

# **TLA'AMIN NATION**

## **Land Use Plan for Treaty Settlement Land**

Submitted to:  
TLA'AMIN NATION  
4885A Highway 101  
Powell River, BC V8A 0B6

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## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	<i>The Voice of Tla'amin</i> .....	2
1.2	<i>Purpose of the Plan</i> .....	5
1.3	<i>Planning Process</i> .....	5
1.4	<i>Acknowledgements</i> .....	6
<b>2.0</b>	<b>GOALS AND GUIDING PRINCIPLES.....</b>	<b>7</b>
2.1	<i>Goals</i> .....	7
2.2	<i>Guiding Principles</i> .....	8
<b>3.0</b>	<b>LAND USE DESIGNATIONS.....</b>	<b>9</b>
3.1	<i>General Policies</i> .....	9
3.2	<i>Agricultural Land Reserve</i> .....	15
3.3	<i>Economic Development Lands (EDL) - Residential</i> .....	19
3.4	<i>Environmental Management Area</i> .....	26
3.5	<i>Light Industrial-Commercial</i> .....	30
3.6	<i>Nineh jeh tahla (Commercial)</i> .....	33
3.7	<i>S'cheh eht Yeget stu xwet (Enhanced Resource Management Area)</i> .....	38
3.8	<i>Tla'amin Community Lands</i> .....	44
3.9	<i>Traditional Use Area</i> .....	50
3.10	<i>Uhmsnah Kootlkoo (Marine Management)</i> .....	54
<b>4.0</b>	<b>SERVICING.....</b>	<b>59</b>
4.1	<i>Objectives</i> .....	59
<b>5.0</b>	<b>THE PLAN - A LIVING DOCUMENT.....</b>	<b>61</b>
5.1	<i>Implementation of the Plan</i> .....	61
5.2	<i>Community Involvement</i> .....	61
5.3	<i>Monitoring and Review</i> .....	62
5.4	<i>Plan Variance and Amendment</i> .....	63

## FIGURES

Figure 1:	Planning Process.....	5
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## MAPS

**Map 1: Tla'amin Lands**

**Map 2: Tla'amin Land Use Designations**

## 1.0 INTRODUCTION

Collectively we are known as the Tla'amin Nation. We speak our Tla'amin language and are part of the larger grouping of Coast Salish peoples. Our creation stories speak of how the *She teh gos* (Creator) put Tla'amin people on this land. We have a deep connection to our land, established at the time of our birth when our umbilical cord was buried into the ground. This connection is nourished by our *Ums Ta-ow* (teachings), which show how we are bound to the forests and waters of our territory. Our people have depended on this land for our survival since the beginning of time. Tla'amin connection to the land is reflected in the words *jej jeh* which mean both “relative” and “tree” in our language.

In 1994 the Tla'amin Nation entered the British Columbia Treaty Commission process. The Tla'amin Nation Final Agreement was negotiated by the Tla'amin Nation, Government of Canada, and the Government of British Columbia with an Agreement-in-Principle signed by the parties in 2003. In October, 2009 Tla'amin members ratified the Tla'amin Constitution. The Final Agreement provides Tla'amin with rights and benefits regarding land and resources, and self-government over its lands and resources and its members. It provides certainty with respect to ownership and management of lands and resources and the exercise of federal, provincial and Tla'amin Nation governmental powers and authorities.

On the Treaty effective date (anticipated to be April 2016), approximately 8,322 ha of Tla'amin's *Ums Gey Gijeh* (traditional territory) will be transferred back to the Tla'amin Nation. Tla'amin Lands include approximately 1,917 ha of former Sliammon Indian Reserves and 6,405 ha of former provincial Crown land. Tla'amin Lands are located north and east of Teeshosum, adjacent to Powell Lake, south of Lund, east of Tohk natch Inlet, including parcels within Lund, the City of Powell River, Savory Island, and Texada Island (see **Map 1 – Tla'amin Lands**). This land mass comprises approximately 2.6 % of Tla'amin's *Ums Gey Gijeh*.

The Tla'amin Land Use Plan has been prepared to guide planning and future development decisions on Tla'amin Treaty Settlement Lands (herein referred to as Tla'amin Lands). The Tla'amin Land Use Plan has been prepared in collaboration with the Tla'amin community through on-going consultation and engagement with the community, Chief and Council, Lands and Resources Department staff, the Lands Working Group.

The Tla'amin Land Use Plan for Treaty Settlement Land does not preclude the Tla'amin Nation from being actively and meaningfully involved in any land use and resource planning initiative undertaken for the entire *Ums Gey Gijeh*. Furthermore, it is expected that the Tla'amin Nation will always be involved in any

decision making process related to current and future land use decisions involving Tla'amin's *Ums Gey Gijeh*.

The Land Use Plan is based on an assessment of present conditions as well as projected land use needs of the Tla'amin Nation taking into account cultural, environmental and social sustainability (documented in the *Tla'amin Land Use Plan Backgrounder*). The Tla'amin Land Use Plan is the principal document within the community for land development and land use matters, and includes comprehensive policies to support development in a manner that respects the vision and goals of the Tla'amin Nation.

## 1.1 The Voice of Tla'amin

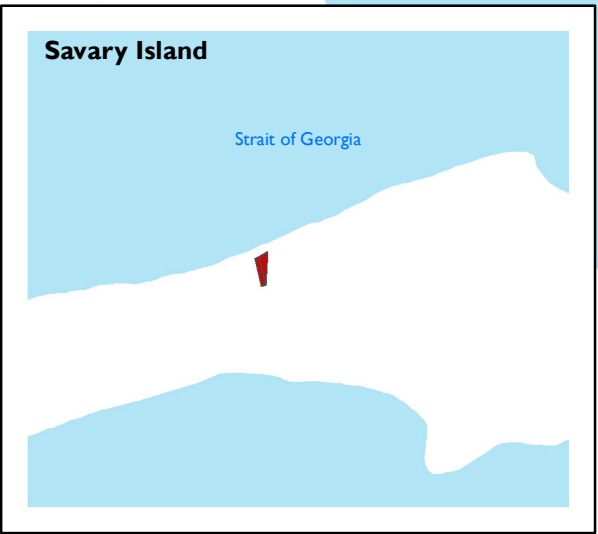
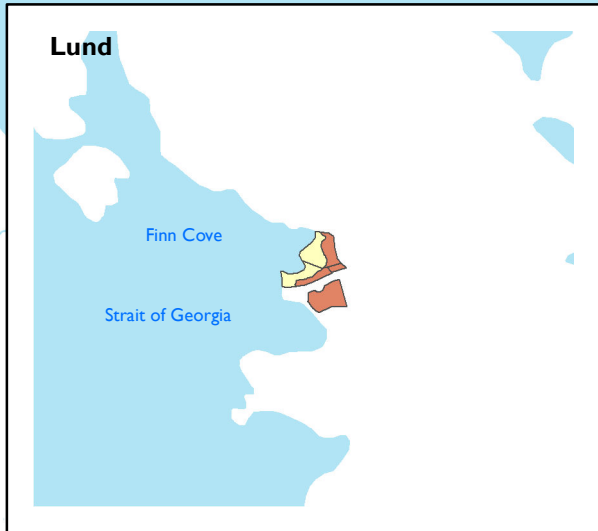
The future of Tla'amin is based on its history, land, culture, people and resources. To create a plan that reflected the values, goals, and vision of the whole community, all Tla'amin members needed to be engaged. All Tla'amin people were encouraged to think about Tla'amin *Ta'ow*, traditional knowledge, business opportunities, activities on land, and wise use of resources that will respect Tla'amin's past and offer benefits for today and to ensure prosperity for future generations.

The land use planning process was considered an important opportunity in bringing the community together to collectively create and “own” a plan that ensures a healthy and sustainable community, protection of environment, appropriate development, and celebration of the Tla'amin culture. In preparing the Land Use Plan, a variety of innovative and engaging approaches were used in community engagement, which included communicating with and involving Tla'amin Youth, Elders, Chief, and Council, and as many Tla'amin members as possible in the planning process.

Key community activities included:

- Presentations to Chief Council;
- Presentations, Meetings, and Workshops with the Lands Working Group;
- Community Meetings and Workshops;
- Community Newsletters;
- Community Questionnaire; and
- On-going Activities (graffiti boards, photo survey, phone meetings, and in-person meetings with Lands and Resources Staff).

A complete summary of community consultation activities can be found in the Tla'amin Land Use Plan Backgrounder.



**Tla'amin Nation**  
Land Use Plan

**Tla'amin Lands**  
Map 1

**Legend**

- Tla'amin Treaty Settlement Lands
  - Potential Future Tla'amin Treaty Settlement Land
  - Waterbody
  - Roads Transferred to Province
  - Crown Corridors
- Tla'amin Treaty Settlement Lands**
- Former Provincial
  - Former Indian Reserve
  - Former Private Lands
  - Former Fee Simple
  - Other Tla'amin Lands - Fee Simple
- Potential Additions**
- 5 years
  - Non-expiring - Fee Simple
  - Non-expiring - Provincial Crown
  - Non-expiring - Provincial Crown Woodlot
  - Park



MAP DRAWING INFORMATION:  
CanVec, Tla'amin Nation, Dillon Consulting

MAP CREATED BY: HLM  
MAP CHECKED BY: AN  
MAP PROJECTION: NAD 1983 UTM Zone 10N

FILE LOCATION:



PROJECT: 13-7872  
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## 1.2 Purpose of the Plan

The Tla'amin Land Use Plan is a general document that provides a set of overarching policies and land use designations which establish objectives and provide guidance for the physical development and conservation of Tla'amin Lands. The purpose of the Tla'amin Land Use Plan is to describe the manner in which development and land use activities may best be carried out to contribute to the culture, economy, and future of Tla'amin Lands.

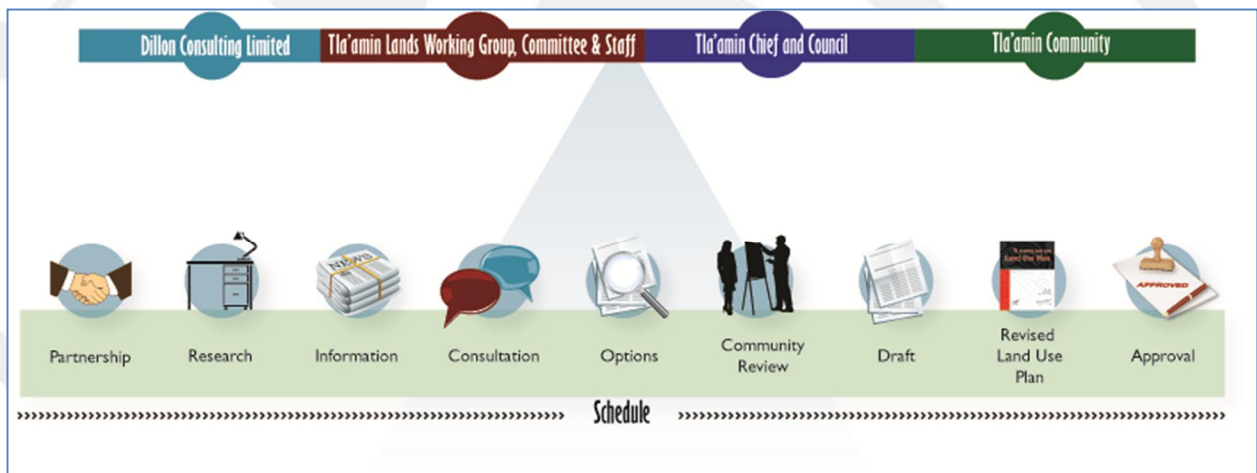
The Land Use Plan provides systems and tools that will assist the Tla'amin Nation to:

- Define the long-term goals and vision of Tla'amin Lands;
- Provide certainty for future land development;
- Protect and preserve cultural features;
- Plan development in a way that protects valued resources; and
- Serve as a basis for policies, regulations, and decisions related to land use and development on Tla'amin Lands.

## 1.3 Planning Process

Figure 1 provides a high-level overview of the Tla'amin planning process. Engagement occurred throughout the planning process.

Figure 1: Planning Process



## 1.4 Acknowledgements

The Tla'amin Nation would like to respectfully acknowledge the following people for their dedication and inspiration in creating the Tla'amin Land Use Plan:

- Sliammon Chief and Council;
- Sliammon Treaty Society;
- Sliammon Development Corporation;
- Sliammon Forestry Department;
- Sliammon Cultural Department;
- Sliammon Elders;
- Sliammon Youth;
- Sliammon Community Members;
- Lands Committee;
- Lands and Resources Working Group:
  - Steve Wilson, Lori Sparrow – Community Members;
  - Anthony George – Sliammon Treaty Society Board;
  - Larry Louie – Council;
  - Gloria Francis – Council;
  - Cathy Galligos/Erik Blaney/Serena Barnes – Lands Department; and
  - Roy Francis/Denise Smith – Treaty Staff;
- Murray Browne – Legal Council;
- Dillon Consulting Limited – Andrea Nokleby; and
- And all former members of the Lands and Resources Working Group.

***Cheh cheha thetch – Thank You***

## 2.0 GOALS AND GUIDING PRINCIPLES

Through the land use planning process a series of goals and guiding principles were developed in collaboration with the Tla'amin community and are identified below. These goals and principles are the foundation in which the Tla'amin Land Use Plan was developed.

### 2.1 Goals

#### Honour Our Past:

- Build on the vision of self-government and a healthy, prosperous, and self-sufficient Tla'amin Nation.
- Honour and pay tribute to Tla'amin Ancestors and Elders.
- Respect, protect, and promote Tla'amin heritage, culture, traditions, practices and *Ta'ow* (teachings), and our traditional governance.
- Maintain our connection to our lands and resources and ensure the responsible, sustainable stewardship of lands, waters, air, and other resources.
- Support, accommodate and enhance traditional land use activities.

#### Meet Today's Needs:

- Enhance and enrich community pride and social well-being.
- Encourage and support healthy, strong families, and Tla'amin Citizens.
- Provide a fair and accountable structure for responsible and consistent land use decision making.
- Increase economic, business and employment on Tla'amin Lands.
- Create land use certainty.
- Provide opportunities for a variety of housing types throughout Tla'amin Lands.

#### Value our Lands, our Community and our Future:

- Preserve, protect, and enhance the natural environment.
- Promote sustainable business investment and economic development.
- Provide meaningful employment opportunities for Tla'amin Citizens.
- Promote adaptability and provide flexibility to respond to an uncertain future.
- Successfully and effectively manage Tla'amin Lands to ensure a healthy and prosperous future for the generations still to come.

## 2.2 Guiding Principles

The Tla'amin Nation has developed ten principles that will guide how Tla'amin Lands are used. To reach the goals of the Land Use Plan, we will:

1. Seek the guidance of our *She teh gos* (Creator), Tla'amin Ancestors and the knowledge of Tla'amin Elders to protect and make decisions about managing our lands and resources.
2. Honour, respect and uphold Ancestral practices, wisdom, teachings and core values of respected Elders through the Land Use Plan.
3. Recognize that the Land Use Plan is a key tool we have to protect and enhance Tla'amin Lands for future generations.
4. Continue to use, manage and occupy Tla'amin Lands and carry out traditional teachings.
5. Continue to be stewards of the lands, water, air, and other resources today and always, recognizing that the Tla'amin Nation has owned and exercised stewardship over Tla'amin Territory, including the water and resources, since the beginning of time.
6. Maintain the enduring connection to Tla'amin Lands and resources within Tla'amin *Ums Gey Gijeh* (Traditional Territory).
7. Exercise governance authority over Tla'amin Lands and Resources, through the Tla'amin Government, including their use, protection, granting of ownership, and other forms of interest.
8. Balance traditional use and economic development opportunities by promoting a sustainable economic development and fostering opportunities for Tla'amin Citizens to generate equity and wealth.
9. Seek to provide an informed, transparent, consistent, and credible process for making decisions concerning the development, preservation, and protection of Tla'amin Lands.
10. Contribute to local and regional prosperity and be recognized as a strong political neighbour.

## 3.0 LAND USE DESIGNATIONS

Land Use Designations are intended to establish a vision for practical land use areas throughout Tla'amin Lands. The following section identifies the Tla'amin Land Use Designations including objectives and policies. A set of standard policies have also been identified that applies to each Land Use Designation. Land Use Designations are depicted on **Map 2: Tla'amin Land Use Designations**.

### 3.1 General Policies

The following policies are to be applied to each Tla'amin Land Use Designations described below. The Tla'amin Nation will continue to strive to implement these policies but may be subject to available budget and resources.

#### 3.1.1 General Policies

Culture and Traditional Use	
a. Archaeological Sites and Area	A minimum 100m setback (or as otherwise determined by the Tla'amin Nation) from all archaeological sites/areas will be enforced.
b. Ta'ow	The Tla'amin Nation will strive to fully integrate <i>Ta'ow</i> into the decision making process for land, foreshore areas, and natural resources.
c. Tla'amin Language	Recognizing the value of traditional place names, the Tla'amin language shall be utilized as the primary language on signage, maps, and other documents related to Tla'amin Lands.
d. Education	The Tla'amin Nation will promote and educate non-Tla'amin people on Tla'amin <i>Ta'ow</i> and traditional knowledge.
e. Monitor	Subject to available resources, funds will be allocated to monitor cultural and natural resources on Tla'amin Lands (e.g., Tla'amin Watchman Program, resource officers, etc...).
f. Research Agreement	All academic and non-academic research-based activities must be approved and authorized by the Tla'amin Nation.
g. Access	New development or land uses shall take into account access to Tla'amin Land for resource harvesting (i.e., hunting, berry picking, etc...) by Tla'amin members.

**Culture and Traditional Use (cont'd)**

h. Relationships	The Tla'amin Nation will continue to strengthen relations with Tla'amin's First Nations neighbours and honour existing protocol agreements.
i. Harvesting	Provided that <i>Ta'ow</i> is followed, traditional harvesting by Tla'amin members for personal use is supported by the Tla'amin Nation. Non-Tla'amin members are required to obtain a permit from the Tla'amin Nation prior to harvesting any resources on Tla'amin Lands and foreshore areas. Tla'amin members who wish to harvest resources exceeding reasonable personal use are required to obtain a harvesting permit from the Tla'amin Nation.

**Environment**

a. Environmental Impact Assessment	All development applications shall demonstrate that they will cause no adverse impacts on the natural environment, including but not limited to ground, surface, and marine water, soil quality, air quality, cultural sites, wildlife, and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.
b. Climate Change Adaptation	When new information is found in relation to climate change an amendment to the Land Use Plan may be considered, including strategies to adaptation and mitigation.
c. Riparian Setbacks	A minimum 30m setback is required for all creeks and watercourses unless otherwise determined and approved by the Tla'amin Nation and in consideration of applicable riparian areas regulations.
d. Monitoring	The Tla'amin Nation (i.e., through the Guardian Watchman Program, resource officers) will work with other government agencies to establish systems for regular environmental monitoring (e.g., water quality).

Land Development	
a. Land Use Planning, Development and Zoning Law	All new development must adhere to Tla'amin land use, planning, development, zoning, and other applicable laws. A development permit issued by the authorizing body within the Tla'amin Nation is required for all new and upgraded development as identified in Tla'amin law(s).
b. Concept Plan	As a precondition to development, applicants shall prepare a Concept Plan that includes (but is not limited to) building footprints, design guidelines, servicing/infrastructure plans, etc... Concept Plans should indicate how the development relates to current and future uses. A Concept Plan shall be submitted to the Tla'amin Nation for approval prior to development.
c. Servicing	All new development must have appropriate site servicing (i.e. water, hydro, septic, sewage, fire service requirements, etc...). The Tla'amin Nation will strive to work collaboratively with neighbouring governments to create mutually beneficial servicing agreements.
d. Green Building	The Tla'amin Nation encourages the use of green building design with a focus on LEED or other green design principles including those for water and air quality, energy conservation, and efficient waste management practices.
e. Design Guidelines	The Tla'amin Nation will create Tla'amin Design Guidelines, which must be followed in the design of new developments. These Design Guidelines will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and street-scaping consistent with the goals and objectives of the Tla'amin Land Use Plan.
f. Gateway Development	The Tla'amin Nation encourages the development of culturally appropriate gateways that will help to announce and distinguish the point of arrival for both residents and visitors at the Lund and Wharf Street Parcels and/or other future development lands.
g. Easement	Where required, the Tla'amin Nation has the ability to create right-of-ways for servicing infrastructure and roads.

**Land Development (cont'd)**

h. Trails	The Tla'amin Nation will consider the development of new trails or the realignment and connecting of existing trails through Tla'amin Lands. Applications for trail development shall properly plan for culturally and environmentally sensitive areas, liability, encroachment, forest management practises, Tla'amin private land, and/or as governed by the provisions of the Tla'amin Final Agreement.
i. Contaminated Sites	New land development shall examine and address the risk of site contamination.

**Economic Development**

a. Joint Ventures	To promote economic development, job creation, and training, the Tla'amin Nation will target strategic opportunities for member and community-owned businesses to generate revenue on Tla'amin Lands by promoting mutually beneficial joint venture opportunities.
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# Tla'amin Nation

Land Use Plan

## Land Use Designations

Map 2

### Legend

- Potential Future Tla'amin Treaty Settlement Lands
- Riparian Setbacks (50 m)
- Parks and Protected Areas
- Powell River
- Waterbody
- Watercourse
- Sunshine Coast Trail
- Highway 101
- Roads
- Agricultural Land Reserve
- Economic Development Land (EDL) - Residential
- Environmental Management Area
- Light Industrial-Commercial
- Nihne jeh tahla (Commercial)
- S'cheh eht Yequet stu xwet (Enhanced Resource Management Area)
- Tla'amin Community Lands
- Traditional Use Area
- Uhmsnah Kootkoo (Marine Management)



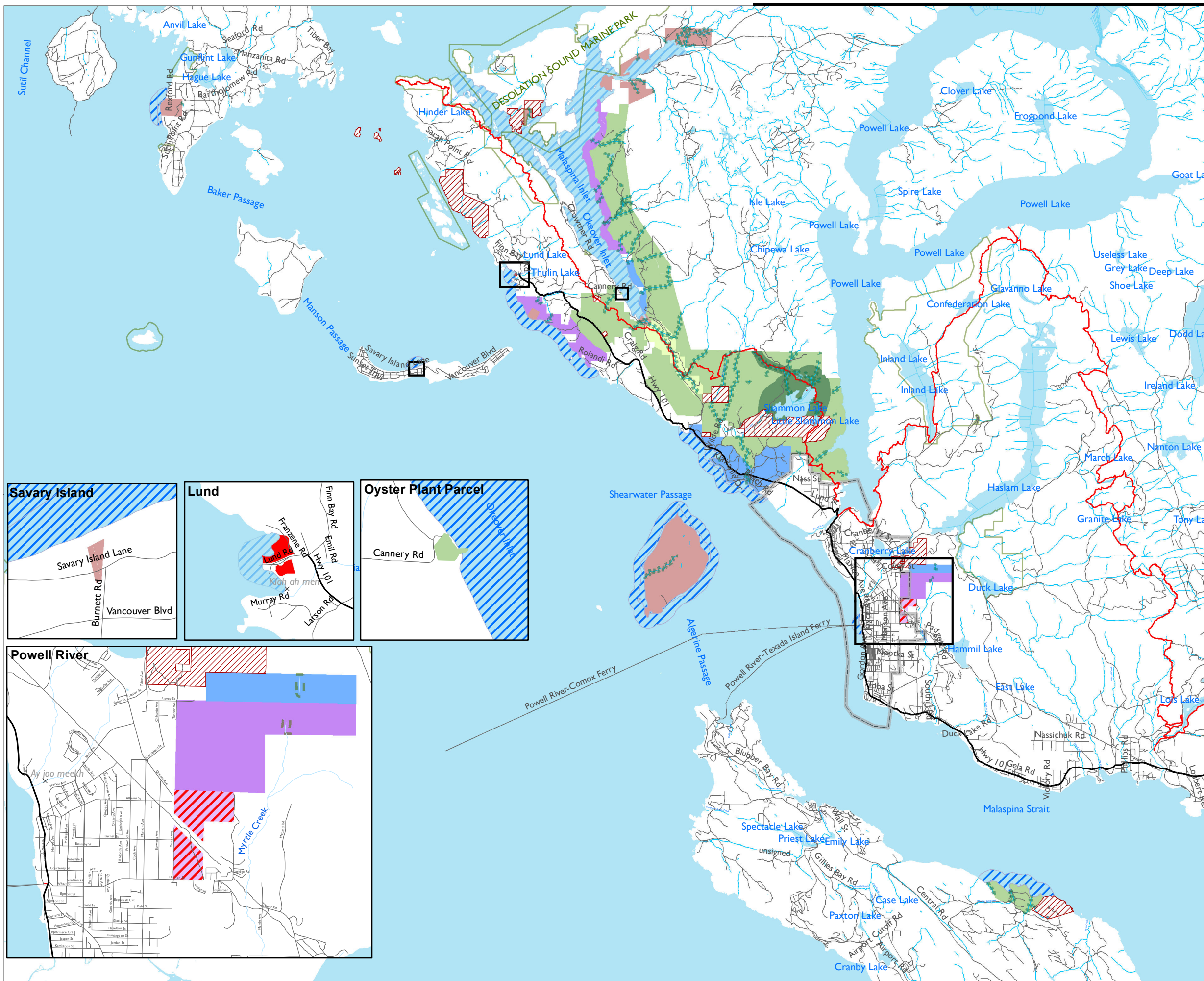
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## 3.2 Agricultural Land Reserve



## 3.2 Agricultural Land Reserve

The *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, was brought into force on November 1, 2002. This Act repealed the *Agricultural Land Reserve Act*, the *Land Reserve Commission Act*, and the *Soil Conservation Act*, and replaced them with a new Act that incorporates some of the provisions from the repealed Acts, and established the Provincial Agricultural Land Commission.

Notwithstanding any other provision of this Land Use Plan, all land designated “**Agricultural Land Reserve**” (ALR) is subject to the provisions of the *Agricultural Land Commission Act* and the regulations and orders of the Agricultural Land Commission. The Act and regulations generally prohibit or restrict non-farm use and subdivision of Agricultural Land Reserve lands, unless otherwise permitted or exempt.

The intent of land designated “**Agricultural Land Reserve**” is to ensure that land use activities meet the provisions of the *Agricultural Land Commission Act*, and to promote agricultural based activities on Tla'amin Lands.

### 3.2.1 Objectives

- Ensure that lands are reserved for agricultural purposes.
- Promote, encourage and support agricultural based activities, sustainable farming, and the economic viability of the agricultural sector on Tla'amin Lands.
- Promote healthy living for Tla'amin members through local food production.

### 3.2.2 Policies

a. General Policies	General policies identified in the Tla'amin Land Use Plan will be adhered to.
b. Agricultural Uses	The Tla'amin Nation will encourage, consider, and permit a broad range of agricultural and complimentary uses.
c. Development Restrictions	Use of ALR land for urban, commercial, industrial, resort, or other uses that impact agricultural uses in the area will not be permitted unless land is re-zoned or re-designated under the ALR or Tla'amin law.

d. Residence	Use of ALR land for a single family dwelling farm house may be considered.
e. Viability	The Tla'amin Nation will encourage value-added activities that can improve the viability of the agriculture sector.
f. Agri-tourism	The Tla'amin Nation may approve low impact agri-tourism on ALR land.
g. Setbacks	To prevent conflicts and encroachment, appropriate setbacks and buffers are required when developing lands adjacent to the ALR.
h. Adjacent Uses	Developers shall recognize and protect the needs and activities of farm operations when considering adjacent and nearby land uses including traditional and cultural use.
i. Partnerships	The Tla'amin Nation encourages partnerships with the agriculture community, governments, and private enterprise to promote the development of the agriculture sector.
j. Soil	No removal or deposit of soil or fill will take place except in accordance with Tla'amin laws.
k. Impacts	All new development shall ensure that any impacts (e.g., water runoff to and from adjacent areas, stormwater management) on agricultural lands are minimized.
l. Linear Development	Linear developments (i.e., hydro corridors, pipelines) are discouraged through agricultural land. When unavoidable or required for cultural or traditional use, impacts on the agricultural land shall be mitigated.
m. Conformity	Land uses on ALR lands shall conform with Tla'amin laws and applicable provincial law and regulations relating to ALR lands.
n. Fertilizers and Herbicides	To protect water quality and human health, the application of fertilizers and herbicides on ALR land shall be minimized. The Tla'amin Nation will develop a list of approved fertilizers, herbicides, and pesticides. Owners or operators may be required to submit fertilizer and pesticide management plans for approval by the Tla'amin Nation.
o. Livestock	Livestock operations (small and medium scale) are permitted with the approval of the Tla'amin Nation and in accordance with best management practises.

p. Use of Best Practices	The Tla'amin Nation requires the use of comprehensive agricultural best practises on Tla'amin Lands.
q. Agriculture Awareness	Working in partnership with other governments, farmers, and not-for-profit organizations, the Tla'amin Nation will work to increase public awareness of farming practises and the importance of agriculture in the area and its role in providing for food diversity and security.

### 3.2.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the Agricultural Land Reserve Designation.

#### Land Uses Considered:

- Farming and related activities/facilities;
- Single dwellings (home occupancy);
- Parks and recreation areas that are compatible with agricultural uses;
- Agri-tourism; and
- Transportation corridors (as approved by the regulatory body).

#### Land Uses Not Considered:

- Urban settlement;
- Multi-lot residential development (subdivision of land for residential purposes);
- Non-agricultural commercial development; and
- Non-agricultural industrial development.

## **3.3 Economic Development Lands (EDL)**



### 3.3 Economic Development Lands (EDL) - Residential

Lands designated “*Economic Development Lands*” are intended to accommodate lease-hold residential development and to provide sufficient land to enable Tla'amin to provide housing for Tla'amin members outside of Teeshosum and to accommodate residential leases for non-Tla'amin housing development(s). There are two types of EDL: “City” and “Estate”.

Parcels within the City of Powell River are referred to as **EDL – City** and are intended to accommodate single-detached, duplexes, townhouses, and low-rise condominiums. The **EDL - City** designation envisions safe, pedestrian friendly streets, community friendly parks, and interconnected trail system, set in a rural-village like setting. A balanced mix of housing types shall be available, with a range of community services and parks/recreation to be within a short walk from home.

Parcels along Okeover Inlet and the Hurtado Bluffs are referred to as **EDL – Estate** and are intended for rural estate-style development. The intent of the **EDL – Estate** designation is to retain the landscape character and maximize the spectacular views of the area.

#### 3.3.1 Objectives

- Provide the community with a range of housing options (tenures and densities) to meet the needs of Tla'amin members including Elders, singles, young members, and families, today and in the future.
- Provide economic development opportunities through market based residential leases to members and non-members.
- Provide market housing for Tla'amin members.
- Provide sufficient land for new housing development to accommodate future community growth.
- Promote community sustainability by adopting green building design where possible to minimize environmental impacts.
- Create the opportunity for Tla'amin families or individuals to live on Tla'amin Lands.
- Create a healthy, walkable, livable, and cultural representative community.

**3.3.2 Policies**

a. General Policies	General policies identified in the Tla'amin Land Use Plan will be adhered to.
b. Subdivision Plan	An approved subdivision plan is required prior to any development. Further planning must include provisions for minimum lot size, servicing, setbacks, emergency services, design guidelines, buffers, site lines, etc...
c. Village Character	On land designated <b>EDL – City</b> , the vision is to create a rural-village setting with safe, pedestrian friendly streets, community friendly parks, and interconnected trail system. All new developments shall provide features to meet this vision.
d. Estate Character	Land designated <b>EDL – Estate</b> is to retain the landscape character and protect wooded and scenic areas, natural habitats, and distinct topography. All new developments shall provide for lots that suit the topography of the area.
e. EDL-City Priority	New residential development within the <b>EDL – City</b> designation shall have greater preference when: <ul style="list-style-type: none"> <li>• Located within or adjacent to an existing urban area;</li> <li>• Located such that it is serviced by existing facilities;</li> <li>• It will create new or upgrade existing facilities; and</li> <li>• It incorporates principles of low impact development, Conservation Subdivision Design, and Leadership in Energy and Environmental Design for Neighbourhood Development.</li> </ul>
f. Leases	The Tla'amin Nation will work to ensure consistency amongst the terms of individual leases in similar economic land use areas.
g. Multi-lot	To create more dynamic and resilient neighbourhoods, new multi-lot residential development should include a variety of parcel and building types.
h. Slope Stability	Any housing development proposed along Okeover Inlet and Hurtado Bluffs shall address slope stability risk.

i. Connectivity	New residential developments shall promote connectivity through multi-use pathways, sidewalks, and trails, where possible.
j. Community Right of Ways	Plans for residential development will dedicate right-of-ways for community amenities, including but not limited to roads, parks, green space, recreation areas, community art, and pedestrian/bike trails.
k. Streetscapes	New residential developments shall create safe, pedestrian friendly, and aesthetically pleasing streetscapes.
l. Elders Housing	The Tla'amin Nation supports the development of specialized housing for Elders and those with special needs.
m. Service Delivery	<b>EDL-City</b> development should be of a density to allow efficient municipal and community service delivery.
n. Home-Based Business	Home-based businesses may be considered by the Tla'amin Nation provided that they meet the health, safety, and environmental vision of the community.
o. Septic	Septic systems upland of the foreshore areas must be installed and monitored on a regular basis to ensure that they meet environmental health standards.

### 3.3.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the Economic Development Lands Designation.

**Land Uses Considered:**

The Tla'amin Nation will provide market housing opportunities for Tla'amin members outside of the core community of Teeshosum. In order to provide a range of housing options and to strengthen economic development opportunities the following housing options are considered:

- Within the City of Powell River:
  - Single detached;
  - Duplexes;
  - Townhouses;
  - Condos up to four stories; and
  - Elder's facility;
- Rural estate-style housing.

**Land Uses Not Considered:**

- Condo developments over four stories; and
- High-density residential development.



## **3.4 Environmental Management Area**



### 3.4 Environmental Management Area

Lands designated “*Environmental Management*” are places that have special environmental attributes requiring retention or special care. These areas are critical to the maintenance of productive habitat and for the protection of features including source drinking water. The intent of this designation is to protect and enhance the environmental features of the area and for lands to remain as close to their natural state as possible.

#### 3.4.1 Objectives

- Protect and enhance the natural features of the area to promote environmental stewardship.
- Design development to retain environmentally sensitive areas.
- Link environmentally sensitive areas to nearby green spaces using wildlife corridors.
- Design carefully for recreational use.
- Protect drinking water sources.
- Maintain, protect, and enhance wetlands and riparian areas.
- Provide opportunities for people to experience Tla’amin Lands in a respectful and sustainable manner.

#### 3.4.2 Policies

a. General Policies	General policies identified in the Tla’amin Land Use Plan will be adhered to.
b. Recreation	<p>Recreational activities in areas designated Environmental Management Area should be limited and:</p> <ul style="list-style-type: none"> <li>● Must be light impact.</li> <li>● All recreation users of the area should adhere strictly to the philosophy of “carry out what you carry in”.</li> <li>● Little Sliammon Lake should be established as the main destination for non-member recreation users.</li> <li>● Little Sliammon Lake may allow for RV style camping provided a comprehensive recreation plan is prepared and approved including measures to manage waste and sewage.</li> </ul>

c. Signage	Signs should be posted at the main entrance points to the area indicating the drinking water source status and information guiding public use.
d. Education	Public education regarding the protection of Sliammon Lake should be conducted through a variety of agencies and through a co-operative effort of stakeholders and interest groups.
e. Tourism	Applicants for access to Tla'amin Lands for the purpose of carrying out tourism-related activities will be required to submit proposals that maximize benefits and jobs for Tla'amin while at the same time protecting the environment and respecting and promoting Tla'amin culture, history, and way of life. All economic tourism related activities will require approval of the Tla'amin Nation.
f. Facilities	Development of recreation facilities will not be encouraged (except for at designated recreation sites), in general, except for facilities that reduce the potential hazards from recreation on water quality (i.e., outhouses), or a cabin to facilitate the Watchman monitoring program or cultural activities.
g. Homes	Float homes are prohibited on Sliammon Lake.
h. Road Access	Motorized road access will not be expanded for recreation purposes.
i. Boating	Motorized boat use will be restricted on Sliammon Lake to non-motorized or electric power vessels only.
j. Sanitation Facilities	Approved sanitation facilities are recommended in areas to safeguard water quality. These facilities are not to encourage more recreation use but rather accommodate traditional and present use.
k. Construction Activities	Any pre-authorized construction within the Environmental Management Area must develop and adhere to an approved Environmental Management Plan.
l. Forest Health	The Tla'amin Nation supports the use of best management forest practises to maintain a healthy ecosystem.

### 3.4.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the Environmental Management Area Designation.

#### Land Uses Considered:

- Picnic areas;
- Camping (low impact);
- Recreation Dock(s);
- Non-motorized boats;
- Cultural centre(s) and/or facilities (i.e., Long House);
- Hiking/walking trails;
- Ancillary recreational facilities (i.e., picnic shelters);
- Caretaker facility;
- Seasonal Camping Store (Little Sliammon Lake);
- Dam for habitat management and drinking water storage;
- Forest health maintenance;
- Forest salvage;
- Cultural/traditional activities; and
- RV Camping at the north end of Little Sliammon Lake.

#### Land Uses Not Considered:

- RV Camping;
- Motorized boats;
- Resource based development and/or extraction;
- Residential development;
- Large scale commercial development; and
- Industrial development.

# 3.5 Light Industrial- Commercial



### 3.5 Light Industrial-Commercial

Land designated “**Light Industrial-Commercial**” is intended to accommodate compatible light industrial and commercial ventures, and the manufacturing of goods, warehousing and servicing requiring facilities with an “office-like” appearance and/or a warehouse component. The “**Light Industrial-Commercial**” designation envisions a centralized and integrated industrial and commercial area that includes the lands south of the airport.

#### 3.5.1 Objectives

- Encourage and promote the development of commercial and industrial activities that provide employment and revenue for Tla’amin members.
- Promote and support the development of mixed industrial/commercial use areas.
- Encourage industrial uses that are sensitive to the environment and do not cause pollution and contamination.
- Ensure that new development enhances the physical, economic, environmental, and social elements of Tla’amin.
- Create a variety of economic development opportunities that utilize airport oriented development such as a business park, retail and hotel/tourism.
- Develop industrial areas to be functional and attractive.

#### 3.5.2 Policies

a. General Policies	General policies identified in the Tla’amin Land Use Plan will be adhered to.
b. Buffers	New Light Industrial-Commercial development shall take into account adjacent land uses and where necessary provide for appropriate buffers to minimize impacts including visual and noise. Developers will be expected to contribute to the cost of constructing buffers.
c. Community Right of Ways	Development shall dedicate right-of-ways for community amenities, including but not limited to roads, parks, green space, recreation areas, community art, and pedestrian/bike trails.

d. Streetscapes	New Light Industrial-Commercial developments shall create safe, pedestrian friendly and aesthetically pleasing streetscapes.
e. Aviation	New development of the airport parcels will need to take into account the safe operation of the Powell River Airport and NAV CANADA facilities.

### 3.5.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the Light Industrial-Commercial Designation.

#### Land Uses Considered:

- Wholesaling facilities;
- Warehousing or storage;
- Business park development;
- Commercial retail;
- Parking;
- Restaurants, pubs;
- Light manufacturing facilities;
- Recreation and sport facilities;
- Parks and enhanced open space;
- Big box stores; and
- Bulk fuel storage provided that development meets strict compliance with all laws and includes a detailed management and safety plan.

#### Land Uses Not Considered:

- Large-scale manufacturing; and
- Hazardous waste storage.



# 3.6 Nineh jeh tahla (Commercial)



Photo by Erik Blaney

### 3.6 Nineh jeh tahla (Commercial)

Land designated “**Commercial**” is intended to accommodate activities that allow for the sale of goods and/or services, and generally include retail, accommodation, tourism hospitality amenities, the provision of commercial services, and office space. The “**Commercial**” designation envisions centralized and integrated commercial areas that concentrate in primary locations including Lund and Wharf Street. The purpose is to create vibrant commercial developments that attract Tla'amin members, neighbouring communities, and visiting guests.

#### 3.6.1 Objectives

- Develop Tla'amin as an attractive place for members and other local residents to shop.
- Generate employment and business opportunities for Tla'amin members, and opportunities for a thriving tourism industry.
- Create centralized commercial nodes with restaurants, retail stores, hotels, coffee shops, commercial services, eco-tourism, and office space.
- Focus commercial development at prime locations (e.g., Lund).
- Create aesthetically pleasing commercial and tourist areas that promote Tla'amin culture.

#### 3.6.2 Policies

a. General Policies	General policies identified in the Tla'amin Land Use Plan will be adhered to.
b. Connectivity	New commercial development shall promote connectivity through multi-use pathways, sidewalks, and trails, where possible.
c. Community Right of Ways	New Commercial development shall dedicate right-of-ways for community amenities, including (but not limited to) roads, parks, green space, recreation areas, community art, and pedestrian/bike trails.
d. Streetscapes	New commercial development shall create safe, pedestrian friendly and aesthetically pleasing streetscapes.

#### 3.6.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the *Nineh jeh tahla* (Commercial) Designation.

**Land Uses Considered:**

- Restaurant, pub;
- Hotel, motel;
- Recreation and tourist facilities;
- Store, gift shop;
- Ancillary recreation uses;
- Entertainment complex;
- Cultural centre;
- Tourism-related facilities/activities;
- Dock/wharf;
- Marina and ancillary facilities;
- Farmers market; and
- Parking.

**Land Uses Not Considered:**

- Big box retail; and
- Industrial development.



# **3.7 S'cheh eht Yequet stu xwet (Enhanced Resource Management Area)**



Photo by Erik Blaney

### 3.7 S'ch eh Ye qet stu xwet (Enhanced Resource Management Area)

Land designated “*S'ch eh Ye qet stu xwet (Enhanced Resource Management Area)*” is intended to be managed to sustain environmental and cultural values while providing opportunities for economic development. Land designated as “*S'ch eh Ye qet stu xwet (Enhanced Resource Management Area)*” are suitable or potentially suitable for resource development activities, aimed primarily at economic development. The primary focus of this land use is to provide opportunities for economic development based on resource development and extraction. Tla'amin *Ta'ow* (teachings) must be respected when development is planned, and when undertaken in this area.

#### 3.7.1 Objectives

- Foster sustainable economic development.
- Increase economic benefits to the Tla'amin Nation.
- Ensure that cultural and archaeological resources are not negatively impacted by resource development or extraction.
- Ensure maintenance of healthy forest and plant populations and associated ecological communities for social, cultural and economic purposes.
- Ensure that harvesting of resources is sustainable and based on Tla'amin laws and the principles and practises of ecosystem-based management.
- Mitigate the impacts of development on environmentally sensitive lands.
- Protect critical or threatened habitat.
- Support commercial non-timber product harvesting by Tla'amin members.
- Ensure access to forests and forest related communities so that Tla'amin members have access to cultural and traditional resources for personal, family, or community uses.
- Permit Tla'amin members to exercise their rights to hunt, fish, and harvest from the land.
- Provide park, open space, and recreation areas for outdoor based activities including camping and hiking.

**3.7.2 Policies**

a. General Policies	General policies identified in the Tla'amin Land Use Plan will be adhered to.
b. Harvesting	Provided that Tla'amin <i>Ta'ow</i> is followed and there is minimum disruption to planned and approved resource development, Tla'amin members will not be restricted from harvesting from Tla'amin Lands.
c. Traditional Ecological Knowledge	TEK may be used in the review of proposed development in order to ensure that special sites are preserved, identified and protected prior to any approval of development.
d. Access to Resource Areas	New development or land uses shall take into account access to Tla'amin Land for resource harvesting (i.e., hunting, berry picking, etc...) by Tla'amin members.
e. Environmental Impact Assessment	All natural resource development applications must demonstrate that they will cause no adverse impacts on the natural and cultural environment, including but not limited to, ground and surface water, soil quality, air quality, wildlife, vegetation, and cultural sites. If impacts are expected, the application must demonstrate how these will be mitigated. Proposals must be able to show that the development would provide substantial benefits for the Tla'amin Nation.
f. Resource Tenures	All new resource tenures (e.g., forestry, mineral, water, etc...) must be authorized by the Tla'amin Nation.
g. Forest Management Plan	A Forest Management Plan is required for all forestry activities on Tla'amin Lands. Forest Management Plans must meet or exceed the standards of existing Forest Management Plans that are prepared and approved for forestry activities on Provincial Crown Land.
h. Resource Activity	The Tla'amin <i>Ta'ow</i> , <i>Forest &amp; Range Practices Act</i> , Mineral Exploration Code, and other legislation, regulations, and guidebooks which would normally apply to BC Crown Land, will provide the starting point for the management of resource activities (e.g., forestry, mineral, etc...) on Tla'amin Lands.

i. Riparian Areas	Riparian management areas must be established for any resource operation and related activities (e.g., harvesting, road construction). Riparian management areas apply to streams, wetlands, foreshores, and lakes.
j. Public and Technical Review	Where a major new resource development project has advanced to where it is determined to be economically feasible, a comprehensive technical and public review of the project is required before it is authorized by the Tla'amin Nation.
k. Balanced Development	The Tla'amin Nation shall consider opportunities for resource development on Tla'amin Lands. However, consideration of any resource development proposal shall focus on striking a balance between the need for protection of Tla'amin traditional land uses, heritage, and culture and the need for economic opportunities for the Tla'amin Nation.
l. Tourism	Applicants for access to Tla'amin Lands for the purpose of carrying out tourism-related activities will be required to submit proposals that maximize benefits and jobs for Tla'amin members while at the same time respecting, promoting, and protecting Tla'amin culture, history, and way of life. All economic tourism related activities will require approval of the Tla'amin Nation.
m. Non-Resource Development Activities	The Tla'amin Nation will consider other non-resource development type activities (e.g., recreation, eco-tourism, etc...) in the Enhanced Management Area.
n. Roads	The extent of the road network must be limited to that which is essential for long term management. Roads not required for the long term are to be either de-activated or appropriately rehabilitated as soon as practicably possible.
o. Facilities	All facilities must be authorized by the Tla'amin Nation and properly maintained. Unauthorized, abandoned, or facilities in a state of disrepair will not be tolerated.
p. Partnerships	The Tla'amin Nation will encourage partnerships with the resource development community, governments, and private enterprise to promote the development of the resource sector.

q. Joint Ventures	The Tla'amin Nation will target strategic opportunities for members and community-owned businesses to generate revenue through responsible resource development by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.
r. Environmental Guidelines	The Tla'amin Nation supports and will enforce the use of comprehensive environmental and resource management (e.g., forestry, mining, hydro, etc...) best practises.
s. Forestry Awareness	The Tla'amin Nation will work to increase public awareness of sustainable forestry practises and the importance of forestry in the area.
t. Monitoring	The Tla'amin Nation (i.e., through the Guardian Watchman Program, resource officers) will work with other government agencies to establish systems for regular environmental monitoring (e.g., water quality, prevention of poaching, pollution, etc...).
u. Parks & Recreation	<p>The Tla'amin Nation will develop a parks and recreation plan that incorporates areas for recreation activities (i.e., camping) and environmental and cultural protection and enhancement. Resource planning must take into account the need for parks and recreation.</p> <p>Recreation facilities will be developed for Tla'amin members and non-members. Facilities/areas may also be developed for the exclusive use of Tla'amin members.</p>
v. Habitat Protection	Resource planning must take into account sensitive and critical habitat, biodiversity, and the need for protection.
w. Monumental Cedar	The Tla'amin Nation will strive to protect monumental cedar for cultural purposes. Resource developers must take into account and plan for the preservation and/or access to monumental cedar in resource management planning and development.
x. Firewood	The Tla'amin Nation will create a Firewood Management Plan that will set out the rules and provisions of firewood gathering and harvesting.

### 3.7.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the S'cheh eht Yequet stu xwet (Enhanced Resource Management Area) Designation.

#### Land Uses Considered:

- Commercial forestry;
- Ancillary forestry and aquaculture facilities;
- Quarries;
- Mineral exploration and/or development;
- Oil and gas exploration and/or development;
- Renewable energy development;
- Power generation;
- Ancillary resource-based facilities (i.e., saw mill);
- Utility corridors;
- Access roads/transportation corridor;
- Hunting, non-timber forest product harvesting, and/or fishing;
- Camp or cabin;
- Research/education;
- Cultural facilities;
- Eco-tourism consistent with forest management practices; and
- Parks and open space.

#### Land Uses Not Considered:

- Residential development;
- Other land base activities that have the potential to disrupt forestry management practices; and
- Unauthorized or unregulated facilities or structures (trespass trails, unauthorized docks, boat ramps, camp sites, etc...).

# 3.8 Tla'amin Community Lands



### 3.8 Tla'amin Community Lands

Land designated “*Tla'amin Community Lands*” include existing residential, commercial, light industrial, and community uses at Teeshosum, new areas along Okeover Inlet, and parcels within the City of Powell River. “*Tla'amin Community Lands*” are intended to accommodate land use activities that accommodate community land uses. The purpose of the “*Tla'amin Community Lands*” designation is to provide sufficient land to enable present and future generations of Tla'amin Members to live in their home community and on Tla'amin Lands.

The 2010 Tla'amin Land Use Plan is the primary planning document that should be utilized for lands designated “*Tla'amin Community Lands*”. However, portions of Teeshosum that were once designated “*Forest Designation*” in the 2010 Land Use Plan (exclusive of Woodlot 1672) have been re-designated “*Tla'amin Community Lands*”.

#### 3.8.1 Objectives

Management objectives identified in the 2010 Land Use Plan include but are not limited to:

- Encourage diverse housing options.
- Encourage infill of existing serviced areas.
- Provide adequate recreational, cultural, and government amenities.
- Maintain and enhance the rural village character.
- Promote sustainability.
- Minimize environmental and community impacts.
- Permit community-supportive commercial recreation facilities.
- Protect archaeological sites.
- Protect traditional and cultural use sites.

**3.8.2 Policies**

a. General Policies	General policies identified in the Tla'amin Land Use Plan will be adhered to.
b. Master Plan	As a precondition for development a master plan must be put in place for the following three Tla'amin Community Land areas: <ul style="list-style-type: none"> <li>• Teeshosum – the 2010 Land Use Plan will serve as the basis for future planning in that area;</li> <li>• Okeover Inlet; and</li> <li>• City of Powell River Parcels.</li> </ul>
c. Teeshosum	The 2010 Tla'amin Land Use Plan will be the principal planning document for the Teeshosum community until such time that the plan is updated and incorporated into the Tla'amin Land Use Plan for Treaty Settlement Lands. The portion of Woodlot 1672 that was included in the 2010 Tla'amin Land Use Plan is now incorporated into the Enhanced Resource Management Area, which supersedes the 2010 Land Use Plan.
d. Land Use Planning, Development and Zoning Law	All new development must adhere to Tla'amin land use, planning, development, zoning, and other applicable laws. A development permit issued by the authorizing body within the Tla'amin Nation is required for all new and upgraded development as identified in Tla'amin law(s).
e. Housing Options	A variety of housing types including single detached, duplexes, and townhouses, shall be supported by the Tla'amin Nation to meet the needs of Elders, singles, young members, and families.
f. Existing Lots and Infilling	The Tla'amin Nation will prioritize housing development on existing residential lots, through infilling and redevelopment of residential lots where there are abandoned buildings.
g. Lot Size	New developments shall provide for various lot sizes.
h. Slope Stability	Any housing development proposed along Okeover Inlet shall address slope stability risk.
i. Healthy Community	New developments shall ensure that residential areas are in close proximity to parks, recreation areas, trails, and open space.
j. Streetscapes	New residential developments shall create safe, pedestrian friendly and aesthetically pleasing streetscapes.

k. Community Right of Ways	Housing development shall dedicate right of way for community amenities, including but not limited to roads, parks, green space, recreation areas, community art, and pedestrian/bike trails.
l. Elders and Special Needs Facility	Tla'amin will explore the development of an assisted living facility for Elders and those with special needs, in collaboration with other local governments.
m. Cultural Facilities	The Tla'amin Nation supports the development of cultural facilities.

### 3.8.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the Tla'amin Community Lands Designation.

#### Land Uses Considered<sup>1</sup>:

- Member housing including:
  - Single-detached;
  - Duplexes;
  - Triplexes;
  - Townhouses;
  - Elders' Lodging;
  - Condos up to four stories; and
  - Modular homes;
- Community facilities;
- Parks and recreation facilities;
- Cultural facilities;
- Health centre;
- Elders' care facility;
- Schools and daycare;
- Cemetery;
- Commercial (retail, enterprises, offices);
- Traditional and cultural uses and activities;
- Limited eco-and cultural tourism;
- Harvesting (aquaculture, berries, etc...);

<sup>1</sup> Land uses as identified in the 2010 Tla'amin Land Use Plan

- Community gardens, orchards;
- Light industrial (only in areas designated in the 2010 Tla'amin Land Use Plan); and
- Supporting infrastructure.

**Land Uses Not Considered:**

- Heavy Industrial; and
- Intensive Resource Extraction.



# 3.9 Traditional Use Area



Photo by Erik Blaney

### 3.9 Traditional Use Area

The Tla'amin Nation hosts a rich, complex, and dynamic culture full of distinct values, beliefs, and traditions. Tla'amin spirituality, culture, language, and history are firmly bound to the forests and waters of their land. The future of the Tla'amin people is based on their history, land, culture, and resources. To support a future based on Tla'amin *Kwuth Ta-ow* (teachings) and knowledge, important cultural, historical, and spiritual areas need to be protected, preserved and enhanced.

Lands and foreshore designated “**Traditional Use Area**” are intended to protect, and where necessary, enhance the cultural and natural values of the area, while maintaining and enhancing opportunities for traditional use.

#### 3.9.1 Objectives

- Protect traditional, cultural, and archaeological sites from impacts associated with resource use, land development, and recreational activities.
- Protect Tla'amin way of life by preserving areas for hunting, fishing, and harvesting.
- Preserve land and foreshore that Tla'amin people utilize for cultural and traditional activities and practises.
- Promote and support the continuation of Tla'amin cultural activities and practices.
- Ensure that Tla'amin people have access to the natural resources that have sustained them since time immemorial.
- Provide areas for solitude, reflection, cultural connectedness and spiritual healing (sweat lodges, bathing sites, etc...).
- Promote and share Tla'amin *Ta'ow* and traditional knowledge.

#### 3.9.2 Policies

a. General Policies	General policies identified in the Tla'amin Land Use Plan will be adhered to.
b. Ahgykson	The Tla'amin Land Use Plan for Treaty Settlement Lands (this Plan) will supersede the 2010 Land Use Plan provisions for Ahgykson.
c. Collective Use	Land designated Traditional Use is for the benefit of all Tla'amin members. Land uses will focus on collective benefits and uses and activities that support the Tla'amin community in general.

d. Access	New development or land uses shall not restrict beach access for harvesting and recreational purposes by Tla'amin members.
e. Cabins	Tla'amin supports the construction of shared cabins. Cabins are to be for the benefit and use of all Tla'amin members. Family-based cabins will be considered by the Tla'amin Nation.
f. Spiritual Renewal	New development or land uses shall not interfere with Tla'amin member's ability to use the land for traditional cultural and spiritual purposes.
g. Tourism	Applicants for access to Tla'amin Lands for the purpose of carrying out tourism-related activities will be required to submit proposals that maximize benefits and jobs for Tla'amin while at the same time respecting and promoting Tla'amin culture, history, and way of life. All economic tourism related activities will require approval of the Tla'amin Nation.
h. Capacity	The Tla'amin Nation will strengthen internal capacity to assess, document, record, monitor, and protect cultural resources, sites, and areas.
i. Forest Health	The Tla'amin Nation supports the use of best management forest practises to maintain a healthy ecosystem.

### 3.9.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the Traditional Use Area Designation.

#### Land Uses Considered:

- Cabin;
- Cultural camp and facilities;
- Caretaker/Guardian Watchmen residence;
- Sustainable hunting, fishing, and harvesting (terrestrial and aquatic);
- Eco/cultural-based tourism;
- Commercial botanical harvesting where considered appropriate by the Tla'amin;
- Harvesting firewood by Tla'amin in designated areas;
- Selective forestry to maintain a healthy ecosystem;

- Community road;
- Community dock; and
- Forest management practices for the purposes of forest and ecosystem health.

**Land Uses Not Considered:**

- Large-scale commercial resource extraction;
- Industrial development;
- Commercial development;
- Residential development; and
- High impact tourism or recreation.

# **3.10 Uhmsnah Kootkoo (Marine Management)**



Photo by Erik Blaney

### 3.10 Uhmsnah Kootlkoo (Marine Management)

Tla'amin People are coastal people who rely on the resources of the sea for food and cultural purposes. Over the years, the Tla'amin Nation has also utilized their aquatic resources for economic prosperity through commercial harvesting ventures. Areas designated "**Uhmsnah Kootlkoo (Marine Management)**" are intended to protect, and where necessary, enhance the cultural and natural values of the area, while maintaining and enhancing opportunities for both traditional use and commercial aquaculture resource harvesting. Land and foreshore designated "**Uhmsnah Kootlkoo (Marine Management)**" include the intertidal (foreshore) and sub-tidal areas as set out in the Tla'amin Final Agreement and the Tla'amin Foreshore/Delegation Agreement".

#### 3.10.1 Objectives

- Recognize and respect all traditional and cultural uses of Tla'amin intertidal and coastal resources, including food harvesting and gathering of cultural materials.
- Strengthen and maintain Tla'amin access to beaches for food, social and commercial harvesting.
- Increase economic opportunities derived from foreshore resources including clam harvesting, herring, shellfish aquaculture and any emerging and future commercial opportunities such as sea urchin, sea cucumber and kelp harvesting.
- Promote, share and integrate Tla'amin *Ta'ow* and traditional knowledge into foreshore management systems.
- Protect traditional, cultural, and archaeological sites from impacts associated with resource use, land development, and recreational activities.
- Preserve intertidal (foreshore) and sub-tidal areas that Tla'amin people utilize for cultural and traditional activities and practises.
- Ensure that Tla'amin people have access to the natural resources that have sustained them since time immemorial.

**3.10.2 Policies**

a. General Policies	General policies identified in the Tla'amin Land Use Plan will be adhered to.
b. Traditional Harvesting	Provided that Tla'amin <i>Ta'ow</i> is followed, Tla'amin will not be restricted from harvesting in Tla'amin foreshore areas. Harvesting will be in accordance with the Tla'amin Foreshore Agreement.
c. Access	New development or land uses shall maintain beach access for harvesting purposes by Tla'amin members. The Tla'amin Nation will provide reasonable access to beach areas through a variety of means including (but not limited to) green spaces, trails, etc...
d. Aquaculture Tenures	All aquaculture tenures will be governed by the Tla'amin Final Agreement and applicable Tla'amin laws. The Tla'amin Nation may restrict access to specific tenure areas at specific times.
e. Future Aquaculture Tenures	Priority for foreshore aquaculture tenures in areas fronting Tla'amin Lands will be given to the Tla'amin Nation.
f. Facilities	All facilities must be authorized by the Tla'amin Nation and properly maintained. Unauthorized or facilities in a state of disrepair will not be tolerated.
g. Education	The Tla'amin Nation will provide youth with the knowledge of what traditional food they can access along the foreshore, where to access them, what time of year certain resources are available, and food security and safety.
h. Partnerships	Tla'amin encourages partnerships with the aquaculture community, governments, and private enterprise to promote the development of a sustainable aquaculture sector in appropriate locations.
i. Siting of Aquaculture Tenures	All new aquaculture tenures will be sited with respect to other land uses (i.e., cultural sites) in the area.
j. Aquaculture Best Practices	The Tla'amin Nations supports the use of comprehensive aquaculture best practises.

k. Aquaculture Awareness	The Tla'amin Nation will work to increase public awareness of aquaculture practises and the importance of sustainable aquaculture in the area.
l. Monitoring	The Tla'amin Nation will work with other government agencies to establish systems for regular marine water quality monitoring.
m. Preservation	The Tla'amin Nation may choose to preserve or designate specific or exclusive foreshore areas for fishing and harvesting by Tla'amin members.
n. Septic	Septic systems upland of the foreshore areas must be installed and monitored on a regular basis to ensure that they meet applicable environmental health standards. Those systems that do not meet applicable health standards must be replaced at the owner's expense.
o. Marine Management Plan	The Tla'amin Nation will work towards developing a comprehensive marine management plan for the Tla'amin fishing area. Planning will take into account existing protocol agreements with neighbouring First Nations.

### 3.10.3 Land Uses

Through community consultation and a review of relevant background information the following land use recommendations are provided for the Uhmsnah Kootlkoo (Marine Management) Designation.

#### Land/Foreshore Uses Considered:

- Commercial aquaculture resource harvesting where considered appropriate by the Tla'amin;
- Sustainable fishing, hunting, and harvesting (terrestrial and aquatic) by Tla'amin;
- Harvesting marine plants;
- Aquaculture related ancillary facilities;
- Regulated Docks;
- Low impact eco/cultural-based tourism;
- Low impact recreation; and
- Research and education authorized or supported by the Tla'amin Nation.

**Land/Foreshore Uses Not Considered:**

- Industrial development;
- Commercial development;
- Unsustainable or inappropriately sited aquaculture;
- Residential development;
- High impact tourism or recreation; and
- Unregulated structures (i.e., docks, boat ramps).



## 4.0 SERVICING

Servicing and infrastructure development is a key component of building strong, healthy, and prosperous community and to safe development of Tla'amin Lands. Quality infrastructure enables further development allowing the community to achieve social, economic, environmental, and political aspirations. The following section describes key servicing areas.

### 4.1 Objectives

- Ensure development plans and proposed land use activities are designed to protect public safety and encourage healthy living.
- Require that servicing costs associated with new development and land use activities will be fully financed and guaranteed by the developer(s).
- Identify opportunities for cost-sharing formulas for key capital works projects with developers, the City of Powell River, the Powell River Regional District, and other levels of government.
- Develop shared service agreements with the City of Powell River and the Powell Regional District.
- Provide an efficient local road system that is safe and accessible to multiple modes of transportation that services the needs of residents and businesses.
- Ensure community infrastructure is properly planned for and maintained to meet current and future capacity usage.
- Maintain and improve the level of emergency (fire, police, ambulance) services throughout Tla'amin Lands.

#### 4.1.1 Policies

a. Planned Infrastructure	The Tla'amin Nation supports an integrated planning approach for infrastructure expansion and development.
b. Servicing Agreements	The Tla'amin Nation will continue to investigate the development of shared service agreements with the City of Powell River, the Powell River Regional District, and private land developers.
c. Infrastructure Development and Expansion	As a precondition to development, applicants will prepare a concept plan. The concept plan is to include a full description of infrastructure requirements and how it relates to current and future capacity. The plan is required by the Tla'amin Nation for approval prior to development. Associated infrastructure costs will be incurred by the developer.

d. Servicing	All new development must have appropriate site servicing (i.e., water, septic, sewage, fire service requirements, etc...). The Tla'amin Nation will strive to work collaboratively with neighbouring governments to create mutually beneficial servicing agreements.
e. Utilities	The Tla'amin Nation encourages the siting of underground utilities in road rights-of-ways, which include but are not limited to hydro, gas, cable, telephone, as well as water and waste water.
f. Building Code	Residential, commercial, and industrial facilities must meet or exceed provincial building code standards and health and safety requirements.
g. Roads	The Tla'amin Nations supports the design and development of engineer-standard, pedestrian friendly, and aesthetically pleasing roads.
h. Septic	All septic systems are to meet or exceed provincial environmental health standards.
i. Police Services	The Tla'amin Nation will support its relationship with local RCMP detachments in their provision of police services.
j. Fire Services	The Tla'amin Nation will coordinate with other governments and local service providers to try and ensure that fire services (both domestic and forest) are adequately provided throughout Tla'amin Lands.
k. Health Services	The Tla'amin Nation will continue to support local health services in their provision of ambulance services and the emergency response team.
l. Emergency Services	The Tla'amin Nation will continue to work with the Emergency Planning Committee to support the Powell River Regional Emergency Program.

## 5.0 THE PLAN - A LIVING DOCUMENT

### 5.1 Implementation of the Plan

The Tla'amin Land Use Plan will be implemented over the long-term with amendments as required. The success of any plan depends on the efforts that are directed towards integrating its policies into decision-making. The Tla'amin Land Use Plan provides the direction for the Tla'amin Government, Administration and Tla'amin members to evaluate development proposals, in the context of a long-term plan for Tla'amin.

Several measures beyond those specified in this document may also be used by Chief and Council to implement the Tla'amin Land Use Plan, including adopting new laws (such as design guidelines) and administrative procedures (a new application process or fee structure) that will improve the efficiency of impending policies in this plan. Implementation of the Tla'amin Land Use Plan will require the input, support, and cooperation of members and stakeholders from the private and public sectors. This section outlines policies to ensure the effective implementation of the Tla'amin Land Use Plan.

### 5.2 Community Involvement

Meaningful engagement encourages respectful discussion, good communication, and an open dialogue on pertinent issues, opportunities, and challenges. It utilizes community and outside resources to relay ideas and concepts through practical examples. Community consultation and engagement is recognized as a cornerstone to effective and on-going community planning within Tla'amin.

#### 5.2.1 Objectives

- Ensure a consistent consultation and engagement process with Tla'amin members for matters related to land use planning and development of Tla'amin Lands.
- Provide an informed, transparent, consistent, and credible process for making land uses decisions on Tla'amin Lands.

### 5.2.2 Policies

a. Community Consultation Process	The Tla'amin Nation shall create a consultation process for amendments to this Land Use Plan that articulates processes for community involvement and input.
b. Delivery of Information	The Tla'amin Nation shall continue to provide public information relating to land use planning matters to Tla'amin members via community newsletter and the website.
c. Information from Developers	Developers or proponents of land use activities may be requested to provide relevant and up-to-date information to Tla'amin members regarding development or land use activity proposals on Tla'amin Lands on an on-going basis.
d. Non-Tla'amin Engagement	As considered appropriate, the Tla'amin Nation will continue to provide opportunities for non-Tla'amin members to be engaged in land use matters that may directly impact them.

## 5.3 Monitoring and Review

The Land Use Plan shall be monitored and reviewed on a regular basis to ensure that it continues to reflect the current needs of Tla'amin. The Tla'amin Land Use Plan will be reviewed every five (5) years.

### 5.3.1 Objectives

- Ensure that the Tla'amin Land Use Plan reflects the current needs of Tla'amin.
- Provide a mechanism for the Land Use Plan to adapt to future changes.
- Measure the success of the Land Use Plan goals and policies and making amendments where necessary.
- Find constructive and practical solution to unexpected land use changes and needs.
- Provide an avenue for Tla'amin members, developers, and proponents of land use activities to provide input in the success and challenges of the Tla'amin Land Use Plan.

### 5.3.2 Policies

a. Review Process	A comprehensive review of the Tla'amin Land Use Plan will be completed every five (5) years.
b. Communication	The Tla'amin Nation shall create a community consultation process for amendments to this Land Use Plan. Communication between all parties shall remain respectful.
c. Confidentiality	The Tla'amin Nation will work to ensure that all confidential information be protected and access will be controlled to prevent the misuse of private information.

## 5.4 Plan Variance and Amendment

A variance may be requested when minor changes to the Tla'amin Land Use Plan are required. Minor changes are those that:

- Do not compromise the goals or the objectives of the land use designations;
- Would result in minimal environmental, cultural, and economic consequences; and
- Would not result in a precedent (likely to lead to a number of similar requests).

An amendment to the Tla'amin Land Use Plan may be required in order to:

- Improve the clarity of the Tla'amin Land Use Plan and thereby contribute to a better decision-making process; or
- Address a new land use or new information, or to update the Land Use Plan in respect of decisions regarding improvements to land management (for example, a decision to expand the boundaries of an ecologically sensitive area).

### 5.4.1 Policies

a. Variance	The Tla'amin Nation will consider variances to the Land Use Plan provided that they meet the standard of a minor change.
b. Amendment	Amendments to the Land Use Plan will adhere to the provisions set forth in Tla'amin land use planning, development, zoning and other applicable laws. Plan amendments are expected to involve substantive research and discussion prior to a decision being made by the Tla'amin Nation.