the Tla’amin Land Use Plan within four months of beginning of term **with each new Council**.

### STEP 4: FORMAL REVIEW

- Tla’amin Planner to conduct a formal evaluation of the Tla’amin Land Use and Development Law, Tla’amin Building Law, and the Tla’amin Land Use Plan every **six years**. Formal review to include an assessment of:
  - Development review process – *Is it working? Are decisions transparent, accountable and transparent? Does the community understand and support the Land Use Plan?*
  - Land Use Plan enforcement – *Has enforcement been required? Did it work? Could it be improved?*
  - Development Guidelines – *Based on current conditions, do the sea-level rise areas need revising? Have cultural and ecological resources been adequately protected?*
  - Data and mapping – *Based on new development, is Tla’amin mapping and land development data up-to-date?*
  - Plan coordination and integration – *Is the Land Use Plan still supporting Comprehensive Community Plan objectives? Does it need to be coordinated with other planning initiatives that may have started up?*

## 6.2 AMENDMENTS

We will need to revise and amend our Land Use Plan's policy Schedules and corresponding laws as our community develops and expands, and as new information and/or issues requiring our attention and action arise (e.g., new archeological sites are identified). Any development plan that proposes to deviate from this Land Use Plan or its Schedules will first require that the appropriate policies be amended.

The policy Schedules in this Land Use Plan may be revised from time to time as directed and approved by Tla'amin Council by Council motion. The Tla'amin Planner (or equivalent) will guide the amendment process. The Schedules may be amended individually with the revised Schedule replacing the old Schedule. The date of amendment will be noted along with addition and/or deletion and attached to the Land Use Plan. Amendments will also be published in Neh motl and posted in the Band Administration building for general community information.

An amendment process for the Tla'amin Land Use and Development Law and the Tla'amin Building Law require an amendment process outlined in those laws.







# SCHEDULES AND POLICIES

*The guidelines and sub-plans attached as Schedules to this Land Use Plan describe how the Land Use Plan is enacted and implemented for day-to-day planning. The policies and information included here as Schedules B and C will be incorporated into the Tla’amin Land Use and Development Law – Teeshohsum. The Development Procedures described in Schedule A will also be incorporated into this law. The Building Procedures described in Schedule A will be incorporated into the Tla’amin Building Law, which will regulate the actual construction of buildings and structures.*

*While the main section of our Land Use Plan established our vision and objectives for how our community develops over time, these Schedules describe how they are to be achieved at the policy and development review level in compliance with the Tla’amin Land Code.*

*These policies can be changed and amended over time where and when required, as long as they meet our land use management objectives, this Land Use Plan’s intent, and our guiding principles (Ta’ow).*

*Amendments to the Tla’amin Building Law and the Tla’amin Land Use and Development Law require an amendment process outlined in those laws.*

*The schedules include:*

<b>A: Development and Building Procedures</b>	<b>51</b>
<b>B: General Land Use Designations</b>	<b>59</b>
<b>C: Teeshohsum Village Zoning</b>	<b>67</b>
<b>D: Sensitive and Hazard Areas Guidelines</b>	<b>73</b>
<b>E: Sub-Plans – Transportation &amp; Servicing, Community Facilities</b>	<b>83</b>





# A: DEVELOPMENT & BUILDING PROCEDURES

## PURPOSE

Development and Building Procedures policies describe the process by which a proponent may be given permission to develop land or construct a structure on our lands. They are established for the benefit of all Tla'amin members and other community members living and working on Tla'amin lands to ensure that:

- Everyone is **treated fairly**;
- Development planning is a **transparent and efficient process**;
- Land is developed and buildings constructed in a manner that protects the health and safety of members, residents, and visitors to Teeshohsum and Ahgykson;
- Land is developed and buildings constructed in a manner that **achieves community objectives**;
- Land is developed and buildings constructed in **compliance with the Tla'amin Land Code**.

## APPLICATION

A permit is required for all construction and land development. The process by which permits are reviewed and issued is defined and enforced by the **Tla'amin Development and Land Use Law** and the **Tla'amin Building Law**.

The two permit types are:

- **Development Permit:** A Development Permit must be obtained for subdivisions, new construction of any building or facility, and renovations that change the size or use of a building or structure. A Development Permit approves the location, size and use of any parcel of land or of any building on that parcel, and allows the proponent to apply for a Building Permit. Development Permits ensure that land development and proposed building projects conform to the Tla'amin Land Use Plan and zoning and development laws. These are issued in accordance with the **Tla'amin Development and Land Use Law**.
- **Building Permit:** Building Permits allow a proponent to begin and proceed with the construction of landscapes and structures. These permits ensure that individual buildings and structures meet the requirements of the B.C. Building Code. In Teeshohsum, a Building Permit cannot be issued until a Development Permit is first issued. Building permits are issued in accordance with the Tla'amin Building Law.

In **general terms**, Development and Building Permits are required in the following circumstances (Note: Please review Tla'amin Building Law and Tla'amin Land Use and Development Law – Teeshohsum for full requirements).

**A.1 A Development Permit is required before proceeding with:**

- a. Any project requiring a Building Permit, except renovations that do not change the size, use, or location of a building or structure;
- b. Construction of, additions to, demolition of, or relocation of a building or other structure, except a structure with an area less than 9.2 square metres (100 square feet) if it is not located within a Sensitive Area;
- c. Any construction or landscaping within 91 metres (300 feet) of a water body or waterway, measured from the high-water boundary or top of bank;
- d. Any construction or landscaping within an identified Hazard Area or Sensitive Area;
- e. Landscaping that includes removal of mature trees or native vegetation, installation of impervious paving, removal of soil, or alterations to drainage patterns;
- f. Changes to the use of a parcel of land or existing structure;
- g. Filling of land; and,
- h. New signage.<sup>1</sup>

**A.2 A Development Permit is not required for:**

- a. Minor repairs that do not expand or alter the size, use, or location of a structure; and,
- b. Fences or other landscaping outside of Sensitive Areas that do not alter site drainage or remove trees larger than 20cm (7.9 inches) diameter when measured at chest height.

**A.3 A Building Permit is required before proceeding with:**

- a. Construction of a building or structure;
- b. Installation of a manufactured home or modular home;
- c. Construction requiring modifications or additions to any building utility such as plumbing, wiring, electrical, heating, and gas or other fuel systems equipment and fittings, except as noted in A.4.e;
- d. Construction or installation of a pool;
- e. Moving a building or structure;
- f. Demolition of a building or structure; and
- g. Construction of a masonry fireplace, the installation of a wood burning appliance or a chimney.

**A.4 A Building Permit is not required for:**

- a. Buildings or structures exempted by Division A, Part 1 of the BC Building Code, or as expressly provided in the Tla'amin Building Law;

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<sup>1</sup> For example, the construction of a parking lot requires a Development Permit because it changes the use of a parcel of land and may involve new signage, fill, and alterations to drainage patterns.

- b. Fences under 1.5 metres (5 feet) in height;
- c. Decks that are not over 0.6 metres (2 feet) above grade;
- d. Repairs to an existing fireplace, wood burning appliance or factory constructed chimney or masonry chimney;
- e. The repair or replacement of a valve, faucet, fixture, sprinkler head or piping in a plumbing system if no change in piping configuration is required; and
- f. Recreational vehicles used for temporary accommodation (less than 30-days) for recreation or vacation purposes only; and,
- g. Structures such as greenhouses or storage facilities, that are constructed of a wood, steel or plastic frame covered with sheet polyethylene, fabric, tarps or glass that are intended to be used temporarily on a seasonal basis and will be removed seasonally.

## IMPLEMENTATION – TLA’AMIN PLANNER

The Tla’amin Lands Department shall be responsible for development and building permitting under the Tla’amin Land Use Plan, Land Use and Development Law, and Building Law. Subject to available funding, it is anticipated that in the longer term (i.e., Treaty Effective Date) a new ‘Tla’amin Planner’ position will be created to ensure the effective administration of Tla’amin Land Use Plan, Land Use and Development Law, and Building Law. For the initial implementation of the Tla’amin Land Use Plan, and until a new position is created, the Tla’amin Land Use Coordinator working in partnership with the Tla’amin Lands Manager will carry out the duties of the Tla’amin Planner.

### A.5 The duties of the Tla’amin Planner are:

- a. To monitor Tla’amin member and leaseholder compliance with the **Tla’amin Building Law** and **Tla’amin Land Use and Development Law**;
- b. To enforce the Tla’amin Building Law and Tla’amin Land Use and Development Law **where expressly provided** in those laws;
- c. Process and manage **Development Permit** applications;
- d. Process and manage **Building Permit** applications with the assistance of a qualified Building Inspector(s) where necessary and required;
- e. Prepare basic information concerning land use planning and act as a resource person for Tla’amin departments, members and Council on land use planning processes, procedures and laws; and,
- f. Work with other Tla’amin departments in a coordinated effort toward achieving the community development objectives identified in both the Tla’amin Land Use Plan and Sliammon Comprehensive Community Plan.

As proposed, a qualified Building Inspector(s) will support the Tla’amin Planner on a fee-for-service basis with building inspections and enforcement of the **Tla’amin Building Law**.

- A.6** The duties of the Building Inspector(s) are:
- a. To support the Tla’amin Planner in the **management and enforcement** of the **Tla’amin Building Law**;
  - b. To work with the Tla’amin Planner in the processing of **Building Permit** applications.
  - c. To conduct **building inspections** as required by the Tla’amin Building Law and BC Building Code; and
  - d. To support the Tla’amin Planner in the enforcement of the Tla’amin Building Law **where expressly provided** in that law.

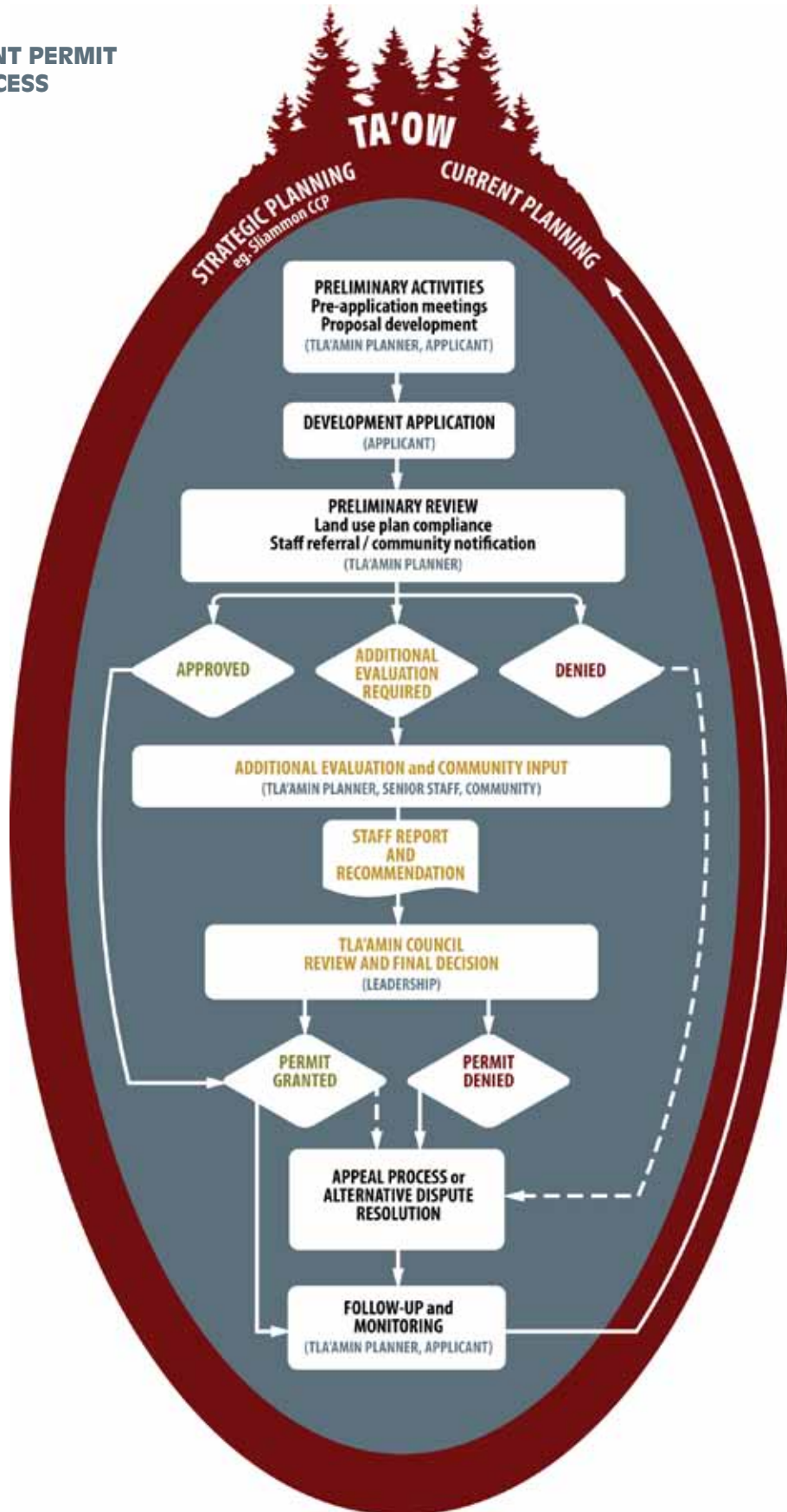
**GENERAL PROCEDURES – DEVELOPMENT & BUILDING PERMIT REVIEW** .....

A generalized development review and permitting process is illustrated. Detailed procedures and requirements are provided in **Tla’amin Land Use and Development Law** and in the **Tla’amin Building Law**.

As illustrated, Tla’amin Council controls the issuance of Development Permits. The Tla’amin Planner (or equivalent) with the support of a contracted Building Inspector issue Building Permits. For Development Permits, the **Tla’amin Planner** will guide and facilitate the review process and make reports and recommendations to Council on Development Permit applications.

As the law-making body on the reserve, Council will not be **directly** involved in the enforcement of either the Tla’amin Building Law, or the Tla’amin Land Use and Development Law. A Chief or Council member cannot interfere in individual cases, for example, by seeking preferred or punitive treatment on behalf of certain individuals or groups.

**FIGURE:  
DEVELOPMENT PERMIT  
REVIEW PROCESS**



## DEVELOPMENT PERMIT PROCEDURES

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The **generalized** Development Permit Review Process applies to:

- Any **minor projects** such as residential home improvements and renovations that change the size, use, or location of a building, multifamily conversions, and new construction of a home on a single lot; and,
- Any **major development projects** that include subdividing and developing land, constructing community facilities or new streets and infrastructure, and any other activities having a long-term impact on land use and community resources.
- Individual parcels only. For example, a permit may be granted to subdivide a parcel of land and develop that land to service the newly created parcels. Following this process, an additional development permit will be required for construction on each of the new parcels.

### 1. Preliminary Meeting

- a. The proponent meets with the Tla'amin Lands Department and Tla'amin Planner (or equivalent) and other staff as necessary to review the site location, potential constraints, and application requirements;
- b. For **major projects** involving Band-owned lands or properties, the proponent may be a person designated by Council.
- c. The proponent identifies the location of their project and describes their intentions to the staff (sketch plans should be provided if possible but are not required);
- d. The Tla'amin Planner (or equivalent) reviews the permitting process and requirements with the proponent, identifies any special conditions that could constrain the project, and provides application materials (i.e., forms); and,
- e. For **major projects**:
  - i. The Tla'amin Planner (or equivalent) prepares a report describing the proposed project, preliminary comments from staff and committees, and the preliminary considerations described above and submits report to Council; and,
  - ii. Council may deny that the project should proceed, or approve that the project should continue and request that further evaluation be conducted.

### 2. Application

- a. Applicants are encouraged to seek assistance from the Tla'amin Lands Department and Tla'amin Planner (or equivalent) for the development of their application package;
- b. Applications are submitted to the Tla'amin Lands Department; and,
- c. Applications can be submitted by the owner of the property or the owner's agent (builder, architect, etc) and will include the materials required by the Tla'amin Land Use and Development Law.

### 3. Review

- a. The Tla'amin Lands Department and Tla'amin Planner (or equivalent) reviews the application to ensure compliance with the Tla'amin Land Use and Development Law and to ensure it meets the objectives of the Tla'amin Land Use Plan;
- b. The Tla'amin Lands Department may reject an application for insufficient or incomplete information or for non-compliance with the Tla'amin Land Use and Development Law;
- c. The Tla'amin Planner (or equivalent) distributes the application for review by other Tla'amin staff as necessary, or as required by the Tla'amin Land Use and Development Law;
- d. The Tla'amin Planner (or equivalent) will make the application available for public review using a method and time period defined by the Tla'amin Land Use and Development Law.
- e. Within the prescribed time period, any member or staff may submit comments of approval or concern relating to the proposal to the Tla'amin Lands Department, with these comments being included as information in the Approval Review package;
- f. For **major projects**:
  - i. Where necessary, or if Council requests further evaluation, the Tla'amin Lands Department and Tla'amin Planner (or equivalent) will conduct a more in depth review of the potential project as per the requirements laid out in the Tla'amin Land Use and Development Law; and
  - ii. Member input will be solicited during this phase of project as per the requirements laid out in the Tla'amin Land Use and Development Law.

### 4. Approval

- a. The Tla'amin Planner (or equivalent) submits an Approval Review package, including the full application with comments and a recommendation, to Council for their considerations and recommendation. The Council may:
  - i. Deny issuance of a permit for having insufficient or incomplete information or for non-compliance with Tla'amin Land Use and Development Law;
  - ii. Defer consideration of the application and recommend further review or evaluation required prior to further consideration;
  - iii. Authorize the issuance of a permit subject to specific conditions as determined by Council; or,
  - iv. Authorize the issuance of a permit with no changes.

### 5. Additional Evaluation or Review

- a. If Council defers approval, Council should provide direction regarding further review or evaluation, including any study or member consultation.

- b. If approval is conditionally granted, Council will provide direction on the subject conditions.
- c. Following deferred or conditional approval, the proponent and staff will arrange to review, amend, and resubmit the proposal as necessary. This review may include revisions to the plans and specifications, consultation with relevant committees, or broader member consultation. It may also include legal review or expert analysis where necessary.

**6. Final Approval**

- a. When Council grants an approval with no changes, the Tla’amin Planner (or equivalent) will issue a development permit that allows the project to continue.
- b. A **Building Permit is required for all subsequent construction activities**. The procedure for Building Permits and inspections is established in the **Tla’amin Building Law**.

**7. Implementation**

- a. Upon Council approval to continue the project, the Tla’amin Lands Department and Tla’amin Planner (or equivalent) will initiate appropriate development procedures.

**8. Appeals**

- a. The proponent can appeal a decision as described in the Tla’amin Land Use and Development Law.
- b. Council will not reconsider a permit application for a parcel that has previously been refused a permit for 6 months following the date of the refusal.

**PROCEDURES – BUILDING PERMITS** .....

Building permits will be issued according the authority and procedures described in the **Tla’amin Building Law**.

## B: GENERAL LAND USE DESIGNATIONS

### PURPOSE

The land use designations are established to ensure **future development occurs in appropriate areas** and that land is allocated in a way that **meets community objectives** on Ahgykson and in Teeshohsum. The designations set out broad management objectives and provide broad guidelines on allowed uses for designated land areas.

### APPLICATION

The land use designations guide all land use and development decisions. Zoning designations, development plans, permitted developments, and land management activities in any specific area should conform to the **management objectives** and **allowed uses** of the land use designation for that area.

### MANAGEMENT OBJECTIVES

The following management objectives are established for the land use designations and should be considered during the planning and development of any land or structures in Teeshohsum or on Ahgykson. The management objectives were first developed for the 2003 *Tla'amin Land and Resource Management Plan*.

#### OOKTS OHT YIQUSH (COMMUNITY USE)<sup>2</sup>

**B.1** Management objectives for the Ookts oht yiqush (Community Use) designation are:

- a. Encourage diverse housing options to meet demographic needs;
- b. Encourage infill of existing serviced areas;
- c. Provide adequate recreational, cultural, government amenities;
- d. Maintain and enhance the rural village character in Teeshohsum;
- e. Promote sustainability (e.g., community gardens, orchards); and,
- f. Encourage home-based businesses.

#### NINEH JEH TAHLA (ECONOMIC DEVELOPMENT)

**B.2** Management objectives for the Nineh jeh tahla (Economic Development) designation are:

- a. Promote and support sustainable economic development opportunities;
- b. Encourage and expand a diversified local economy with increased employment opportunities;

<sup>2</sup> The English names for the land use areas are not literal translations. Please see the Glossary for a fuller description of the Tla'amin names.

- c. Provide opportunities for industrial and commercial development of a type and scale compatible with the natural environment;
- d. Minimize environmental and community impacts; and,
- e. Permit community-supportive commercial recreation facilities.

**UHMSNAH JEHJEUM (FOREST MANAGEMENT)**

**B.3** Management objectives for the Uhmsnah jehjeum (Forest Management) designation are:

- a. Promote and support sustainable forestry;
- b. Create a multi-use community forest (i.e., recreational and commercial uses); and,
- c. Permit all traditional and cultural uses of Tla’amin forestlands.

**UHMSNAH KOOTLKOO (MARINE MANAGEMENT)**

**B.4** Management objectives for the Uhmsnah kootlkoo (Marine Management) designation are:

- a. Encourage sustainable use of intertidal and coastal resources;
- b. Recognize area as Tla’amin’s valuable “asset in common”; and,
- c. Permit and support traditional and cultural uses and activities<sup>3</sup>.

**YEEXMET TUMS GIJEH (SENSITIVE AREA)**

**B.5** Management objectives for the Yeexmet tums gijeh (Sensitive Area) designation are:

- a. Protect traditional and cultural use sites whenever possible;
- b. Protect known archaeological sites whenever possible;
- c. Protect and buffer riparian habitat fish;
- d. Permit and support traditional and cultural uses and activities; and,
- e. Accommodate non-consumptive uses, including sensitive recreational uses.

**ALLOWED USES**

**OOKTS OHT YIQUSH (COMMUNITY USE)**

**B.6** To support the Ookts oht yiqush (Community Use) designation’s management objectives the following uses are allowed in the designation:

- a. Member housing (single- and multi-family, Elders, other options)
- b. Non-member, leasehold housing (single-family)
- c. Parks and recreation facilities (fields & ancillary buildings)

<sup>3</sup> “traditional cultural uses and activities” means activities and uses historically or traditionally carried out by Tla’amin members, and recognized by the community as traditional or cultural, and does not include large scale, commercial, industrial or mechanized excavation of land, extraction of resources, construction of structures, or development of land;

- d. Tla'amin program offices (administration and program delivery)
- e. Community facilities (gym, meeting space, program offices, youth centre)
- f. Cultural facilities and buildings (Longhouse, Cultural Centre)
- g. Elders Care facility
- h. Health Centre
- i. Schools and day care, including adult education
- j. Cemetery
- k. Local food production (e.g., community gardens, orchards)
- l. Supporting infrastructure (water, sewer, power, roads)

#### **NINEH JEH TAHLA (ECONOMIC DEVELOPMENT)**

**B.7** To support the Nineh jeh tahla (Economic Development) designation's management objectives the following uses are allowed:

- a. Commercial retail (Tla'amin-owned/joint venture, leased)
- b. Commercial enterprises (Tla'amin-owned/joint venture, leased)
- c. Commercial office (aboriginal professional and leased)
- d. Light industrial and manufacturing (e.g., value-added wood products manufacturing, in-vessel composting, etc.)
- e. Supporting infrastructure (water, sewer, power, roads)

#### **UHMSNAH JEHJEUM (FOREST MANAGEMENT)**

**B.8** To support the Uhmsnah jehjeum (Forest Management) designation's management objectives the following uses are allowed:

- a. Timber harvesting and restoration
- b. Traditional and cultural uses and activities
- c. Non-timber forest products
- d. Agro-forestry and agriculture
- e. Limited eco- and cultural tourism
- f. Habitat protection and stewardship

#### **UHMSNAH KOOTLKOO (MARINE MANAGEMENT)**

**B.9** To support the Uhmsnah kootlkoo (Marine Management) designation's management objectives the following uses are allowed:

- a. Traditional and cultural uses and activities
- b. Limited eco- and cultural tourism and recreation
- c. Shellfish/fin fish harvesting (commercial/food)

- d. Habitat protection and stewardship

**YEEXMET TUMS GIJEH (SENSITIVE AREA)**

**B.10** To support the Yeexmet tums gijeh (Sensitive Area) designation’s management objectives the following uses are allowed:

- a. Protected environmental areas (i.e., creeks, foreshore, wetlands, etc.)
- b. Protected wildlife areas (i.e., eagle and heron nesting sites, etc.)
- c. Protected cultural areas (i.e., traditional use sites, archaeological sites, etc.)
- d. Traditional and cultural uses and activities
- e. Limited eco- and cultural tourism

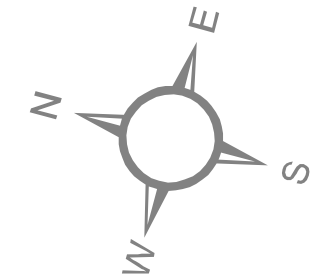
**DESIGNATIONS MAPS – TEESHOHSUM & AHGYKSON** .....

**B.11** Designations are allocated to the land areas indicated on the following maps.

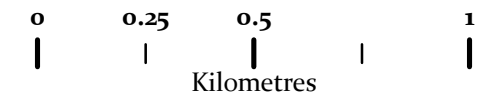
# Ahgykson

## Land Use Designations

as adopted by Council Nov 16, 2009



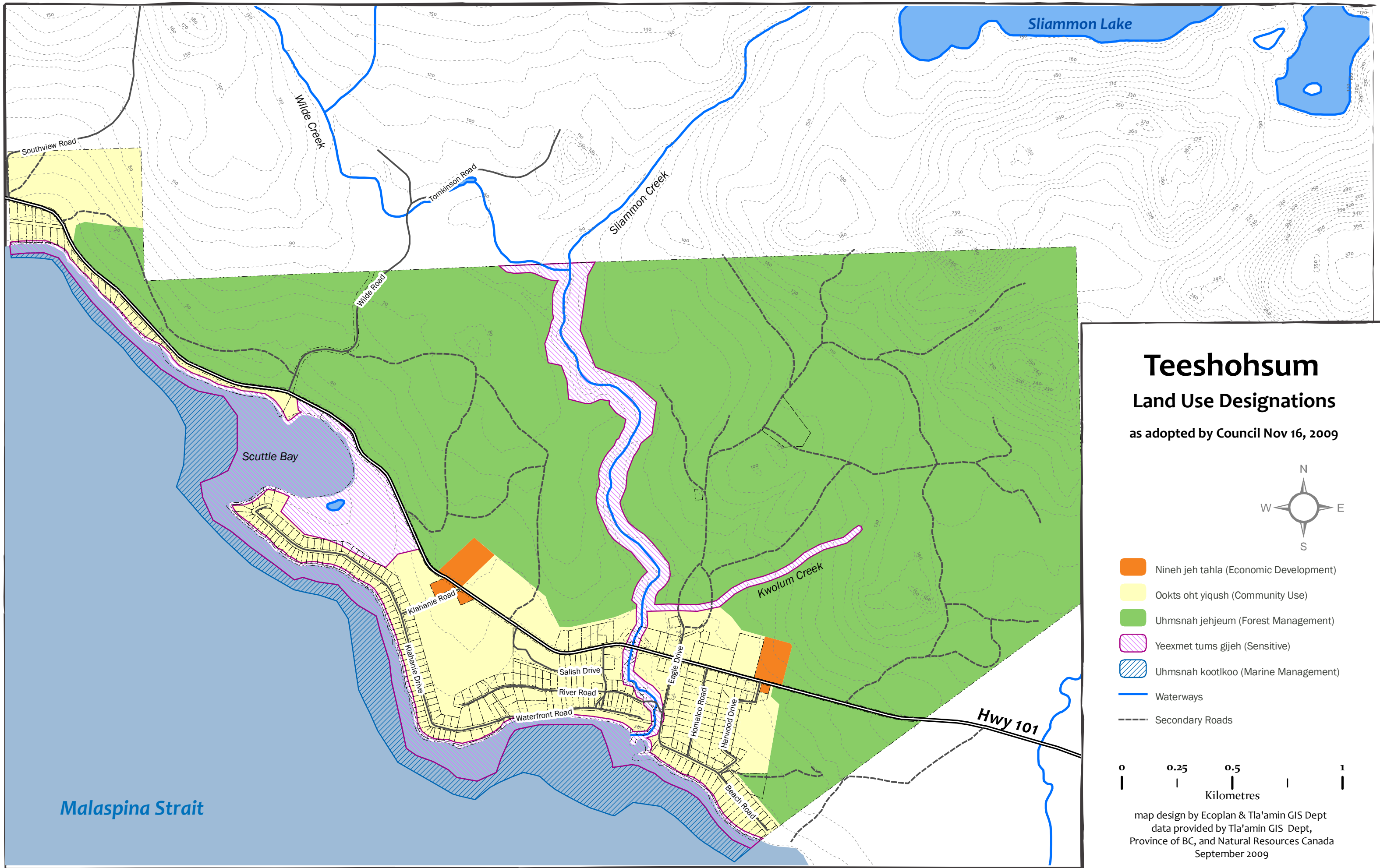
- Nineh jah tahla (Economic Development)
- Ookts oht yiqush (Community Use)
- Uhmsnah jahjeum (Forest Management)
- Yeexmet tums gijeh (Sensitive)
- Uhmsnah kootlkoo (Marine Management)
- Waterways



map design by Ecoplan & Tla'amin GIS Dept  
data provided by Tla'amin GIS Dept,  
Province of BC, and Natural Resources Canada  
September 2009



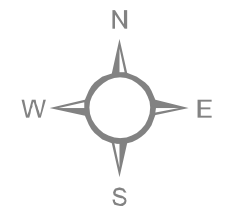




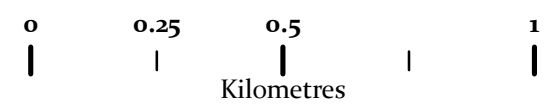
# Teeshohsum

## Land Use Designations

as adopted by Council Nov 16, 2009



- Nineh jah tahla (Economic Development)
- Ookts oht yiqush (Community Use)
- Uhmsnah jahjeum (Forest Management)
- Yeexmet tums gjeh (Sensitive)
- Uhmsnah kootlkoo (Marine Management)
- Waterways
- Secondary Roads



map design by Ecoplan & Tla'amin GIS Dept  
 data provided by Tla'amin GIS Dept,  
 Province of BC, and Natural Resources Canada  
 September 2009



## C: TEESHOHSUM VILLAGE ZONING

### PURPOSE

Specific **zones** are established within Teeshohsum to provide additional development control in our main population centre. The zoning establishes **specific policies** regarding the size and shape of parcels, the activities and intensity of uses that might occur on those parcels, and the siting and configuration of buildings on those parcels in Teeshohsum.

### APPLICATION

Teeshohsum zoning is implemented through the **Tla'amin Land Use and Development Law** and must be considered during the planning and development of any land or structures in Teeshohsum.

### GENERAL ZONING PROVISIONS

Teeshohsum is divided into the following zones, as shown on the Zoning Map:

- a. **L** – Limited Use Areas
- b. **CF** – Community Facilities
- c. **TR** – Tla'amin Residential (Member Housing)
- d. **LR** – Leasehold Residential (Leased Housing)
- e. **I** – Light Industrial
- f. **TC** – Tla'amin Commercial
- g. **TF** – Tla'amin Forest
- h. **U** – Utilities

General permitted uses in the zones are:

- a. **L – Limited Use Areas**
  - Traditional and cultural uses and activities;
  - Recreational, tourism, or education activities that are related to the promotion and dissemination of Tla'amin culture;
  - Hunting, fishing, trapping;
  - Ecological restoration; and,
  - Conservation activities and areas.
- b. **CF – Community Facilities**
  - A community centre;
  - A recreation facility;

- A cultural centre;
- A school;
- Any space for the purpose of supporting community programs and activities;
- Band administration offices;
- A health clinic;
- Elders' care facility;
- Elders housing;
- Supportive housing;
- A cemetery;
- Outdoor sports and recreation facilities;
- Community gardens;
- Conservation areas;
- Trails;
- Boat yards and docks;
- Cemeteries; and,
- A use accessory to any of the foregoing permitted uses.

**c. TR – Tla'amin Residential (TR) - Tla'amin Member and Tla'amin Citizen Housing**

- A single family dwelling;
- A two family dwelling
- A duplex dwelling;
- A semi-detached dwelling;
- A triplex dwelling;
- A group home;
- A home daycare;
- A mobile home dwelling;
- A home occupation;
- A cottage industry;
- A park or playground; and,
- A use accessory to any of the foregoing permitted uses.

**d. LR – Leasehold Residential (LR) - Leased non-Tla'amin Member and Tla'amin Citizen**

- A single family dwelling;
- A two family dwelling

- A duplex dwelling;
- A semi-detached dwelling;
- A home daycare;
- A home occupation;
- A cottage industry;
- A park or playground; and,
- A use accessory to any of the foregoing permitted uses.

**e. I – Light Industrial**

- Manufacturing;
- Packaging;
- Food processing;
- Storage or warehousing;
- An automobile service station, commercial garage or automobile business, including sales and rentals;
- Industrial equipment sales and service;
- A garden nursery and/or commercial greenhouse;
- A business or professional office;
- Vocational instruction;
- A caretaker’s residence; or
- A use accessory to any of the foregoing permitted uses.

**f. TC – Tla’amin Commercial**

- An automobile service station, commercial garage or automobile business, including sales and rentals;
- A car wash;
- A bank or other financial institution;
- A personal service shop;
- A boat, snowmobile, trailer or cycle business, including sales and rentals;
- A business or professional office;
- A convenience store;
- A laundry or dry cleaning establishment;
- A restaurant or other eating establishment;
- A commercial kitchen used for processing or preparation of food;
- A hotel;



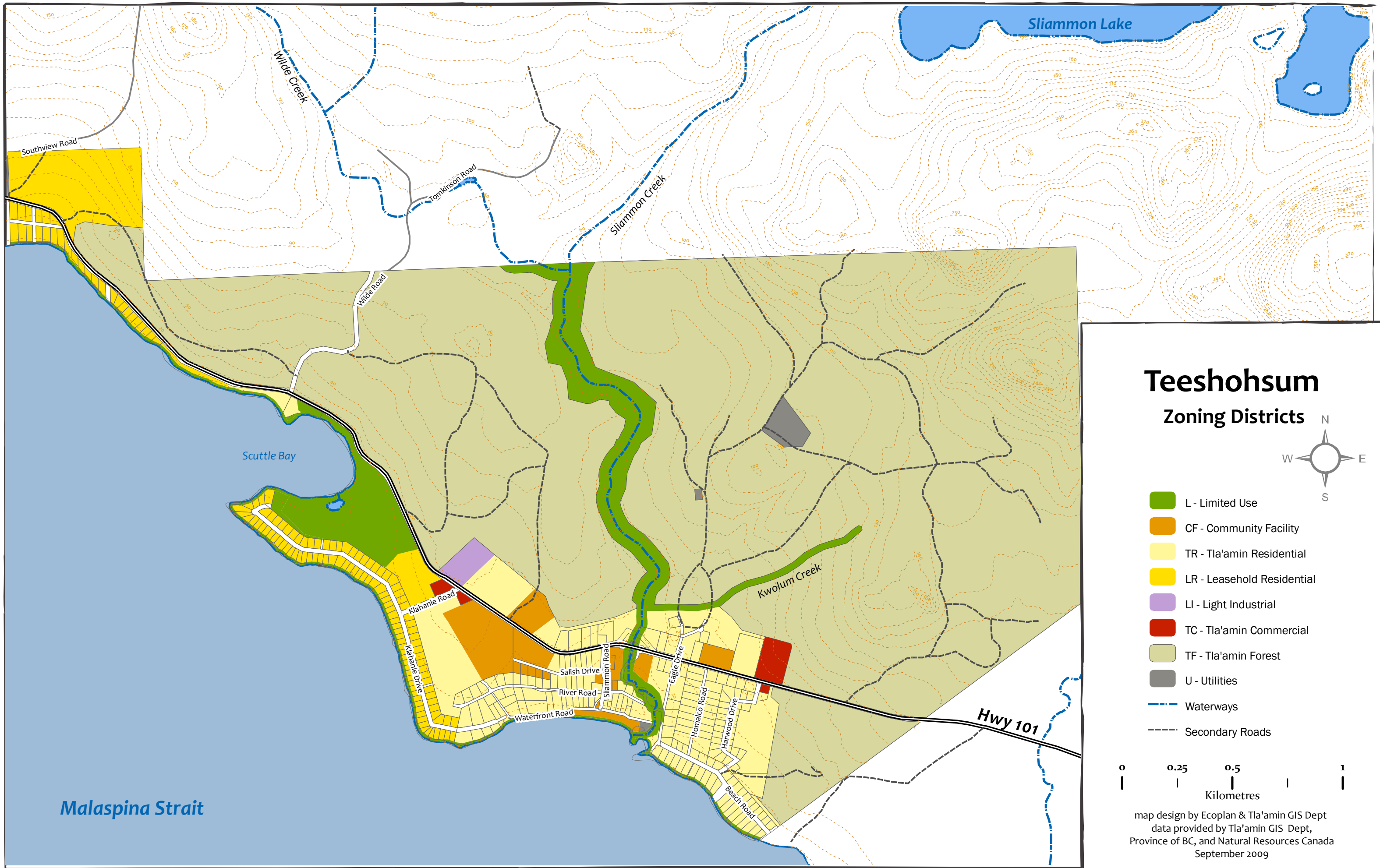
- Tourist accommodations;
- A post office;
- A recreational use;
- A retail store;
- Apartments, caretakers residence, or other residence (conditionally); or
- A use accessory to any of the foregoing permitted uses.

**g. TF – Tla’amin Forest**

- Silviculture;
- Log yarding and loading;
- Portable sawmills;
- Fish hatcheries;
- Public utilities;
- Traditional cultural uses and activities;
- Recreational, tourism, or education activities;
- Hunting, fishing, trapping;
- Ecological restoration; and,
- Conservation areas.

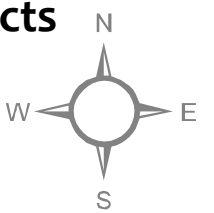
**h. U – Utilities**

- Housing of equipment related to utility services and infrastructure;
- Offices relating to utility management and maintenance;
- Storage of maintenance equipment and vehicles;
- Communication towers and equipment; and,
- Other uses relating to infrastructure and delivery of infrastructure services.

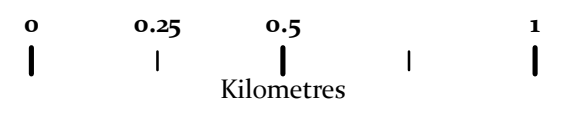


# Teeshohsum

## Zoning Districts



- L - Limited Use
- CF - Community Facility
- TR - Tla'amin Residential
- LR - Leasehold Residential
- LI - Light Industrial
- TC - Tla'amin Commercial
- TF - Tla'amin Forest
- U - Utilities
- Waterways
- Secondary Roads



map design by Ecoplan & Tla'amin GIS Dept  
 data provided by Tla'amin GIS Dept,  
 Province of BC, and Natural Resources Canada  
 September 2009



# D: SENSITIVE & HAZARD AREAS GUIDELINES

## D1: Cultural And Environmental Areas Guidelines

### PURPOSE

The Sensitive Areas Design Guidelines are established to ensure that future lands are allocated and buildings constructed in a manner that protect our culture, heritage, and natural environment from damage or degradation due to construction and development impacts. Any construction work that we do in the indicated Sensitive Areas should consider these guidelines, including site works, landscaping, and the construction of homes or community buildings. The 2006 *Sliammon First Nation Handbook for Emergencies and Disasters* and the 2007 *Sliammon Environmental Management Framework* should both be referenced when assessing hazard areas.

### APPLICATION

These guidelines are implemented through the Tla'amin Land Use and Development Law and must be enforced during the planning and development of any land or structures that (1) fall within or near an area designated Yeexmet tums gijeh (Sensitive Area), or (2) that are in or near a Sensitive Area as determined by a pre-development survey and /or by Tla'amin Council.

### MAPPING AND DELINEATION

- D.1** This map was developed using current data indicating all known culturally significant, historic, or environmentally significant areas (December 2009). It is very likely that other sites exist that have not been mapped or identified, and that the actual boundaries of the mapped areas will require more accurate surveying on the ground. Information on the nature, importance, extent, and use of these areas are not indicated and should be examined on a case by case basis.
- D.2** It should be assumed that all lands on Teeshohsum and Ahgykson are potentially sensitive lands, and all major projects should employ a site specific survey as well as a monitoring program during any excavation.

### TYPES OF CULTURALLY AND ENVIRONMENTALLY SENSITIVE AREAS

Sensitive areas include **culturally and environmentally sensitive places and features**.

- D.3** Culturally sensitive features include:
- a. Archaeological sites;
  - b. Areas that are currently used for cultural activities; and,
  - c. Culturally significant landmarks or landscape features.

- D.4** Environmentally sensitive areas include:
- a. Waterways (fish-bearing and non-fish bearing);
  - b. Wetlands;
  - c. Estuaries;
  - d. The edge of the sea and the intertidal zone;
  - e. Riparian areas associated with a, b, c, and d;
  - f. Coastal bluffs;
  - g. Areas with high habitat value and rare or endangered species; and,
  - h. Heron and raptor nesting trees.

## **DESIGN GUIDELINES**

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### **CONSTRUCTION AND DEVELOPMENT PLANNING AND MONITORING**

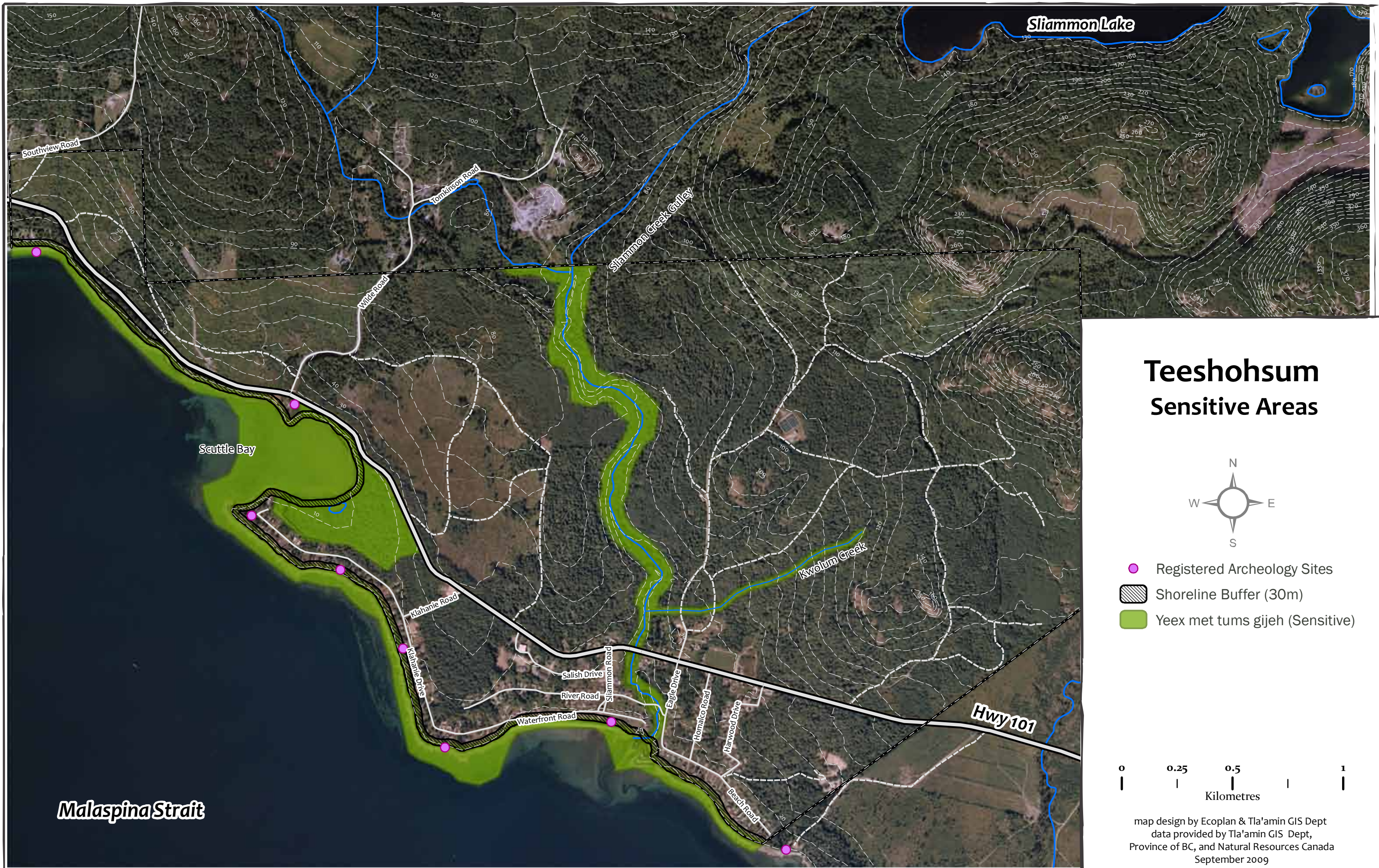
- D.5** All major projects should include a professional archaeological assessment and survey, conducted during preliminary planning phases, indicating known or potential cultural sites within or adjacent to the project area.
- D.6** All major projects should include a professional environmental assessment and survey, conducted during preliminary planning phases, indicating environmentally sensitive sites within or adjacent to the project area.
- D.7** Major projects include any extensive site works (such as dikes or sports fields), subdivisions, band related or community facility, or multifamily building.
- D.8** A designated qualified person should observe any excavation activity.

### **TIMING OF CONSTRUCTION**

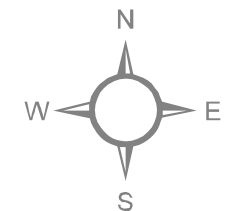
- D.9** Waterways should be protected from sedimentation and erosion by coordinating grading and excavation activities during dry months of the year.
- D.10** Nesting sites should be protected by avoiding construction activities when eggs or young are present in the nest.

### **TREE AND SOIL PROTECTION**

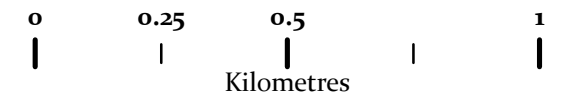
- D.11** On any construction site, mature trees and woody vegetation should be retained to the maximum extent possible.
- D.12** A tree protection plan should be submitted with any development application. This plan should indicate the type and location of all existing trees and vegetation, trees and vegetation identified for removal, and the location of construction fencing to be erected to protect those areas identified for protection. Trees and landscaping identified for protection should be indicated on any site plans and grading and drainage plans.



# Teeshohsum Sensitive Areas



- Registered Archeology Sites
- Shoreline Buffer (30m)
- Yeex met tums gijeh (Sensitive)



map design by Ecoplan & Tla'amin GIS Dept  
 data provided by Tla'amin GIS Dept,  
 Province of BC, and Natural Resources Canada  
 September 2009

**Malaspina Strait**



**BUILDING SETBACKS**

- D.13** No building should be constructed within:
- 15 metres (50 feet) of the perimeter of a known cultural site;
  - 15 metres (50 feet) of the top of bank of Sliammon or Kwolan Creeks within any areas designated 'Ookts oht yiqush (Community Use)';
  - 30 metres (100 feet) of the top of bank of Sliammon or Kwolan Creeks within any areas designated 'Uhmsnah jehjeum (Forest Management)';
  - 30 metres (100 feet) of the natural boundary of the sea;
  - 100 metres (300 feet) of an eagle nesting tree;
  - 200 metres (600 feet) of any other raptor nesting tree; and,
  - 200 metres (600 feet) of any heron nesting trees or colony.
- D.14** Structures in sensitive areas may be allowed where they will not impact any culturally or environmentally sensitive feature and not inhibit the possibility for future archaeological work. This may include structures such as interpretive signage, footpaths, landscaping, or boardwalks.
- D.15** Improvements to non-conforming structures (those that are already built within prescribed sensitive areas setbacks) should not further extend into these setbacks.

**FENCING AND LIMITS TO CONSTRUCTION RELATED ACTIVITIES**

- D.16** Construction fencing should be erected at or outside the drip line of the canopy of any tree identified for protection.
- D.17** High visibility construction fencing should be erected prior to any other construction activity that delineates the maximum limit of construction related activity according to the setbacks described herein.
- D.18** Where the sensitive area is a riparian zone or waterway and is down slope from the construction area, sediment fencing should also be erected prior to any other construction activity that delineates the maximum limit of construction related activity according to the setbacks described herein. The sediment fencing should not be removed until construction is complete and all bare soils have been revegetated.
- D.19** No construction related activity can occur within 10 metres (30 feet) of the perimeter of a cultural site, including excavation, earthworks, material storage, waste storage, machinery or vehicle storage or operations, and vehicle access and loading or unloading.
- D.20** Within areas designated Ookts oht yiqush (Community Use) or adjacent Yeexmet tums gijeh (Sensitive) areas, no construction related activity can occur within 15 metres (50 feet) of the top of bank of Sliammon or Kwolan Creeks, including excavation, earthworks, material storage, waste storage, machinery or vehicle storage or operations, and vehicle access and loading or unloading.
- D.21** Within areas designated Uhmsnah jehjeum (Forest Management) or adjacent Yeexmet tums gijeh (Sensitive) areas, no construction related activity can occur within 30 metres of the top of bank of Sliammon or Kwolan Creeks, including excavation, earthworks, material storage, waste storage, machinery or vehicle storage or operations, and vehicle access and loading or unloading.

## **D2: HAZARD AREAS GUIDELINES**

### **PURPOSE**

The Hazards Areas Design Guidelines are established to ensure that future lands are allocated and buildings constructed in a manner that protect residents and people working in and on Tla’amin lands from harm and buildings and infrastructure from unnecessary damage due to coastal hazards. Any construction work that we do in the indicated Hazard Areas should consider these guidelines, including site works, landscaping, and the construction of homes or community buildings.

### **APPLICATION**

- D.22** These guidelines should be referred to during the planning and development of any land or structures that fall within the Shore Hazard Area or Steep Slopes Areas indicated by the Hazard Areas map.
- D.23** These guidelines should be enforced upon the determination of a qualified surveyor that the land or structure falls within the delineated areas described below.

### **MAPPING AND DELINEATION**

The Hazard Areas map indicates estimated hazard areas and is intended for reference only. Actual hazard area delineations are described below and should be measured on site during site design and construction.

- D.24** The natural boundary of the sea is located at the limit of permanent terrestrial vegetation.
- D.25** Until such time that a specific study is available delineating the extents of coastal hazards including sea level rise and climate change impacts, the Shore Hazard Area is any land that lies between 0 and 3 vertical metres (10 feet) above the natural boundary of the sea.
- D.26** The Steep Slopes Hazard Area includes any portion of land that is steeper than a 25% grade (22.5 degrees incline).

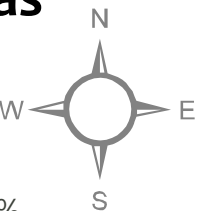
### **DESIGN GUIDELINES**

#### **SETBACKS**

- D.27** Buildings should be setback 30 horizontal metres (100 feet) from the natural boundary of the sea.
- D.28** Landfill or structural support for a coastal development or type of development shall be permitted a setback of 15 metres (50 feet) from the natural boundary of the sea where the sea frontage is protected from erosion by a natural bedrock formation or works designed by a professional engineer and maintained by the owner of the land.



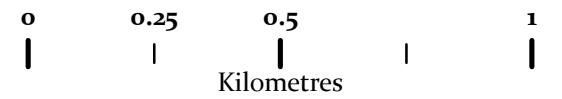
# Teeshohsum Hazard Areas



- Slopes over 25%
- Coastal Hazard Area

**Coastal Hazard Area:**  
 Indicates areas between 0-4 metres above the natural boundary of the sea (the limit of permanent terrestrial vegetation).

- Potential Hazards in this area:**
- Permanent flooding due to sea level rise (0-1m)
  - Flooding and wave run-up during an extreme storm event at current sea levels(0-3m)
  - Flooding and wave run-up during an extreme storm event at future sea levels(3-4m)



map design by Ecoplan & Tla'amin GIS Dept  
 data provided by Tla'amin GIS Dept,  
 Province of BC, and Natural Resources Canada  
 September 2009



- D.29** The setbacks may be increased on a site-specific basis such as for exposed erodible beaches and/or in areas of known erosion hazard.
- D.30** Where the building site is at the top of a steep coastal bluff and where the toe of the bluff is subject to erosion and/or is closer than 15 metres (50 feet) from the natural boundary of the sea, the setback shall be a horizontal distance equal to 3.0 times the height of the bluff as measured from the toe of the bluff. For practical application, this setback condition will require site-specific interpretation and could result in the use of a minimum distance measured back from the crest of the bluff. This setback may be reduced provided the reduction is supported by a report prepared by a suitably qualified professional.
- D.31** Where a building may be located near any other steep slope, safe setbacks from the toe or top of that slope must be determined by a qualified professional.

#### **FLOOD CONSTRUCTION LEVEL**

- D.32** The Flood Construction Level shall be at least 2.0 vertical metres (6 feet) higher than the natural boundary of the sea.
- D.33** No habitable floor space or framing supporting habitable floors (including sills, joists and sheathing) should be constructed below the Flood Construction Level (FCL).
- D.34** Areas below the FCL should not be used for the installation of furnaces, major electrical switchgear, or other fixed equipment susceptible to damage by floodwater.
- D.35** The following spaces and structures will be allowed an exception from the Flood Construction Level requirement, subject to the condition that all enclosed areas built below the Flood Construction Level must provide an unobstructed means of pedestrian ingress and egress:
- a. Renovation of an existing building or structure that does not involve an addition or the 'finishing' of a basement for regular habitation;
  - b. Additions to legally non-conforming structures, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25 percent of the floor area existing at the time of enactment of such flood proofing requirements, provided that the degree of nonconformity regarding setback is not increased;
  - c. That portion of a building or structure that is to be used as a carport, garage or entryway;
  - d. Other minor buildings such as storage buildings, porches and domestic greenhouses;
  - e. Parking areas;
  - f. Boat related facilities such as docks, ramps, and piers;
  - g. Recreation shelters, stands, campsite washhouses and other outdoor facilities susceptible to only marginal damage by floodwaters do not require flood proofing by elevation.

**ELEVATION BY LANDFILL**

**D.36** Where landfill is used to raise the natural ground elevation, it should be adequately compacted and the toe of the landfill slope should be no closer to the natural boundary than the prescribed setback. In addition, the face of the landfill slope should be adequately protected against erosion from flood flows, wave action, ice or other debris. The fill must not adversely impact neighbouring properties by increasing the surface water elevation or directing flows toward those properties.

**EXISTING COASTAL LOTS AND BUILDINGS**

**D.37** In the case of the existing lots, where the above setback distances prevent construction, and where it is not possible to provide sufficient protection through works designed by a suitably qualified professional, the approving officer may: (1) agree to modifying setback requirements to permit construction provided this is augmented through a restrictive covenant stipulating the hazard, building requirements, and liability disclaimer; or, (2) agree to waive other setback or yard requirements as required by any other building and construction bylaws.

**STEEP SLOPES**

**D.38** On any portion of land that is steeper than 25 % (22.5 degree incline), there should be no construction or clearing, grading, or excavation of land.

# E: SUB-PLANS

## E1: TRANSPORTATION AND SERVICING

### PURPOSE

As land is developed in Teeshohsum and our population increases, we will need to expand our services infrastructure, our transportation network, and our mobility-related amenities. This Sub-plan conceptually describes the key features of our transportation and servicing needs that will support our land use plan.

### APPLICATION

- E.1** Staff and Council should consider this Sub-plan during any development planning process.
- E.2** This Sub-plan should be referred to during the Development Permit review process (Application & Review stage).
- E.3** Development applications should consider how they could expedite the realization of the transportation and servicing concept identified in this Sub-plan.

### FEATURES – TRANSPORTATION & SERVICING CONCEPT PLAN

The table summarizes key features of the long-range Transportation and Servicing Concept Plan.

**TABLE: FEATURES OF THE 'TRANSPORTATION AND SERVICING PLAN'**

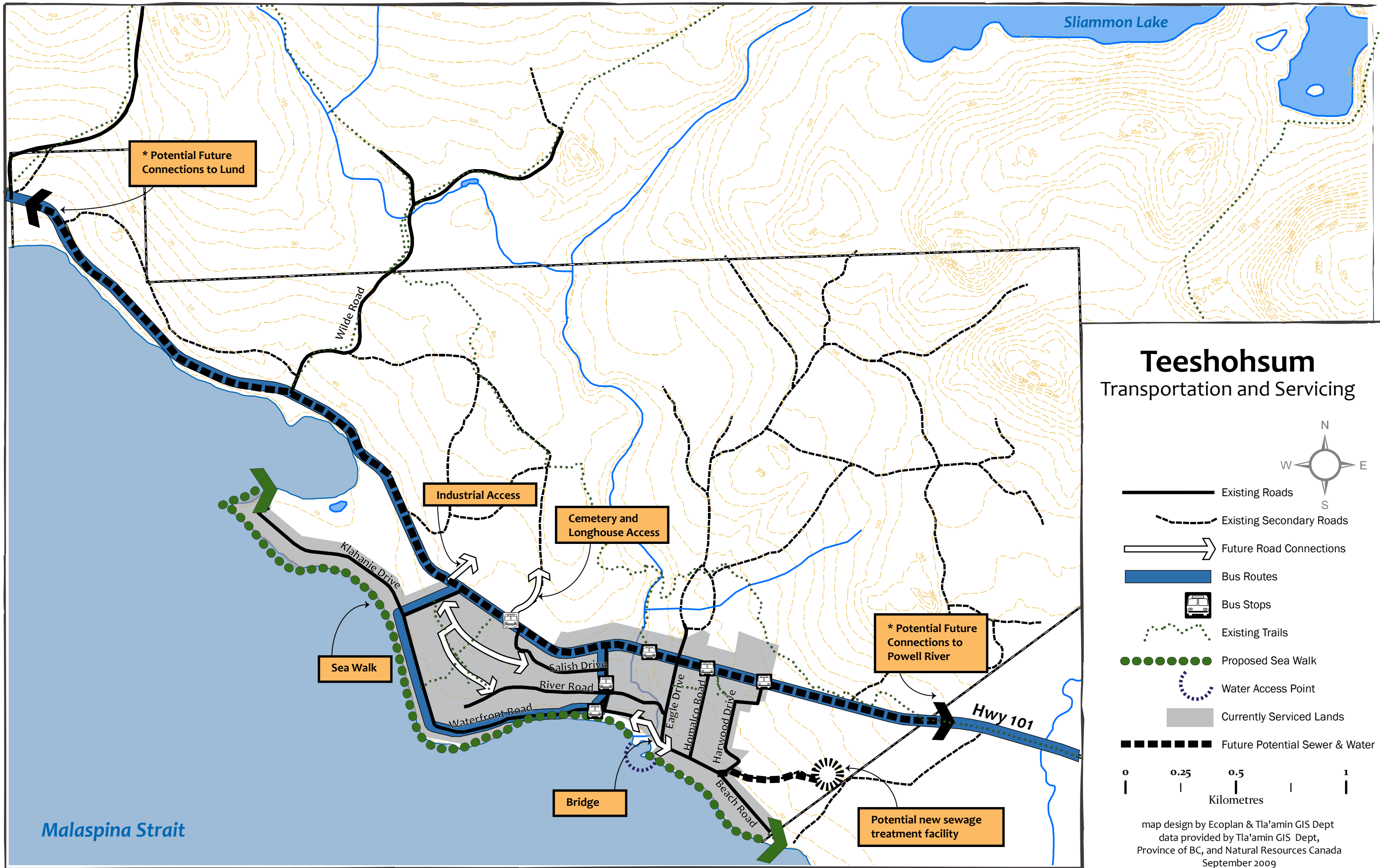
<b>Future Road Connections</b>	Several areas have been identified for future development, such as the economic development areas and the new Longhouse and Cemetery sites north of the highway. These areas will require road access. Other new roads are indicated where our neighbourhoods require better connectivity. Wherever possible, new roads should create connections between different areas of our community.
<b>Sidewalks and Accessibility (not shown)</b>	As we develop new neighbourhoods and build new streets, we should remember that some people feel safer on a sidewalk. Many of those people are pushing strollers, pulling wagons with children, or using a walker or a wheelchair to get around. We should include sidewalks on our streets and remember to include ramps at every street crossing so that these members can feel safe and get around more comfortably.
<b>Transit routes and stops</b>	Existing transit routes and stops are identified along with potential future extensions and/or stops that would connect our neighbourhoods to new community facilities.
<b>Trails</b>	There are a number of existing trails passing through our lands. We will continue to expand this network of trails, and develop a waterfront 'Seawalk' to emphasize and attract our members to this key feature of our community.



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<b>Ocean Access points</b>	Our shoreline is already an important part of our community. We will improve this area and identify an area where members can launch and moor boats and small craft over the long-term.
<b>Water and Sewer Services</b>	It is our intent to extend sewer and water servicing along Highway 101 to provide services “from end-to-end” of Teeshohsum. Spur lines would be developed for new Community Use and Economic Development developments where and when developed. In the future, sewage treatment facilities could be improved and expanded to provide fee-for-service sewage treatment to portions of the City of Powell River and properties located in the Powell River Regional District to the north of Teeshohsum along Highway 101.

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## Teeshohsum

### Transportation and Servicing

- Existing Roads
- Existing Secondary Roads
- Future Road Connections
- Bus Routes
- Bus Stops
- Existing Trails
- Proposed Sea Walk
- Water Access Point
- Currently Serviced Lands
- Future Potential Sewer & Water

0      0.25      0.5      1

Kilometres

map design by Ecoplan & Tla'amin GIS Dept  
 data provided by Tla'amin GIS Dept,  
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 September 2009

**\* Potential Future Connections to Lund**

**Industrial Access**

**Cemetery and Longhouse Access**

**Sea Walk**

**Bridge**

**\* Potential Future Connections to Powell River**

**Potential new sewage treatment facility**

**Malaspina Strait**

**Sliammon Lake**

Wilde Road

Klahanie Drive

Salish Drive

River Road

Waterfront Road

Eagle Drive

Homalco Road

Harwood Drive

Beach Road

**Hwy 101**



## E2: COMMUNITY FACILITIES

### PURPOSE

This sub-plan describes the **community facilities that will support and strengthen our community** and encourage residents to be physically and socially active in our community, such as outdoor spaces, parks, recreation facilities and community facilities. The plan conceptually describes those features and their general location.



### APPLICATION


- E.4** Staff and Council should refer to this Sub-plan during any facility planning or development project.
- E.5** This Sub-plan should be referred to during the Development Permit review process (Application & Review stage).
- E.6** Development applications should consider how they could expedite the realization of the transportation and servicing concept identified in this Sub-plan.



### FEATURES – TRANSPORTATION & SERVICING CONCEPT PLAN

The table summarizes key features of the long-range Community Facilities Concept Plan.

**TABLE: FEATURES OF THE 'COMMUNITY FACILITIES PLAN'**

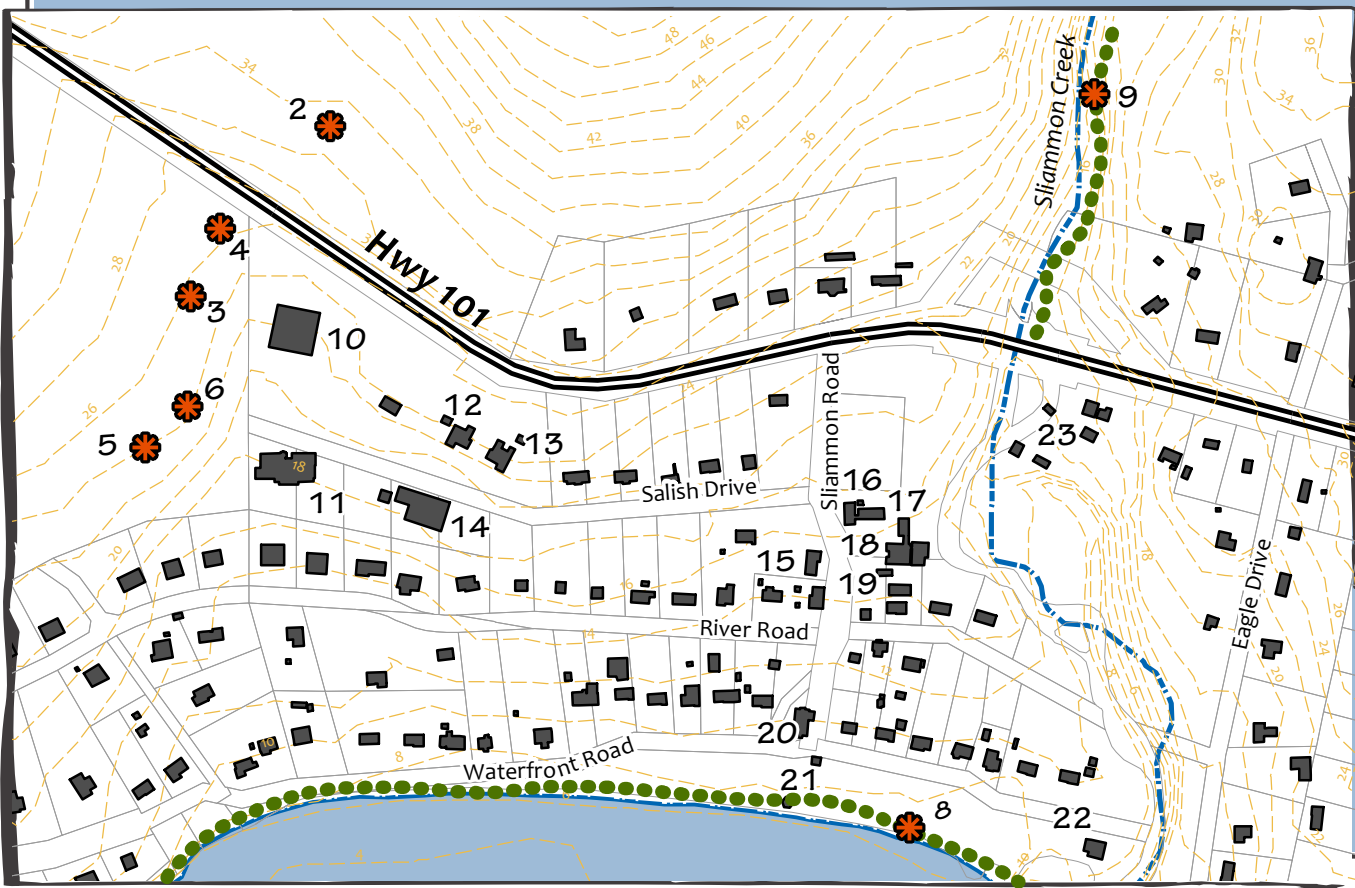
Parks & Recreation		
Name	Status	Description
<b>Salish Centre</b> 	Existing Proposed improvements	Completed in 1976, this older facility was renovated (interior and exterior) fall/winter 2009/2010. It includes a full-sized gym and offices for Development Corporation and Treaty Society. It is used extensively for all community functions.  Once a new Administration Building is completed, we hope to move our Development Corporation and Treaty Society offices and replace them with a fitness centre with multi-purpose rooms for special classes.
<b>Sports Field</b> 	Existing Proposed improvements	There is currently one well-used grass soccer field and clubhouse building. Many members have expressed interest in developing a second all-weather field immediately adjacent to the existing field that would allow Tla'amin to host larger soccer and multi-use field sport tournaments.

<b>Parks &amp; Recreation (continued)</b>		
<b>Name</b>	<b>Status</b>	<b>Description</b>
<b>Waterfront Park</b> 	Existing Improvements proposed	Our Waterfront Park is an important community hub. This park shall remain our principal community park and be upgraded over time to include a community barbecue/event area, an accessible waterfront walkway/boardwalk and a canoe storage shed. We will also plant areas with native species for cultural learning.
<b>Sea Walk and Greenway</b>	Proposed	<p>Our beach and foreshore is an important feature of our lands and should be accessible to all of our members. We will respect and restore the vegetation along the shore, set new buildings well away from the high water mark, and continue to designate that setback area as a community green space.</p> <p>Our long-term goal is to develop a Sea Walk pathway that would run from Scuttle Bay to Gibson’s Beach. Portions could be developed to protect especially sensitive or threatened lands from storm surges. Future connections could connect it northward to Lund and south to Powell River. The pathway would be quite naturalized in places and minimize visual impacts to waterfront homes. Connections to this pathway from residential areas using existing right-of-ways would be included in each neighbourhood and any new subdivisions.</p>
<b>Sliammon Creek Greenway</b>	Proposed	Our creeks run through the heart of our lands and will be protected from development and restored wherever possible. Small pathways will follow the creeks, connecting neighbourhoods to each other, to the ocean, and to community facilities.

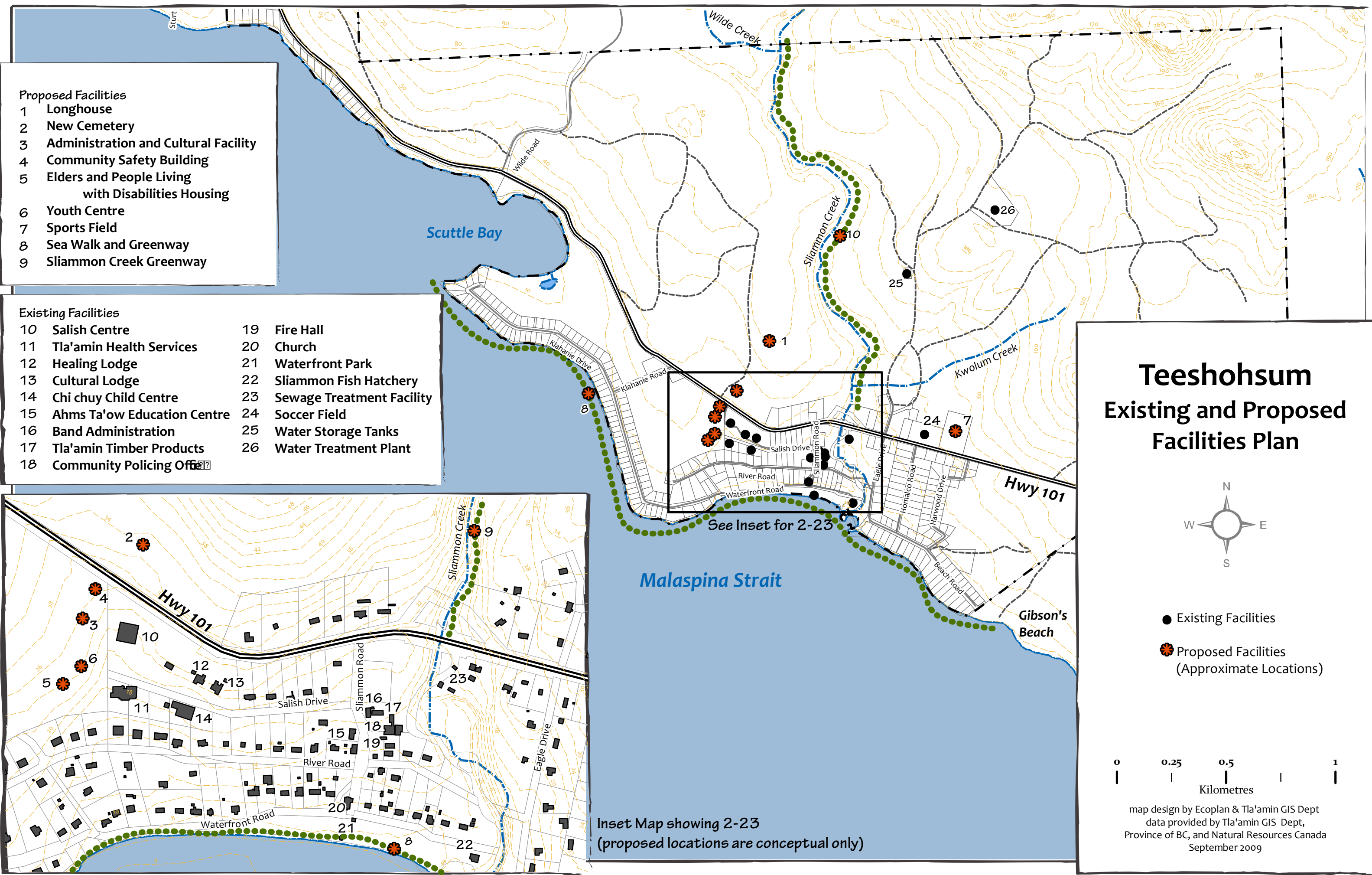
<b>Community Health and Well-Being</b>		
<b>Name</b>	<b>Status</b>	<b>Description</b>
<b>Tla’amin Health Services</b> 	Existing	Our newest facility was completed in 2006. The Health Centre provides community health care services to our members in addition to community meeting space.
<b>Elders Cultural Lodge</b> 	Existing	Built as a residential group home in 1982, the facility offers cultural and language programs.

- Proposed Facilities**
- 1 Longhouse
  - 2 New Cemetery
  - 3 Administration and Cultural Facility
  - 4 Community Safety Building
  - 5 Elders and People Living with Disabilities Housing
  - 6 Youth Centre
  - 7 Sports Field
  - 8 Sea Walk and Greenway
  - 9 Sliammon Creek Greenway

- Existing Facilities**
- 10 Salish Centre
  - 11 Tla'amin Health Services
  - 12 Healing Lodge
  - 13 Cultural Lodge
  - 14 Chi chuy Child Centre
  - 15 Ahms Ta'ow Education Centre
  - 16 Band Administration
  - 17 Tla'amin Timber Products
  - 18 Community Policing Office
  - 19 Fire Hall
  - 20 Church
  - 21 Waterfront Park
  - 22 Sliammon Fish Hatchery
  - 23 Sewage Treatment Facility
  - 24 Soccer Field
  - 25 Water Storage Tanks
  - 26 Water Treatment Plant



**Inset Map showing 2-23**  
(proposed locations are conceptual only)



## Teeshohsum Existing and Proposed Facilities Plan

- Existing Facilities
- ★ Proposed Facilities (Approximate Locations)

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Kilometres

map design by Ecoplan & Tla'amin GIS Dept  
data provided by Tla'amin GIS Dept,  
Province of BC, and Natural Resources Canada  
September 2009



**Community Health and Well-Being (continued)**

Name	Status	Description
<b>Elders and People Living with Disabilities Housing</b>	Proposed	To be located near the existing Health Centre, staff and members have both shown high interest and support for development of the facility. It would include several supportive housing units for our Elders who require them.



<b>Healing Lodge</b>	Existing	The facility provides healing programs for Tla'amin members.
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**Education and Culture**

Name	Status	Description
<b>Ahms Ta'ow Education Centre</b>	Existing	Built in 1954 as a Residential Day School, Ahms Ta'ow is open to people of all ages and provides courses and educational facilities. The facility includes a small playground and community garden. The facility, playground and community garden will all be maintained for future use.












<b>Chi chuy Child Development and Resource Centre</b>	Existing	Our licensed daycare, preschool and kindergarten teaches and promotes important cultural values. It was built in 1996 and serves both members and neighbouring communities.
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<b>Tla'amin Cultural Centre</b>	Proposed	A Cultural Facility with a small museum/display space, gift shop, and artefact storage is proposed to be developed with the proposed new Administration Building.
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Services, Utilities & Public Safety		
Name	Status	Description
<p><b>Fire hall</b></p> 	<p>Existing New facility proposed</p>	<p>Built in 1975, the hall houses our fire truck and is staffed by a volunteer crew that provides first response for fire and other emergencies in Teeshohsum.</p> <p>We would like to develop a new Community Safety building closer to the village centre and Highway 101 and improve our fire safety services when funding becomes available.</p>
<p><b>Community Policing Office (Old RCMP Building)</b></p> 	<p>Existing New facility proposed</p>	<p>The station is located in a late 1980s portable that needs upgrading and/or replacement.</p> <p>Our proposed new Community Safety building closer to the village centre could include space for a community policing office.</p>
<p><b>Maintenance Shed</b></p> 	<p>Existing</p>	<p>This older structure houses building materials and supplies and was constructed in the late 1970s. While it is still functional, some upgrades and repairs are necessary.</p>
<p><b>Water Treatment Plant</b></p> 	<p>Existing</p>	<p>Our state-of-the-art water treatment plant was built in 1999 and provides high quality water for Teeshohsum and the Klahanie subdivision.</p>
Government Services		
Name	Status	Description
<p><b>Administration Building</b></p> 	<p>Existing New facility proposed</p>	<p>This old army building was moved here in 1973 and provides administration office space. The facility includes two older portables.</p> <p>There are plans to replace it. While two locations have been suggested, two rounds of community consultation (one during the Comprehensive Community Plan in 2007 and one during the Land Use Plan in 2009) confirm overwhelming member support to locate it next to the Salish Centre rather than a second location next to the soccer field.</p>

Government Services (continued)		
Name	Status	Description
<b>Tla'amin Timber Products</b> 	Existing New facility proposed	Built in 1977, these portables house our forestry company, GIS and associated departments. The building requires upgrades and repairs. The offices could be relocated to the proposed new Administration Building or another location closer to the Salish Centre and other community buildings.
Other Facilities		
Name	Status	Description
<b>Sacred Heart Church</b> 	Existing	Originally built in 1896, it was rebuilt after burning down in 1918. Our community still regularly uses it.
<b>Cemetery</b> 	Existing New facility proposed	Our cemetery has been used since 1897, and is nearing capacity. We have selected a site for a new cemetery across the highway from the Salish Centre we plan to develop soon.
<b>Salmon Hatchery</b> 	Existing Improvements proposed	Built in stages beginning in 1976, our fish hatchery includes a number of buildings and facilities. Some require upgrades and renovations.



## GLOSSARY

This Land Use Plan uses Tla’amin words and spellings from our official Sliammon Culture, Heritage and Language Committee phonetic place names list. These names will be changed legally in the BC Geographical Naming system through the Treaty Process.

### TEESHOHSUM

This area was issued Reserve status in 1945 and incorrectly registered as Sliammon IR #1, a mispronunciation of Tla’amin, which refers to the people - not the place. The name Teeshohsum translates to “waters milky white with herring spawn” which was a descriptor of the abundance of this important resource to the people in the ancient village situated around the bay. Teeshohsum is currently the main village site for the Tla’amin people and includes numerous culturally and spiritually significant sites.

### AHGYKSON

This area was issued Reserve status in 1945 and incorrectly registered as Harwood Island IR #2. In 1798 Captain Vancouver named the island after a navy surgeon aboard the HMS Providence. The name Ahgykson translates to “pointed nose” in reference to the island’s shape. Ahgykson was a village site for thousands of years, as evidenced by numerous archaeological sites. Today, many Tla’amin people still use Ahgykson to hunt, fish and gather a variety of traditional foods and medicines.

.....

Although there are many related terms in the language, these were the closest we could find for shoo-oh (selecting areas) to zone and manage for the benefit of future generations.

### NINEH JEH TAHLA

The name for our “economic development designation” refers to dealing with economic and monetary matters.

### OOKTS OHT YIQUSH

The name for our “community use designation” refers to collectively shared areas that everyone is allowed to use.

### UHMSNAH JEHJEUM

The name for our “forest management designation” refers to taking care of our wooded areas and its resources.

### UHMSNAH KOOTLKOO

The name for our “marine management designation” refers to taking care of our salt water and its resources.

### YEEXMET TUMS GIJEH

The name for our “sensitive area designation” refers to protecting and taking care of special spiritual, cultural and sensitive habitat places.

**Tla'amin First Nation**

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