

Snapshots from Youth 'Graffiti Wall'



Land Use Planning

Case Studies

URBAN
systems

Brian McCosh, Urban Systems



CASE STUDY

SHXW'OWHAMEL FIRST NATION LAND USE PLAN

Shx'owhamel First Nation

- Sto:lo community located on Fraser River in Lower Mainland
- Consists of 3 reserves – only one has development
- About 100 people live on main reserve
- Main land uses include residential and administrative space
- Reserve base is over 360 hectares

Planning Process

- Undertaken in conjunction with the Comprehensive Community Plan
- Utilized 2001 Physical Development Plan as a base
- Developed in collaboration with the Si:ya:m Council and staff
- Pertained strictly to reserve base with major emphasis on main reserve

Approach to Land Use Plan


- Funded by the First Nation Infrastructure Fund (FNIF)
- Key driver was community's ratification of Land Code which became operational in March 2015
- Led by staff (administrator and community development coordinator)



Successes

- Efficient and effective process
- Integration with CCP process
- Community engagement – door prizes, honorariums, and transportation
- Collaboration between Si:ya:m, staff, and Council
- Leveraging Land Use Plan for other grants
 - Further phases of First Nation Infrastructure Fund
- Community ratification of the plan

Successes

 **Economic Development**

Background

- Shxw'ohámel owns and operates a development corporation called Shxw'ohámel Ventures which manages economic development initiatives, forestry, Kinder Morgan, micro-hydro throughout traditional territory

Proposed Goal

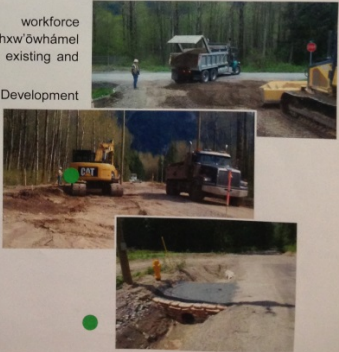
Leverage economic development initiatives to increase employment for Band members, and generate revenue for the Band

Proposed Objectives

- Strengthen the position of Shxw'ohámel Ventures that reflect Shxw'ohámel's vision and values
- Increase revenue for the Band
- Increase employment and training programs
- Ensure the future stability and sustainability of economic development measures

Proposed Actions

- Develop contracting, training and new business opportunities through Shxw'ohámel Ventures that reflect Shxw'ohámel vision and values
- Continue to negotiate benefit and compensation agreements with third parties that reflect Shxw'ohámel vision and values and align with land use and management plans for development in the territory.
- Develop a comprehensive workforce development strategy to enable Shxw'ohámel members to secure employment in existing and new Band ventures.
- Develop a 5 Year Economic Development Strategy
- Update the Property Assessment Law and Property Taxation Law



Challenges

- Venue was not conducive for presentations

Next Steps

- Implementation
- Undertaking Core Area Conceptual Plan
- Looking into funding for economic development
- Finalizing CCP



CASE STUDY

T'IT'Q'ET LAND USE PLAN

T'it'q'et

- Located in southwest BC, in St'at'imc Nation
- Population of 421 (183 on-reserve)
- 7 reserves in the Lillooet area totalling 1,468 hectares
- Developed Physical Development Plan in 1999, and Land Use Plan in 2002
- Current land uses include residential, agricultural, industrial, community use, open space

Planning Process

- Land Use Planning Advisory Committee was developed to advise consultants
- Significant community engagement by the Advisory committee through family meetings, mapping exercises and surveys
- Development of the land use plan was accompanied by
 - GIS training
 - Zoning Bylaw
 - Development Approval Procedures

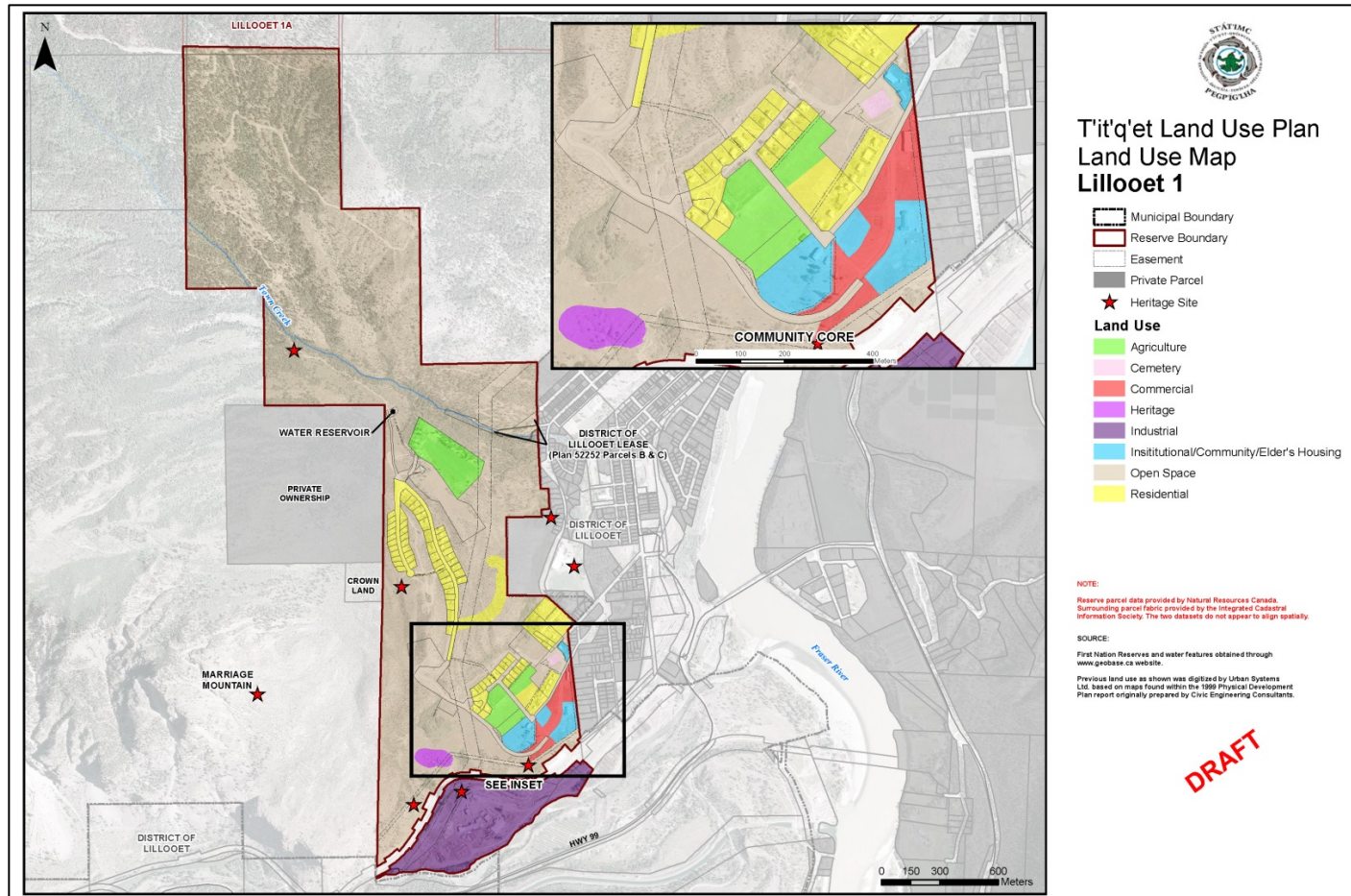
Land Use Plan Process

Timeframe	Activities	Community meeting
June/July 2014	Background research and creation of meeting materials	★
August/September	Family meetings	
August/September	Draft Land Use Plan maps	★
September 21 st	Community meeting to provide project update	★
September/October	Review all input	★
October 31 st	Draft Land Use Plan was reviewed at a workshop with Land Use Planning Advisory Committee (LUPAC)	★
November	LUPAC Comments Incorporated	★
December 7 th	Open House for community review of policies	
Late December	Incorporation of Open House comments	★
January 5 th	Chief and Council Land Use Plan Review	
January/February	Incorporation of Chief and Council comments	★
February 22 nd 2015	Community Adoption	

Family Meetings Mapping



Results of Mapping Input



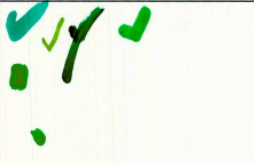
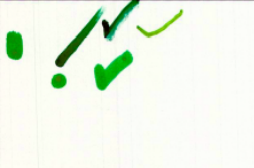
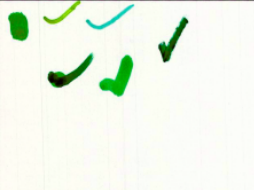
Open House Panel Example

OBJECTIVES

It is the objective of T'it'q'et to:

Green ✓

Red X

Do these objectives align with your vision for the community?	Yes	No	Comments
1. Ensure that all members of T'it'q'et have an opportunity to access housing on-reserve;			
2. Ensure there is a diverse supply of housing types, sizes and compositions to suit the various needs of individuals and families at T'it'q'et;			
3. Ensure that there is adequate elders housing, which offers the amenities that allow elders to live independently for longer and stay on-reserve when access to additional care is required;			<p>- meals on wheels - more job opportunities such as chef, clean up, maids, old age nurses</p>



Lessons Learned

Challenges	Lessons Learned
Community desire to see inclusion of traditional territory in land use plan (Tsilqot'in Case) but not eligible under FNMHF, and not enforceable to identify land uses off-reserve	“Areas of community interest” was included under a community development section that did not correspond with land use. Areas of interest were identified with an icon on a regional map
For rural communities, many typical zoning/land use conventions are confusing and may not be appropriate	Start with the main issues community is facing to create outline instead of using a traditional framework. Use visuals when possible to clarify.

Lessons Learned

Challenges	Lessons Learned
Committee was formed <i>after</i> project was started (felt LUP was being imposed vs collaboratively created)	Should have started by adjusting scope and asking committee: <ul style="list-style-type: none">• what questions does this document need to answer?• What should the process look like?
Committee took more active role than expected, as there were many well-informed citizens	Active listening and clarity were key, ensuring committee ideas are completely understood and captured
Traditional holdings were and still are an issue	Ensure everyone is on same page; a LUP is not usually an appropriate tool to deal with land disputes, so discuss with client plan for addressing conflicts

Implementation

- Short Term:
 - Ability to regulate environmental issues such as noxious weeds, derelict cars
 - GIS capabilities for the community
 - Application for CORP funding successful
 - Using housing projections to facilitate housing plan



Implementation

- Long Term:
 - Identified registered and community knowledge archeological areas for protection
 - Identified vacant lots for new housing and the need for more land to accommodate future populations
 - Identified areas for economic development
 - Identified comprehensive infrastructure needs
 - Environmental and archeological assessments are now required before development



CASE STUDY

LESSONS FROM SASKATCHEWAN ECONOMIC DEVELOPMENT LAND PLAN

Lessons from Saskatchewan: Economic Development Lands Planning (EDLP) Pilot Project

- **AANDC pilot project to Jump-start economic development opportunities for First Nations across the Province**
 - Realize economic development potential of land holdings owned by First Nations
 - Focus on properties with the greatest potential for economic development & revenue generation
 - Share examples of economic development project from other Provinces
 - Connect First Nations directly with private sector expertise
- **Project Goal: *Build Economic Development Capacity!***
 - Develop new revenue streams;
 - Create employment opportunities ; and
 - Promote economic prosperity in each Community.

EDLP Process – An Overview

Core Components

- 1. *Emphasis on community consultation***
- 2. *Extensive GIS mapping***
- 3. *Rigorous land use planning review***
- 4. *Detailed site analysis***
- 5. *Economic Development Action Plan for Priority Projects***
- 6. *Land Acquisition Strategy to guide future purchases***
- 7. *Strong Environmental Management framework***



EDLP Process – Our Approach

Key Steps:

1. Review of Existing Economic Development Structure
2. Preparation of ***Environmental Management Plan***
3. Review of Land Portfolio & Business Operations
4. Preparation of ***Land Database & GIS Mapping***
5. Review of Existing Land Use Planning & Policies
6. Extensive ***Community Consultation***
7. Identification of ***Highest Priority Economic Development Opportunities*** (Top 3 Priorities)

EDLP Process – Our Approach

Key Steps

8. **Detailed Site Assessments** of each Priority Area
9. **Highest & Best Use Study** for each Priority Area
10. Preparation of **Conceptual Development Plans**
11. **Economic Development Action Plan** for each Community
12. **Land Acquisition Strategy** to guide future land purchases
13. Overview of **Business Development & Marketing Opportunities**
 - September Event – The Link to Funding & Potential Business Partners



CASE STUDY

NAOTKAMEGWANNING LAND USE PLAN

Why Undertake a Land Use Plan?

- Provides certainty and consistency for the future – a Road Map to guide future development – 20 year planning horizon
- Ensures community members are clear on what type of development will be supported in the future
- Instills confidence in landholders
- Identify where certain land use are supported
- Reduces the likelihood of land use conflicts



Why Undertake a Land Use Plan?

- Integrates decision making
- Helps to proactively prepare for Community growth
- Creates a “living document” that will be updated to ensure consistency with community goals and values over time
- Creates a consistent approvals process





Successes

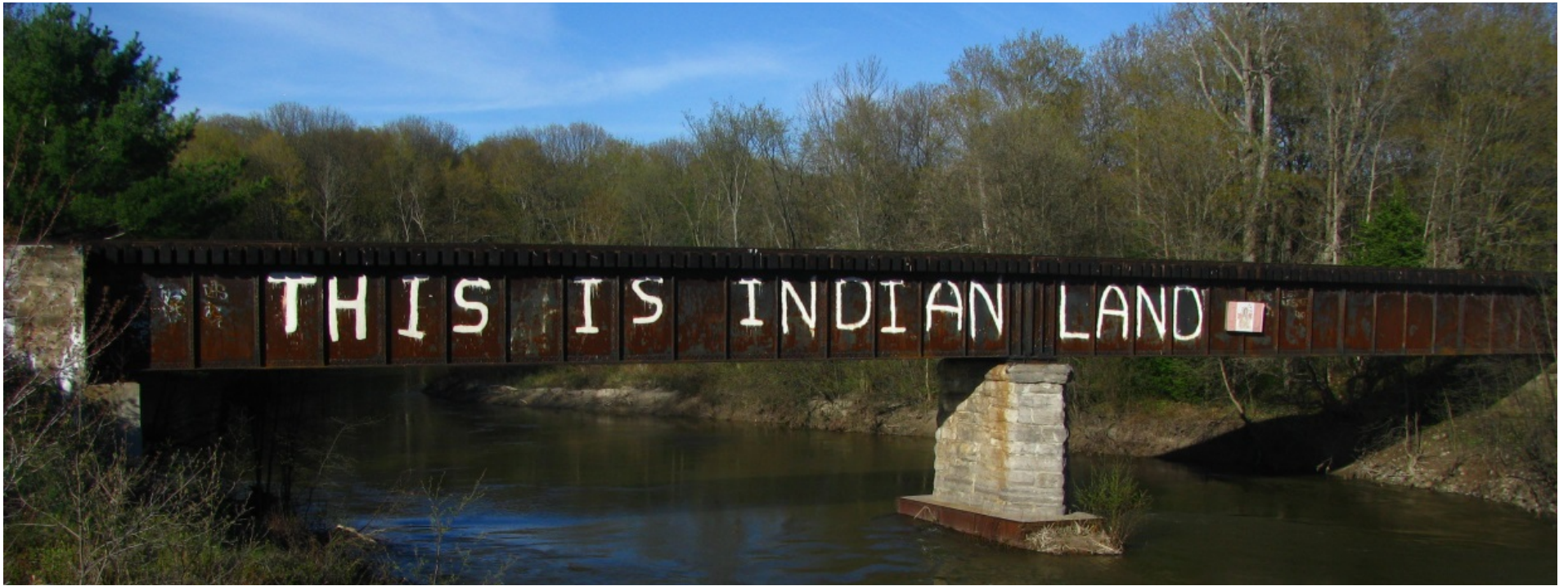
- Focus groups got a better response from the community
- Allowed community to take stock of where they are and where they want to go
- Looked at a wide-range of issues (environment, infrastructure etc.)
- Prioritized community needs

Challenges

- Participation at community meetings
- Community agreement on land use
- Chief and Council support for the project is important

Next Steps


- Undertake 5 Year Economic Development Plan
- Undertake Subdivision Feasibility Study
- Undertake Housing Policy
- Undertake GIS Training



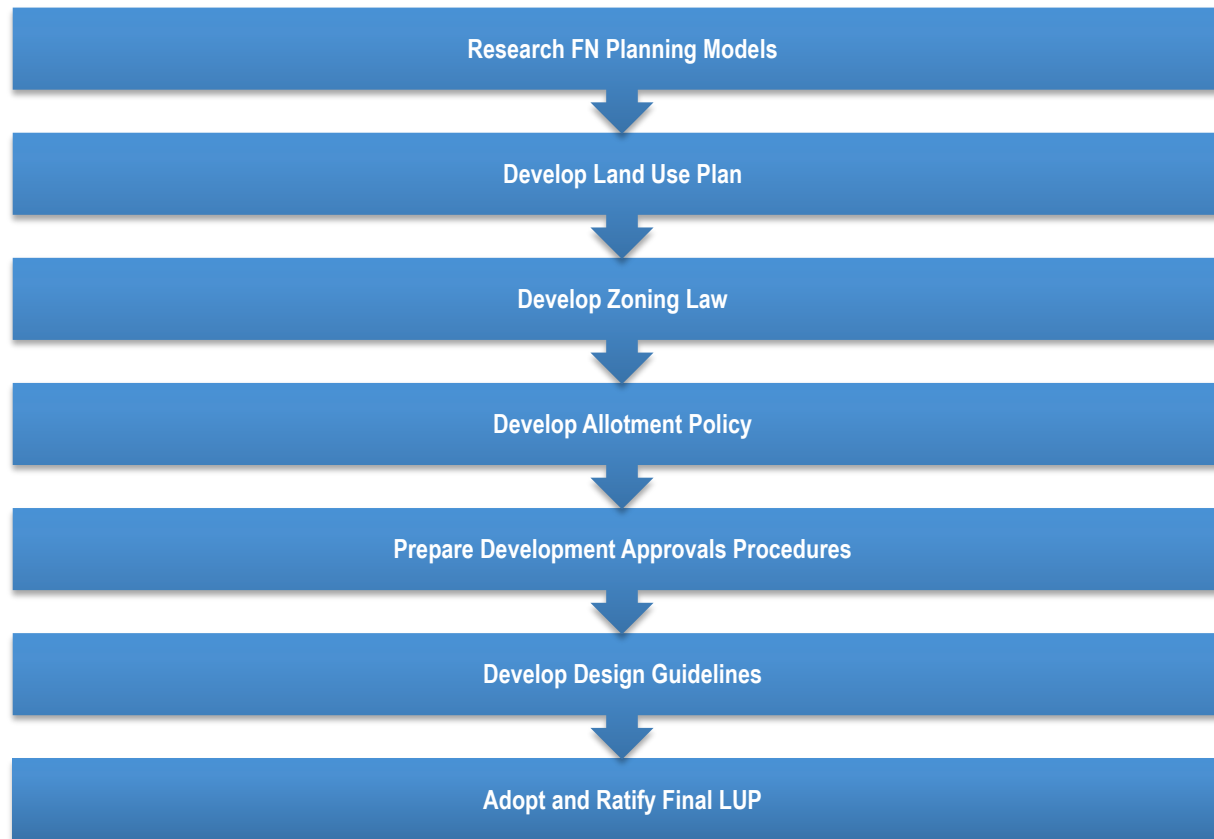
CASE STUDY

GARDEN RIVER LAND USE PLAN

Garden River First Nation

- Anishinabek community located on St. Mary's River near Sault Ste. Marie
 - About 1,200 people live on-reserve
 - Main land uses include residential, commercial, campgrounds, golf course, cultural, natural resources and administrative space
 - Old community
 - Reserve base is over 20,000 acres
- 

Planning Process



Approach to Land Use Plan

- Funded by First Nation Market Housing Fund
- Key driver was moratorium on new housing allotments and infrastructure servicing (septic fields)
- Led by Economic and Community Resources Department

Successes

- Transitioning community from largely ad-hoc land processes to more defined approvals processes
- Having a process to work with community members on development approval requirements
- Leveraging Land Use Plan for other grants
 - Aboriginal Economic Development Fund

Challenges

- Community engagement
- Staff changes
- Chief and Council engagement in the process
- Level of regulation in the Zoning Law
- Perception of telling people what they can do on their land
- Home based businesses
- Tradition of minimal regulation and grandfathering of uses
- Depth and Breadth of the plan – managing levels of detail

Next Steps

- Undertaking Commercial Lands Master Plan






CASE STUDY

WAHNAPITAE LAND USE PLAN

Wahnapiatae First Nation

- Anishinabek community located on Lake Wanapitei near Sudbury
 - About 200 people live on-reserve
 - Main land uses include residential, commercial, campgrounds, cultural, and administrative space
 - Relatively new community – more intensive development started in 1990s
 - Reserve base is about 2500 acres
- 

Planning Process

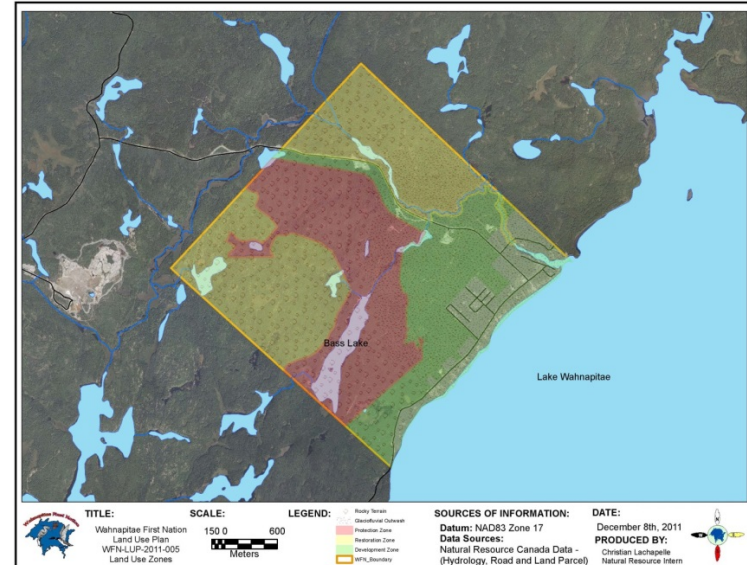


Approach to Land Use Plan

- Largely self-funded except for reserve component and final packaging of plan (funded by First Nation Market Housing Fund)
- Used Ecosystem-Based Approach to Land Use and Resource Management – based on Gitga'at First Nation in BC
- Environmental sensitivity paramount
- Approached land use planning from Treaty-level, Stewardship-level, and reserve-level
- Established resource management objectives at each level
- Most detail provided at reserve level

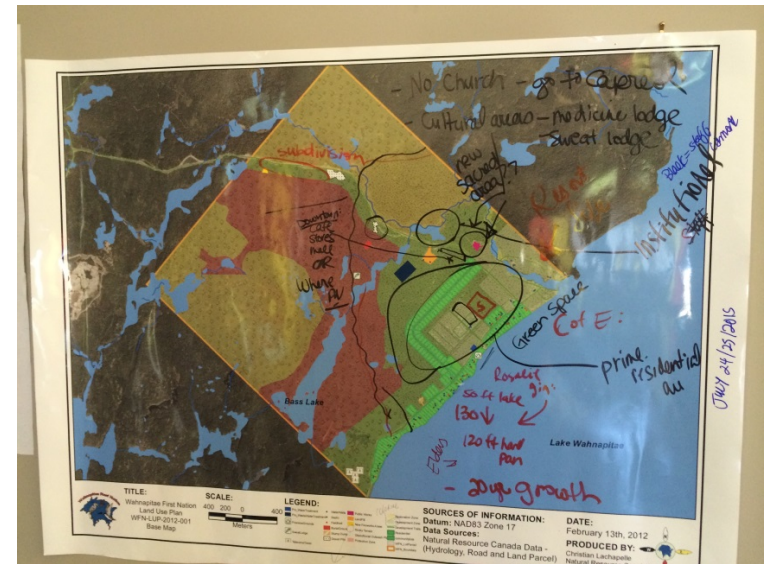
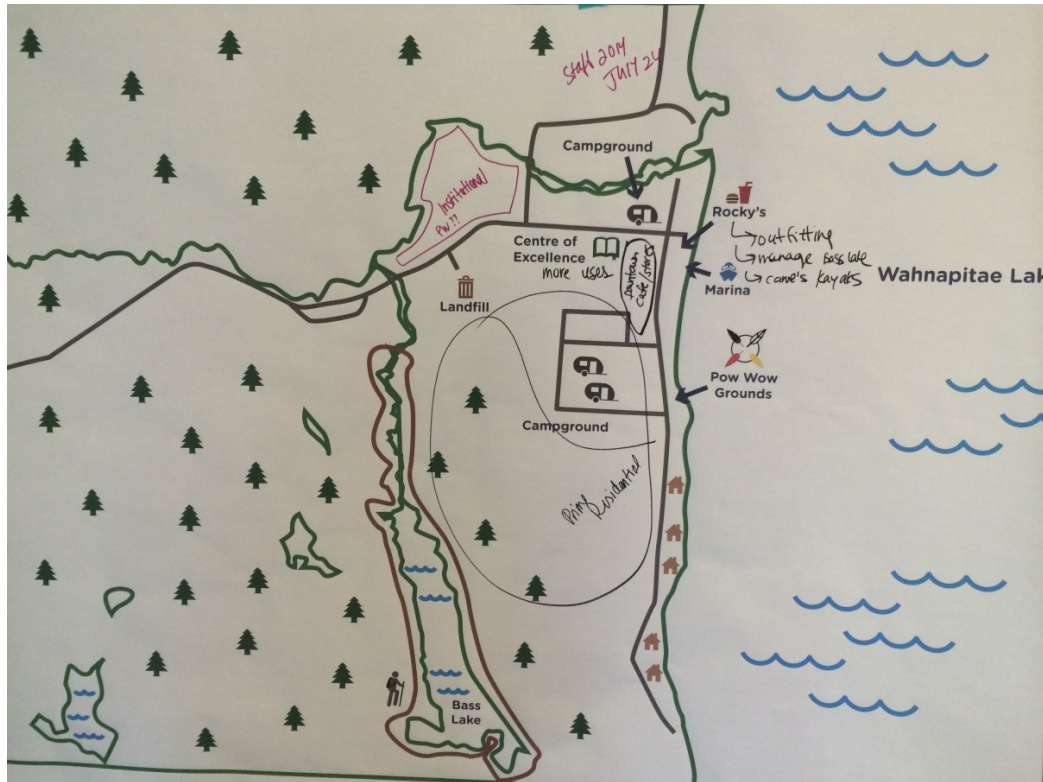
Approach to Land Use Plan

- Reserve
 - Broad Land Areas
 - Protection Areas
 - Restoration Areas
 - Development Areas



Successes

- Community Engagement



Successes

- Staff leadership and collaboration
 - Project had strong staff leadership
 - Collaborative process with consultant
- Leverage for other grants
 - Aboriginal Economic Development Fund

Challenges

- Timeliness
- Consultation burnout
- Depth and Breadth of the plan – managing levels of detail



Next Steps

- Zoning and Development Procedures
- Undertaking Commercial Lands Master Plan





CASE STUDY

MEMBERTOU LAND USE PLAN



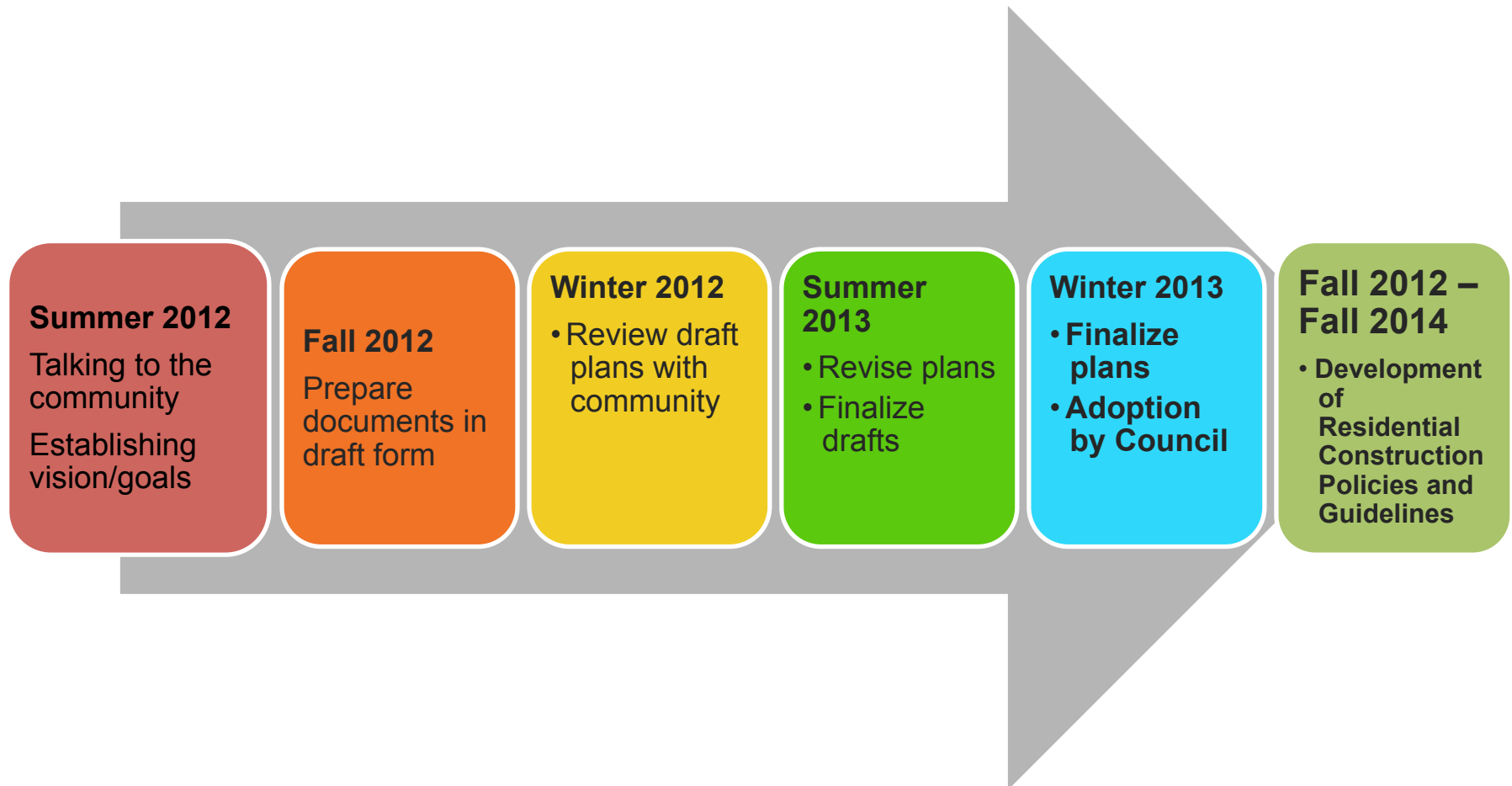
Why Membertou Undertook This Process

- Significant demand for land for residential and commercial purposes
- Running out of room on our main reserve
- Want to enable members to build their own houses
- Currently in the Land Code process
- Want to raise development standards, particularly for residential development
- Looking at adding more land to the reserve in the future
- Ensure some level of consistency with CBRM bylaws

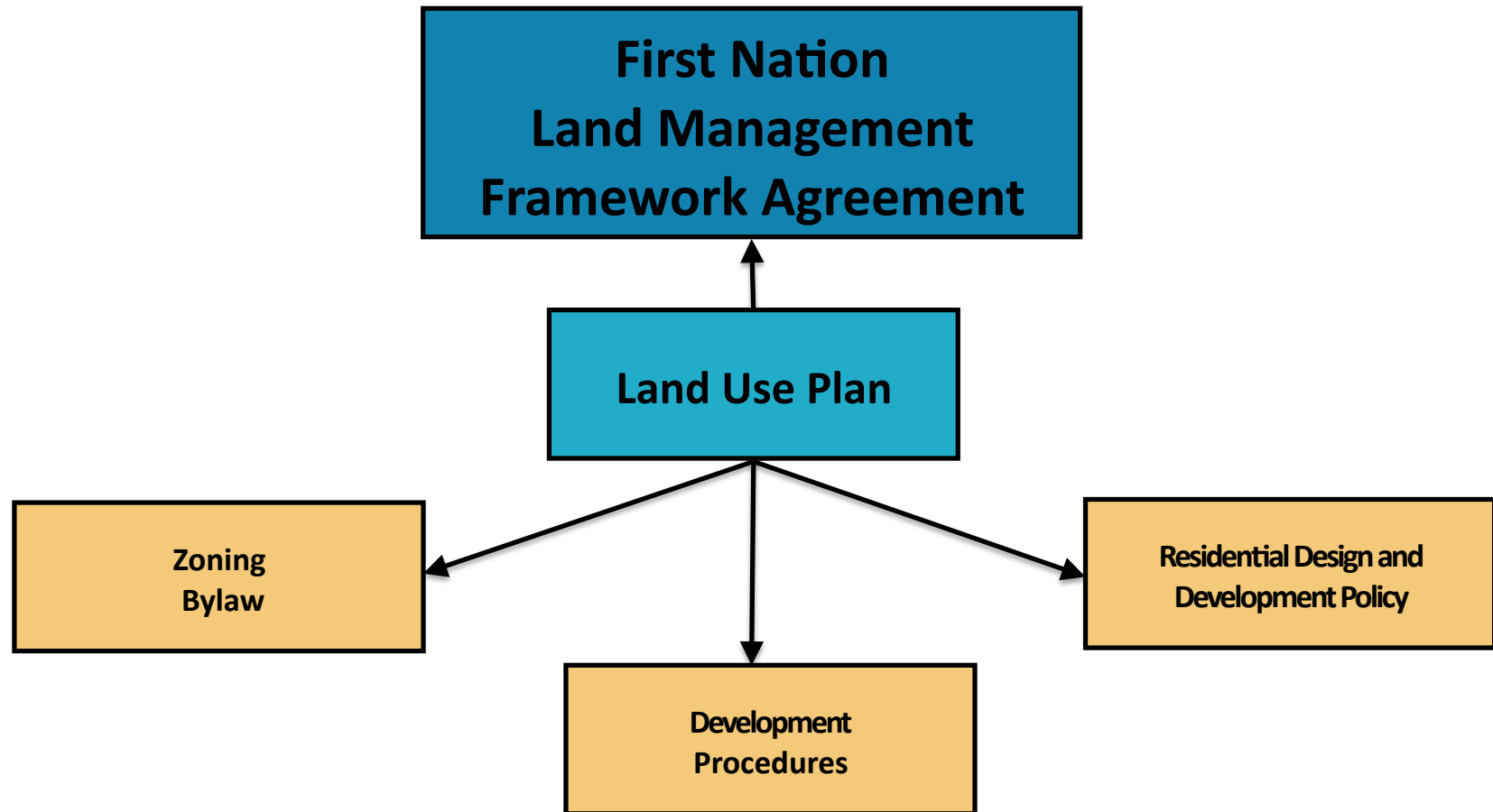
What Was Done?

- Community Land Use Plan – provides policies on how land should be developed as well as guidance on other community-related issues
- Zoning Bylaw – provides regulations on land development including permitted uses and site design
- Development Approvals Procedures Manual – outlines the procedures for using the Community Land Use Plan and Zoning Bylaw in the land development process
- Residential Construction Guidelines and Policy – provides guidance on how to develop and maintain new and existing houses
- Discussion Paper on Residential Construction Bylaw – provides a framework for a residential construction bylaw, if Membertou chooses to adopt one in the future
- Residential Construction Framework – Implementation – outlines next steps in further enhancing our capacity on directing the development of new residential areas

Planning Process



Planning for New Development



Since the adoption of the Land Use
Plan ...



Hwy 125 Interchange

Corporate Division
Membertou



Churchill Crossing



Sports & Wellness Home

Corporate Division
Membertou



Case Study - Williams Lake Indian Band

- Undertaken in conjunction with the Comprehensive Community Plan
- Driven by need to implement Land Code
- Key issue is what to do with Traditional Interests – functionally Band land but specific community members have expressed ‘rights’ to the land
- Land held by Traditional Interests can have significant economic development value
 - Who derives the benefit?



CASE STUDY

SUCCESSFUL ECONOMIC DEVELOPMENT RESULTING FROM LAND USE PLANNING

Build Community Support

- The planning process is community driven



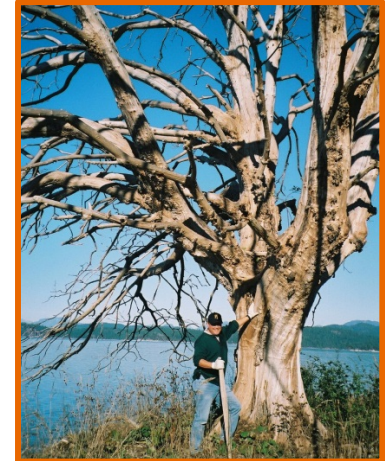
Plan for it

- Developers are looking for certainty for their investment and a level playing field
- Proper planning and procedures provides that certainty through a series of tools



Sliammon First Nation Sunshine Coast

- Treaty ratified in 2012
- Land Use Plan for Treaty Settlement Lands
- Key Economic Development Initiatives:
 - Establishment of a Regional Economic Development Commission
 - Eco-Tourism Projects
 - Forestry Ventures
 - Natural Water Springs
 - Mariculture Business
 - Vineyards Study



Stz'uminus First Nation Vancouver Island

- Land Code Operational
- Land Use Plan (2009)
- Establishment of Coast Salish Dev. Corp. (2009)
- Recent Projects Include:
 - Economic Development Assessment of Oyster Bay Reserve
 - Market Assessment/Highest and Best Use Studies
 - Zoning Bylaw and Design Guidelines (IR 13)
 - Development Regulations & Servicing Options (IR 13)
 - Marketing Package for 300 acre Redevelopment Project



Tsawwassen First Nation Metro Vancouver

- First modern day urban treaty
- Land Use Plan (2010)
- Current Economic Development Projects:
 - 2,000,000 sq. ft. Regional Shopping Centre (Ivan-Cambridge)
 - Addition of approximately 1,500 market housing units
 - Construction of 5,000,000 sq. ft. of industrial space
 - Construction of “On-Shore” Port Facilities to support Port Metro Vancouver
 - Planning for Phase 2 of the Tsatsu Shore Development



Westbank First Nation Central Okanagan

- Self Government
- Major Economic Force in the Okanagan
- Market Housing: On-Reserve population now over 7,000 (only 400 WFN members)
- Commercial Development: second highest concentration in the Okanagan Valley
- Industrial Activity: Largest concentration and employment numbers on the west side of Lake Okanagan
- Other Initiatives:
 - \$150 million Bill Bennett Bridge
 - \$25 million Project with Province to expand Highway 97 through IR10
 - Campbell Road Interchange
 - 18 Hole Championship Golf Course



Osoyoos Indian Band South Okanagan

- Strong Focus on Economic Development
- Osoyoos Indian Band Development Corporation
 - Achieve self-reliance
 - Increase self-generated revenue by 50%
 - Focus on Capacity Building
 - Nearly 20 different companies
- Key Businesses:
 - Nk'Mip Desert Cultural Centre
 - Nk'Mip Cellars – North America's first Aboriginal owned and operated winery
 - Spirit Ridge Vineyard Resort and Spa
 - Nk'Mip Resort
 - Nk'Mip Conference Centre
 - Nk'Mip Canyon Desert Golf Course

