



Land Use Plan



DRAFT

September 2020

Report to:

Shuswap Band

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Words from Chief and Council

THE SHUSWAP LAND USE PLAN

The Shuswap Land Use Plan is the first of its kind for the Shuswap Reserve Lands, following on the decision by the Shuswap people to confirm and ratify the Shuswap Land Code on February 12, 2015.

Preparing this plan gave us the opportunity to come together and confirm the status of the land, and to share our vision for the development of the Shuswap reserve lands.

This Land Use Plan documents our current knowledge so that we can continue to evaluate and assess land development and how it fits with our values, vision and desires of those involved in the processes of creating certainty on how Shuswap should continue the sovereign management of Shuswap lands and resources.

This plan is not a rules-based document, but rather a tool and catalogue of our starting point in our exciting journey forward, where information is shared throughout our community on a regular basis.

As we move forward to inclusion, through accurate information and knowledge sharing, this foundational document will be updated and revised.

If any member wishes to pursue economic opportunities on reserve lands, this plan will help guide and direct you to where such opportunities are supported by Chief and Council, as well as our neighbours.

On behalf of Chief and Council, we thank all those involved and we are pleased to present the Shuswap Land Use Plan as a guide on how we will use our lands.

Acknowledgements

This plan is the result of valuable contributions from many people within and outside the Shuswap community.

Outside assistance was provided by Urban Systems Ltd, who helped with aspects of the planning process, including facilitating community sessions in 2016, 2017 and 2020, collaborating planning information, mapping, drawing, and the technical writing. Lucille Michaud, from the First Nation Market Housing Fund, and Angie Derickson, from the First Nation Land Management Resource Centre, provided input, advice and support for funding. We also thank John Burns, from Donovan & Co., for the legal review and leasing lands on Indian Reserves expertise.

Within the Shuswap community, an enormous debt is owed to many people who attended events, completed surveys, and offered advice. In particular, the support and guidance of the Elders and Certificate of Possession holders was incredibly important. Youth were present at events, playing a key support role, as well as contributing great ideas. There was representation from throughout the community.

The Lands Department, Culture and Heritage Department, and Land Code Committee provided valuable insight during the development of this Plan, as well as participated in community sessions and dialogue. We thank the Administration for producing the 2020 version of the Shuswap Land Use Plan.

The funders are acknowledged and thanked for their generous contributions: First Nations Land Management Resource Centre, Indigenous Services Canada, and First Nations Market Housing Fund.

Lastly, but not least, the support and guidance of Chief and Council is gratefully acknowledged.

PART 1: INTRODUCTION AND VISION



1.0 Introduction

The Land Use Plan (LUP) formally captures the community's aspirations and builds on Shuswap Band's vision for future development. It is a long term plan that articulates where and how development should occur, based on direction provided by the community. The LUP identifies how reserve land will be developed for a variety of uses including residential, commercial, agriculture, industrial, significant environmental and cultural areas, and community use. The LUP provides clarity and consistency to guide future development and clear community objectives and policies for each type of land use on reserve.

1.1 *Purpose of Plan*

On February 12, 2015, Shuswap successfully transferred all legislated authorities and responsibilities regarding the use and management of Shuswap reserve lands from the Indigenous Services Canada (ISC) to the Shuswap Band Chief and Council. As such, 25% of the Indian Act no longer applies to the administration of land management on Shuswap reserve lands. This means that Shuswap Band has exclusive legislated authority over how its reserve lands are used and managed.

Since 2015, other pieces of legislation have been enacted by Shuswap related to reserve lands, but they do not set out decision making policies or procedures on how the lands are to be used. This plan sets the stage for land use decisions, making the process more transparent. Overall, the purpose of this plan is to:

- Identify land uses that will be supported on Shuswap Band's reserve lands in the future;
- Determine where various land uses should be developed;
- Set direction for how the community should develop and evolve as it grows in population;
- Provides guidance to Chief and Council to ensure that land uses are compatible; and
- Preserve land value and transparency in the process of developing land.

The LUP guides future decision making on a whole range of topics, and it provides Council, staff, and the community with a path for moving forward as the community continues to develop in the coming years. This Plan has been developed with a ten-year horizon with a review of the Plan anticipated in 5 years.

The following table provides an overview of the administrative and legislative framework of the Shuswap Band as they relate to land use planning, land use management and related activities.

Table 1.1. Shuswap Band’s Land Use Planning Legislative and Administrative Framework

1. Land Code Agreement with the Government of Canada	<ul style="list-style-type: none"> • Authority for management of all reserve lands is fully vest with the Shuswap Band • ISC no longer has control or approval authority on reserve lands • Complete implementation of Shuswap Land Code is financially supported by ISC
2. Comprehensive Community Plan	<ul style="list-style-type: none"> • The CCP is a broader document which builds on the Vision and Goals and highlights the integrated nature of community healthy, prosperity and inclusion, and as is appropriate, relates to the Land Use Plan.
3. Land Use Plan	<ul style="list-style-type: none"> • Sets out broad terms for the land use activities on various parcels of land, including the type of development that would be encouraged or constrained (environmental or cultural heritage values).
4. Development Bylaw	<ul style="list-style-type: none"> • An administrative process for new development where the proponent provides all the information related to development, paying fees for review and processing. • Shuswap works with partners in development: RDEK, ISC, FNTC, KWSC, et al
5. Policies	<ul style="list-style-type: none"> • Chief and Council will pass a variety of policy statements to guide the plan and provide direction for specific substantive matters, e.g. water protection, property clean-up, building designs (e.g. FireSmart, water conservative construction)
6. Zoning Bylaws	<ul style="list-style-type: none"> • The main instrument that governs the land use plan with more specific terms permitted on the land, i.e. commercial retail, housing, industrial, et al.
7. Subdivision Plan	<ul style="list-style-type: none"> • Provisions for residential and auxiliary uses, i.e. community parks, infrastructure.
8. Monitor, Review & Modify	<ul style="list-style-type: none"> • Administrative and management activities of the Land Use Plan • Ensures the plan and policies are living documents.

It should be noted that this Plan does not include lands off-reserve, nor would it automatically include new lands that are added to the reserve in the future. In cases where new lands are added to reserve, the LUP would have to be updated to reflect these new additions. There are also a few things the plan is not:

- It is not a development proposal, so specific ideas or historic uses in the plan are just that: ideas to illustrate possibilities or examples. It is up to proponents or the Band to develop within the framework of the plan.
- It is not a physical development, which outlines physical development projects that the Band should fund and undertake.
- It is not an economic development plan, which would recommend what the Band should do to build its economy.
- It is not a business plan, which would layout how to create a viable business.

1.2 *How this Plan was Developed*

The following are the key community sessions and steps taken in the development and update of the Shuswap Band Land Use Plan.

2015

- April 24, 2015: Intro meeting with staff and Chief and Council to receive initial feedback
- May 22, 2015: First community meeting to receive initial feedback
- June 22, 2015: Open House to review feedback to date and receive additional feedback and/or agree with comments suggested to date
- October 26, 2015: Chief and Council Meeting to review First Draft of Land Use Plan based on previous three meetings
- December 3, 2015: Community Meeting to present findings and seek additional feedback

2016

- January 20, 2016: Chief and Council meeting to review Second Draft Land Use Plan
- March 1, 2016: First Nations Market Housing Fund suggested revisions
- March 16, 2016: Final Community Meeting to review Final Draft Land Use Plan
- April 2016: Final Land Use Plan submitted to SIB
- June 2016: Land Use Plan reviewed and amended
- July 16, 2016: BCR adopting Land Use Plan (v. June 2016) approved for ratification vote

2017

- November 20, 2017: First meeting of new Land Code Committee with two elected members: Katherine Stevens and Angela Eugene
- December 16, 2017: Land Code Committee reviews the Land Use Plan
- December 17, 2017: Land Code Committee notifies membership of Land Use Plan Review and schedule of community sessions and ratification vote

2018

- January 23, 2018: Community Input Session#1
- February 16, 2018: Community Input Session #2
- March 5, 2018: "Land Use Plan v. March 2018" - Posted for Vote
- March 17, 2018: Land Use Plan Ratification Vote – **Did not pass due to insufficient voter turnout (did not meet 20% plus 1 eligible voters threshold)**

2020

- March 2020: Lands Department leads project to update Land Use Plan in preparation for another Ratification Vote
- June 2, 2020: Lands Department, Land Code Committee and consultant Urban Systems Ltd conduct meeting to outline required updates and changes to the Land Use Plan.

1.3 *Land Use Plan Outline*

This LUP contains three related parts. First, the community vision established for this plan articulates how, in general, the community wishes to evolve in the future. Second, the vision forms the foundation for the objectives and action items for land use planning, which, in turn, informs Part 3, a summary of actions and implementation tools.



1.4 *Plan Adoption*

The Shuswap Indian Band Land Code contains procedures for adopting or making alterations to laws related to land use planning. Relevant procedures for adopting this Land Use Plan include:

- Community approval by a ratification vote at a meeting of members must be obtained for a Land Use Plan, but not future amendments that are consistent with the general vision set out in the Land Use Plan;
- Decisions at a meeting of members are to be made by a majority vote of the eligible voters present at the meeting;
- Notice of the meeting must be given to members by one or more of the following methods:
 - Posting a notice in a public place on Shuswap Band land at least 21 days before the meeting;
 - Mailing a notice to members ;
 - Publishing the notice in the community newsletter or the Band website at least 10 working days before the meeting;
- A quorum for a ratification vote under the Land Code is 20% plus 1 of eligible voters;
- If the majority of members vote in favor of the law, it is considered to be approved and enacted; and
- Within 7 days after the law has been enacted, the Council shall post a copy in administrative office.
- Council will ensure that all land related laws are registered in the First Nations Land Registry.

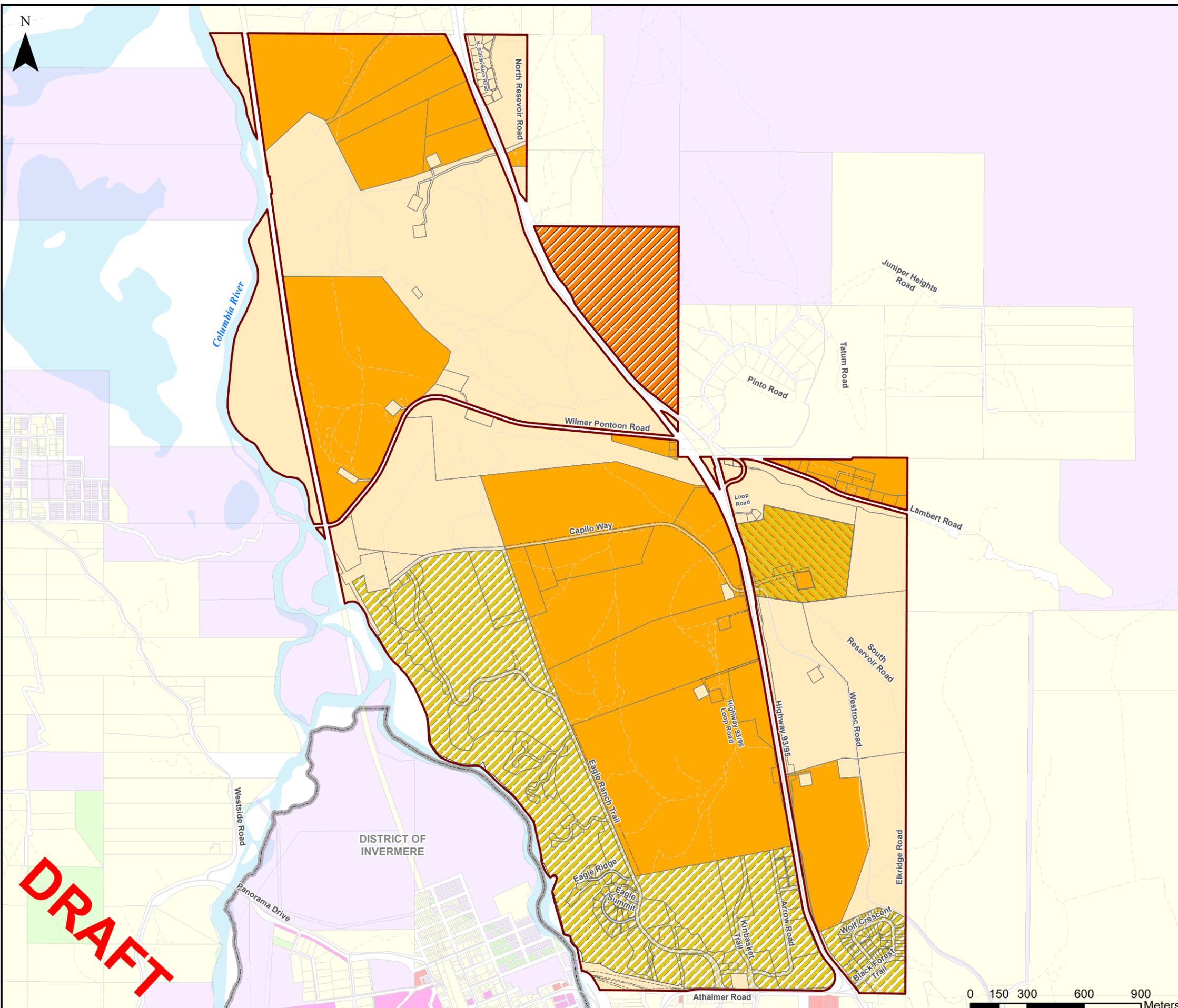
1.5 *Certificate of Possession Lands*

A fairly large portion of Shuswap Reserve is held under Lawful Possession or Certificate of Possession (CP). Map 1 – Land Tenure outlines these lands, as well as other forms of land tenure on reserve. CP lands have often been held by families for many years, and are as close to fee simple type tenure as is possible on reserve. The Land Use Plan represents an opportunity to ensure that future developments align with the vision for the community while respecting the ability of CP holders to benefit from and enjoy their land. Shuswap Band has identified all CP lands with a unique land use identified as Certificate of Possession on Map 2 – Land Use Map in this Land Use Plan. The Certificate of Possession land use does not restrict CP holders to a particular future use.

As mentioned in Section 1.1, one of the main purposes of the Land Use Plan is to ensure compatible adjacent uses so, for example, a large noisy sawmill business would not be allowed to be constructed right beside a residential neighbourhood or a waste disposal area would not be located adjacent to commercial businesses or offices. With the adoption of the Land Use Plan, CP holders and other members can expect that future developments will be subject to an approval process to ensure that proposed uses are compatible with adjacent uses. While CP land is not restricted to any particular uses, future development will still have to follow approval processes and procedures, including this Land Use Plan and the Shuswap Indian Band Land Code.

Section 13 of the Land Use Plan contains objectives and action items for future development on CP land.

Shuswap Indian Band Land Use Plan Land Tenure



- Reserve Boundary
 - Municipal Boundary
 - Easement
 - Paved Road
 - Gravel Road
- Land Tenure**
- Lawful Possession (405.22 Ha)
 - Lawful Possession - Leased (23.22 Ha)
 - Band Land (400.70 Ha)
 - Band Land - Designated (44.63 Ha)
 - Band Land - Leased/Designated (203.85 Ha)
- Surveyed Off-Reserve Properties**
- Crown Provincial
 - Private
 - Crown Agency
 - Municipal
 - Unknown

Data Sources:

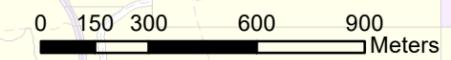
- Reserve boundary, parcels and easements provided by Natural Resources Canada.
- Water features provided by GeoGratis website.
- Roads provided by the Digital Road Atlas.
- Municipal boundary and off-reserve parcels provided by DataBC.

Date: April 2020

NOTE:
ON-RESERVE LAND TENURE INFORMATION AS SHOWN WAS OBTAINED FROM THE GOVERNMENT OF CANADA'S INDIAN LANDS REGISTRY SYSTEM AS ACCESSED ON APRIL 8, 2015. THIS DATA WAS REVISED BY URBAN SYSTEMS LTD. IN FEBRUARY 2018 BASED ON DISCUSSIONS WITH THE SHUSWAP INDIAN BAND.

THE INFORMATION AS SHOWN IS FOR REFERENCE ONLY AND IS SUBJECT TO CHANGE. THIS INFORMATION SHOULD BE CONFIRMED BY THE SHUSWAP INDIAN BAND.

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2.0 Vision

“Shuswap Band strives to create a respectful and healthy community which honours our culture, language and traditions in a way that promotes economic prosperity and opportunities for education and employment.

Our people are our strength, our children are the future.”



3.0 Shuswap Band Traditional Land Use

The Shuswap Indian Band is a member of the Secwépemc (Shuswap) Nation, an interior Salish-speaking nomadic people who traditionally occupied a vast area in the south-central part of British Columbia. Anthropological and archaeological discoveries, particularly the evidence of “kekulis” (semi-underground pithouses), connect the early Shuswap culture and way of life to the Upper Columbia Valley.

The Shuswap Indian Band (Kenpesq't) is one of the 32 camp fires (communities) within the Secwépemc Nation. There are 17 government established reserves, but it has been recognized that the Nation was and is traditionally larger. The Secwepemc Nation flag has been modified to recognize the 32 camp fires that the Nation consists of, and there is the potential for even more fires! Anthropological and archaeological discoveries, particularly the evidence of “kekulis” (semi-underground pit houses), connect the early Shuswap culture and way of life to the Upper Columbia Valley. The Shuswap Indian Band was affiliated with the Ktunaxa Nation, but resigned from the Shuswap Nation Tribal Council in 2006.

The Shuswap people's indigenous language is Secwepemctsin, which is in linguistic terms is a part of the Salish language family. Being such a large Nation, spread over a vast amount of territory, there are different dialects which provides differences in pronunciation or words. Place names, spiritual places, trade and travel routes established long before the time of colonial settlement connects the Shuswap Band to the Secwepemc Nation and areas throughout the Columbia Valley, Arrow Lakes regions and beyond

Chief Pierre Kinbasket was the first ‘documented’ Chief of the Shuswap Indian Band, which was established in 1884. Chief Pierre Kinbasket was also a “hereditary” chief, which is passed down through lineage and not by a formal election process that the band follows currently.

The Shuswap/Secwepemc people lived harmoniously with the seasons and resources throughout the territory. They developed an intricate system of travel corresponding with the seasons, as well as an important social and political system that governed their interactions with each other and the use of their traditional lands. In the winter they entered their “winter homes” in November and would remain in that location throughout the winter. The pit house was vital for survival in the harshest season, when water froze, and ground covered in snow, making traveling difficult. These permanent homes/villages can be found by archaeological evidence throughout the Columbia Valley and region. The salmon that were abundant in the Columbia river system were integral to the Secwepemc culture and identity. Fishing camps could be found along the Columbia River, mouths of Windermere and Columbia Lakes and they would remain there for large harvests of salmon to be divided amongst families, stored and prepared for long winter months and journeys. Way of life in traditional times were planned for and by the community to ensure everyone was cared for and enough resources.

The Shuswap traded with and were allies with the Stoney people in Alberta. Agreements were made with the Stony to determine rights of access to resources for both parties in both traditional territories. Large gatherings/trading camps were established to allow the trading of goods, Chiefs/leadership meetings, and traditional games/gambling. The establishment of a trading language, known as “Chinook”, and use of sign language made communication between linguistically different nations possible.

Chief Pierre Kinbasket and his twin brother Charlie were some of the first permanent settlers of the Kinbasket Clan in the valley. They built pithouses and salmon caches along the Columbia River to Brisco that are still visible today. The Shuswap people developed an intricate system of travel corresponding with the seasons, as well as an important social and political system that governed their interactions with each other and the use of their traditional lands. The system was passed down from generation to generation,

through stories, using a rich oral history that continues to play an important role among the Shuswap to this day.

The Kinbaskets traded and were allies with the Stony Tribe of Alberta, as well as their neighbours, the Akisqnuq — part of the Ktunaxa First Nation — resulting in mixed lineage and affiliations that continue to this day. However, the Kinbasket Shuswap officially withdrew from the Ktunaxa Nation Tribal Council to re-join the Shuswap Nation in 2006.

Since the contact with the European explorers and settlers, the Shuswap way of life has changed dramatically. The Columbia Valley is a prime location for tourism and recreation, as well as industrial and resource development. Shuswap Band has established many different leases and businesses to increase its economic prosperity! Shuswap band currently has 268 'registered' members, with majority living off-reserve.



Chief Pierre Kinbasket (shown on right)

PART 2: LAND USE PLAN



4.0 Introduction

All areas of the Shuswap Band reserve land have been identified with specific land uses as shown on Map 2 – Future Land Use. Part 2 of this Land Use Plan provides objectives and action items that relate to each land use indicated on the Future Land Use map.

In November 2016, Shuswap Band signed the *Species At Risk Act* Conservation Agreement with the Minister of Environment and Climate Change Canada (ECCC) and the Shuswap Indian Band (referred to as the *Species At Risk Act* Conservation Agreement in this Land Use Plan. This agreement must be consulted and implemented for all development on Shuswap Band land. This Land Use Plan also includes Map 3 – Environmentally Significant Areas. This map identifies areas that are environmentally significant, particularly wildlife corridors, and is provided for information purposes.

5.0 General Action Items and Guiding Principles

The Shuswap Band has identified the following action items and guiding principles which apply to all Shuswap Band land:

- .1 Reflect our culture and history in how we use the land;
- .2 Maintain the heart of our community on reserve and provide for opportunities to increase enjoyment of this land;
- .3 Restrict development in natural hazard areas;
- .4 Support existing housing and commercial developments;
- .5 Balance tourism, recreation, and resource users of the reserve;
- .6 Ensure all developments have appropriate site servicing (i.e., potable and fire suppression water, hydro, sanitary sewerage, etc.);
- .7 Encourage the use of green building design with a focus on sustainable and environmentally responsible design principles (such as Leadership in Energy and Environmental Design (LEED)) with an emphasis on water and air quality, water and energy conservation, and efficient waste management practices;
- .8 Ensure all new buildings on Band Land on Band Land or Lawful Possession Land meet and/or exceed the standards in the BC Building Code;
- .9 Support economic development opportunities for Shuswap members;
- .10 Apply the *Species At Risk Act* Conservation Agreement which applies to all Shuswap Band lands. Development proponents should be aware that there is a significant likelihood of encountering species at risk in the areas identified on Map 3 – Environmentally Significant Areas included in this Land Use Plan;
- .11 Ensure that all Shuswap Band laws are followed before development occurs;
- .12 As per Sections 16.1 and 16.2 of the Shuswap Indian Band Land Code, no development shall be allowed on any site designated as a heritage site under the Land Use Plan unless the development receives community approval by a ratification vote. (Note: there are no such heritage sites on

Shuswap Band Land at this time, however, if heritage sites are discovered, this Land Use Plan will be amended to include the heritage site(s) as protected areas, subject to the above); and

- .13 Require subdivision and/or engineering feasibility studies to be completed prior to the subdivision and development of land. These studies should include a review of soil conditions, environmentally sensitive areas, archaeological assessment, and the cost of servicing with water and sewer (initial costs and ongoing operational costs).



Shuswap Indian Band Land Use Plan Environmentally and Culturally Sensitive Areas

-  Reserve Boundary
-  Environmentally and Culturally Significant Areas
-  Easement

Data Sources:

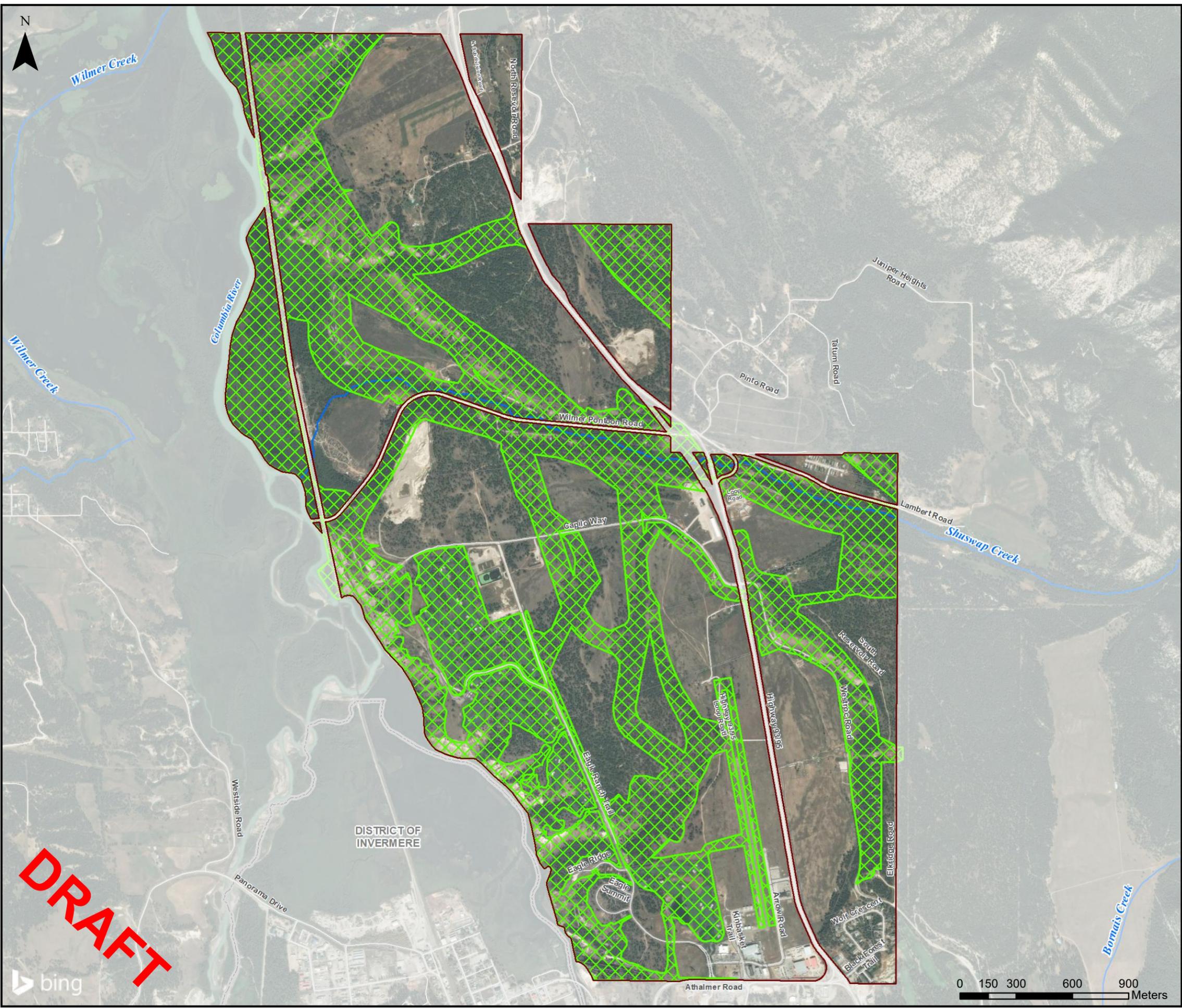
- Reserve boundary, parcels and easements provided by Natural Resources Canada.
- Water features provided by GeoGratis website.
- Roads provided by the Digital Road Atlas.
- Municipal boundary provided by Data BC.

Environmentally and culturally significant areas as shown based on the following:

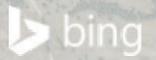
- Wildlife corridors as shown on KyAlta Project Consultants Inc.'s Highway Corridor Planning Study - Land Use Plan drawing prepared for the Kinbasket Development Corporation. (2013)
- Badger connectivity corridors as shown on Abram Consulting Services Ltd.'s Draft Badger Movement Through Development Area figure (2008). This figure was provided to Urban Systems Ltd. by the Shuswap Indian Band.
- Wildlife corridors as shown on Figure 10 of the Shuswap Indian Reserve Badger, Ground Squirrel and Wildlife Tree Survey 2009 prepared by Sylvan Consulting Ltd.
- Consultation with the Shuswap Indian Band.

In all cases electronic versions were georeferenced and digitized by Urban Systems Ltd. All maps provided by the Shuswap Indian Band.

Date: April 2020



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6.0 Community Member Residential

The Shuswap Band's 2005 Comprehensive Community Development Plan (CCDP) sets out objectives and policies for housing on reserve. Some of the main themes that are captured in the CCDP include allocating adequate land for development to accommodate members living on reserve, encouraging and enabling members to own their own homes through loan guarantees and other financing methods, providing housing for those on the on reserve housing waitlist, and ensuring that Shuswap Band houses are properly maintained and kept in a manner that is clean and safe for all residents.

A community planning survey was recently conducted that posed questions to members about various topics, including housing. The survey results indicated that most members (90%) would prefer to live in a single family home, and that the most important aspects of housing are (in order of priority): affordability, privacy, access to quality water and sewer system, internet access and proximity to family.

On March 28, 2018, the Shuswap Band Chief and Council approved the community's Social Housing Policy. This policy helps to support the Shuswap Band social housing program, which aims to provide quality, affordable housing to Shuswap Band members in need. The Policy identifies the key function of the community's social housing program as providing accommodation that is affordable to people on low incomes and providing security of tenure to individuals living in social housing units.

6.1 Objectives

It is Shuswap Band's Community Member Residential objective to:

- .1 Encourage home ownership and provide education to members on home ownership options;
- .2 Encourage and support home based businesses;
- .3 Encourage new affordable housing development for youth entering into adulthood; and
- .4 Encourage the development of more single family and multi-family homes for members who want to move back to the community.



6.2 *Action Items*

The Shuswap Band's Community Member Residential Action Items are to:

- .1 Locate Community Member Residential uses on areas identified as Community Member Residential on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Explore innovative methods of providing cost efficient housing to meet the current needs of the community and the needs of the community in the future;
- .3 Continue to work with the First Nations Market Housing Fund (FNMHF) to address areas that require strengthening for development of a sustainable market based housing program on reserve and qualification under the FNMHF's Credit Enhancement Program;
- .4 Continue to work towards quality housing and safe, affordable neighbourhoods for all on reserve members;
- .5 Continue to implement the Shuswap Indian Band Social Housing Policy as approved by Council in March 2018;
- .6 Work towards ensuring that Shuswap Band members have access to diverse housing options including:
 - Rent-to-own housing,
 - Rental housing,
 - Market-based housing, and
 - Self-financed housing construction;
- .7 Work towards providing level-entry housing for elders and those with mobility issues;
- .8 Permit appropriate home-based businesses in areas identified as Community Member Residential;
- .9 Discourage short-term rental accommodations, including Airbnb and other platforms, on reserve;
- .10 Ensure that housing inspections occur at regular intervals and at the end of major stages of construction, as new housing is built as well as compliance with Shuswap Band building laws or policies;
- .11 Ensure that infrastructure cost per lot is considered when assessing lot size and the feasibility of future housing developments;
- .12 Continue to encourage community members to be active participants in the design and construction of new housing developments where applicable and feasible;
- .13 Ensure that new homes are constructed to be meet EnerGuide 80. (Note: EnerGuide is an energy efficient rating system, and homes that score over 80 are considered to be very efficient);

- .14 Consider renewable energy options for new housing construction;
- .15 Establish a Housing Maintenance Mentorship Program that seeks to teach individuals about ongoing maintenance and enhancements to their homes;
- .16 When new subdivisions are created, ensure that space is included for parks and playgrounds; and
- .17 Work towards making options available to Shuswap Band members to build or renovate their homes.

7.0 Market Residential

The intent of the Market Residential land use is to provide for market-based housing (housing other than social) opportunities on reserve. Under long-term land leases, several housing developments, including single-family, duplex and multi-family residences, are located on reserve. These include:

- Blackforest Heights;
- Blackforest Village; and
- The Eagle Ranch development.

These housing developments provide critical housing stock for the Columbia Valley, and generate taxation income of the Shuswap Band Administration. Land lease revenues flow into the various corporate entities wholly owned by the Band.



7.1 Objectives

It is Shuswap Band's Market Residential objective to:

- .1 Continue to utilize market-based housing as an economic development opportunity and source of revenue for the community; and

- .2 Support high quality market-based residential development that enhances community pride and a sense of place.

7.2 *Action Items*

The Shuswap Band's Market Residential Action Items are to:

- .1 Locate Market Residential uses on areas identified as Market Residential on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Work towards making options available for market-based housing (housing other than social) on reserve;
- .3 Continue to work towards quality housing and safe, affordable neighbourhoods for all individuals residing on reserve;
- .4 Permit appropriate home-based businesses in areas identified as Market Residential;
- .5 Discourage short-term rental accommodations, including Airbnb and other platforms, on reserve;
- .6 When new subdivisions are created, ensure that space is included for parks and playgrounds;
- .7 Continue to ensure the lease and taxation revenues generated by market-based housing on reserve are used to support Shuswap Band administration and Band-owned corporate initiatives; and
- .8 Ensure new market-based housing developments are compatible with surrounding uses in terms of use, scale and density.

8.0 Commercial Recreational

The Eagle Ranch Golf Resort is the most prominent business located on Shuswap Band land has been open to the public since April 2000. This multi-million dollar development features a full service clubhouse with pro-shop, restaurant, bar, private meeting rooms, spa facilities, luxury condo suites, a private beach, boat-docks, tennis courts and communal barbecue areas. Eagle Ranch comprises the majority of the commercial recreational activities and land use on reserve. There is also a smaller golf course at the north end of the reserve that is operated by a CP holder. The Shuswap Regional Airport (Invermere Airport) is located on Arrow Road and is used for small airplanes, gliders, helicopters and is located on CP land.

8.1 *Objectives*

It is Shuswap Band's Commercial Recreational objective to:

- .1 Use commercial land to create economic development that benefits Shuswap Band members by providing jobs and income.

8.2 *Action Items*

The Shuswap Band's Commercial Recreational Action Items are to:

- .1 Locate Commercial Recreational uses on areas identified as Commercial Recreational on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Ensure that commercial land uses are unique in design and present a positive visual appearance to people entering Shuswap Band; and
- .3 Require commercial development proponents to ensure that opportunities are well communicated and carefully considered by the community.



9.0 Commercial Retail

There are two primary commercial retail areas located on reserve: one east of Highway 93/95 and one west of Highway 93/95 and north of Athalmer road. Key retail tenants include major franchisees, a grocery store, international food manufacturer, hardware store and various smaller retail outlets. The development is an integral component to the local economy and services provided to the Columbia Valley residents at large.



9.1 Objectives

It is Shuswap Band's Commercial Retail objective to:

- .1 Strive towards economic self-reliance and economic development partnerships;
- .2 Discourage development on reserve by companies with a poor social or environmental track record;
and
- .3 Support high quality development that enhances community pride and a sense of place.

9.2 *Action Items*

The Shuswap Band's Commercial Retail Action Items are to:

- .1 Locate Commercial Retail uses on areas identified as Commercial Retail on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Promote mixed use development with residential units above commercial retail;
- .3 Encourage the development of office space that can be leased to businesses;
- .4 Work towards beautifying the highway corridor;
- .5 Support a convenience store and gas station on reserve;
- .6 Promote more restaurants;
- .7 Ensure that the community takes an active role in defining the types of economic development that occur on reserve and in Shuswap Band's traditional territory;
- .8 Support the development of local entrepreneurs who have an interest in developing a commercial business; and
- .9 Apply for and participate in the Community Opportunity Readiness Program (CORP) and other programs to support economic development in the community and consider community input.

10.0 Agriculture

The Future Land Use Map identifies three areas of land for agricultural purposes on Shuswap Band reserve land. These agricultural areas are used for light grazing and keeping horses. They are located:

- At the north end of the reserve between Highway 93/95 and the Columbia River;
- West of Highway 93/95 between Wilmer Pontoon Road and the sand and gravel pit, and;
- East of Eagle Ranch Trail Road.

During community engagement sessions it was established that there is a desire to see more food produced on reserve. Community gardens and communal food production facilities were mentioned as a potential method of increasing local food security in all areas of Shuswap Band land.

10.1 Objectives

It is Shuswap Band's Agricultural objective to:

- .1 Allow Agricultural uses on all areas of Shuswap Band land;
- .2 Promote the use of community gardens;
- .3 Encourage food to be grown on reserve to provide a local food source for the community;
- .4 Support agricultural practices that protect the environment and human health; and
- .5 Ensure that high quality agricultural land is utilized for agricultural purposes;

10.2 Action Items

The Shuswap Band's Agricultural Action Items are to:

- .1 Locate agriculture uses on areas identified as Agriculture on Map 2 - Future Land Use contained in this Land Use Plan, and encourage backyard gardens and small scale agriculture in all other areas;
- .2 Encourage the use of land for agriculture to provide affordable and healthy food and medicines for the community;
- .3 Increase the capacity of members to be active participants in agriculture enterprises; and
- .4 Investigate the possibility of extending agriculturally viable land through irrigation expansion.



11.0 Light Industrial

There is one area on reserve identified as light industrial adjacent to the Westroc Ind. Ltd. Haul Road and Highway 93/95. Currently a large warehouse is located on this parcel that is being used as a gymnastics centre (Glacier Peaks).

11.1 Objectives

It is Shuswap Band's Light Industrial objective to:

- .1 Strive to build economic partnerships and financial self-sufficiency through sustainable on reserve development.

11.2 Action Items

The Shuswap Band's Light Industrial Action Items are to:

- .1 Locate Light Industrial uses on areas identified as Light Industrial on the Future Land Use map contained in the Land Use Plan and allow home-based industries elsewhere on the reserve;
- .2 Strive to ensure that industrial development causes minimal harm to the natural environment and that noise, pollution, and other concerns are addressed and mitigated; and
- .3 Ensure that industrial development is compatible with surrounding land uses.



12.0 Environmentally and Culturally Significant Areas

There are areas within Shuswap Reserve that are environmentally or culturally significant. In November 2016, Shuswap Band signed the *Species At Risk Act* Conservation Agreement with the Minister of Environment and Climate Change Canada (ECCC) and the Shuswap Indian Band (referred to as the *Species At Risk Act* Conservation Agreement in this Land Use Plan). This agreement must be consulted and implemented for all development on Shuswap Band land. This Land Use Plan also includes Map 3 – Environmentally Significant Areas. This map identifies areas that are environmentally significant, particularly wildlife corridors, and is provided for information purposes.

A large portion of the reserve borders the Columbia River, and so it is important that this area adjacent to the river remains undeveloped. Environmentally significant areas have been identified on Map 3 which should be given careful consideration prior any development planning.

There are important wildlife values on Shuswap reserve lands. The lands are used by ungulates, primarily in the winter, which provides sustenance for band members. Prior species at risk inventory work has identified the presence of American badger, long-billed curlew and other species between 2005 and 2009. This inventory work continued from 2016 to 2019. In February 2019, Wildlands Eco-Forestry completed a 'Recovery of Species at Risk on the SIB Reserve' report, which summarized the inventory and monitoring work undertaken from 2016 to 2019, as well as previous studies.

The Shuswap Band land and the areas proposed for commercial development and housing are a very small part of the overall range of badger in the valley. The area proposed for commercial development along Highway 95 is a high risk area for highway badger mortality. The recent work (2016-2019) identified options for band participation in efforts to mitigate highway mortality and maintain other more suitable, areas for badgers in the long term within the traditional territory.

In addition to badger, the recent species inventory work also conducted surveys for the long-billed curlew and the leopard frog. Song monitor recorders intended to identify the presence of leopard frogs did not find any evidence of the species. The recorders were left in the field for approximately one month in 2017. The study did note the presence of approximately 1-3 pairs of long-billed curlew on reserve.

Fisheries values in the streams in and adjacent to Shuswap Band land are of concern, as they have been degraded. They are especially important for teaching kids about the value of natural systems. Works are planned in the next few years to rehabilitate these streams, working in partnership with provincial agencies.

Through this land use planning process, specific lands were identified by the community as priorities for protection from encroachment and developments. These lands include:

1. Lands adjacent to the Columbia River
2. Forested lands on both sides of Wilmer Pontoon Road
3. Wildlife corridor from the Eagle Ridge subdivision into the open space and past Capilo Way to Wilmer Pontoon Road

4. Areas east of Highway 93/95 adjacent to residential areas and Shuswap Creek
5. Areas with identified Species at Risk Act (Canada) in the areas identified on the Environmentally Significant Areas in Appendix 9. Map 3.

At the time of this writing, the community has received funding for two more years of species at risk inventory and monitoring work, as well as noxious weed treatment. This work will also look at areas that are of cultural significance to the Shuswap Band.

12.1 Objectives

It is Shuswap Band's Environmentally and Culturally Significant Areas objective to:

- .1 Identify and protect environmentally and culturally important sites;
- .2 Strive to protect the natural environment, including natural habitat, ecosystems, and species; and
- .3 Preserve, enhance and protect waterways, streams and associated riparian areas.

12.2 Action Items

The Shuswap Band's Environmentally and Culturally Significant Areas Action Items are to:

- .1 Ensure careful consideration is undertaken prior to development for all lands that are identified as Environmentally and Culturally Significant Areas which are shown on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Ensure the *Species At Risk Act* Conservation Agreement is upheld for any development;
- .3 Implement the recommendations as outlined in the February 2019 'Recovery of Species at Risk on the SIB Reserve' report completed by Wildlands Eco-Forestry, specifically:
 - a) Continue with the invasive weed program on reserve;
 - b) Preserving existing wildlife trees, combined with wildlife tree recruitment, across the reserve. This may include educating community members on the impacts of firewood gathering on reserve and encouraging alternative firewood sources ;
 - c) Develop a protection and management plan for Lumber pine (*Pinus flexilis*); and
 - d) Further Species at Risk monitoring and ecosystem restoration activities, in particular for the badger and species and habitat values in the wetland habitats, in order to build upon the previous work completed to date.
- .4 Ensure environmental and geotechnical reviews are conducted by qualified professionals prior to any activities or development being approved or occurring on Shuswap Band land;
- .5 Ensure a qualified professional is engaged to ensure that no natural features, functions or conditions that support fish life processes in the riparian area will be harmfully altered, disrupted or destroyed by development;

- .6 Continue to identify and monitor areas of cultural significance to the Shuswap Band.
- .7 Maintain and enhance fisheries and aquatic values in Shuswap Creek, Stoddart Creek and the Columbia River adjacent to Shuswap Band land;
- .8 Maintain, where possible, wildlife values on Shuswap Band land;
- .9 Maintain established trails and other outdoor recreation sites;
- .10 Support community education initiatives on environmental issues and the importance of the natural ecosystem in the context of Shuswap Band lands;
- .11 Educate development proponents on lands that are constrained by environmental and cultural values as identified in this plan, or as determined in the future; and
- .12 Carry out the above action items on CP lands, where possible, in cooperation with the CP holders.



13.0 Community Facilities and Infrastructure

Shuswap Band has community water, sanitary, storm, and road infrastructure networks, as well as community buildings. Map 4 illustrates some of the key components of the community's infrastructure systems.

The Shuswap Band administration building is located on the corner of Kinbasket Trail Road and Athalmer Road. The board room is used for workshops, educational programs and some community events. Health Services are also offered at the Band Office. There are currently no other community use buildings, however the community identified a need for new buildings such as community gathering place/conference centre, learning centre, museum and cultural centre, recreation building/gymnasium, arbor, youth centre, sweat lodge and an Elder's longhouse.

Shuswap Band also has a maintenance yard and sewage treatment plant on Capilo Way, and a cemetery that is off Wilmer Pontoon Road. The sewage treatment plant is regional and treats sewage for the entire valley. Shuswap Band is able to generate revenue from the service agreements with neighbouring municipalities.

Infrastructure upgrades (water, sewer, roads, and solid waste disposal) are required to meet the demands of an increasing population. To accommodate current and future growth, Shuswap Band, is advancing the potential for a regional water and sewer system that would serve existing development and future growth within the Highway 93/95 corridor extending from Athalmer Road (south end) to the north end of the Reserve and beyond to neighbouring municipalities.

The expansion and extension of the water and sewer infrastructure will be advanced to meet on reserve community needs and to provide on reserve economic development opportunities. Proposed improvements to the on reserve water and wastewater systems will address the 20-year requirements for on reserve resident growth (as described earlier) and economic development zones.

The following priorities have been identified:

- Construction of new water supply for direct connection to the existing water distribution network;
- Extension of water line along Capilo Way and Highway 93/95 to provide water supply to Shuswap Village and Stoddart Village;
- Internal network extensions within Shuswap Village and Stoddart Village to serve existing development and provide new home sites for future growth;
- Expanded and modernized sewage treatment lagoon expansion at existing site;
- Extension of gravity sewer along Highway 93/95 and Capilo Way to deliver sewage from Shuswap Village to sewage treatment facilities; and
- Provision of a sewage pumping station at Stoddart Village and extension of a sewage force main from Stoddart Village along Highway 93/95 to connect to the gravity sewer network at Shuswap Village.

13.1 Objectives

It is Shuswap Band's Community Use objective to:

- .1 Work towards adding community use buildings that will provide opportunities for community gathering, learning and unity;
- .2 Provide language centre, art and science programs; and
- .3 Ensure community facilities and activities reflect Shuswap Band's culture and heritage.

13.2 Action Items

The Shuswap Band's Community Action Items area to:

- .1 Locate Community Uses on areas identified as Community Use on Map 2 - Future Land Use contained in this Land Use Plan;;
- .2 Concentrate community use buildings in the heart of the community;
- .3 Continue to update the First Nations Infrastructure Investment Plan (FNIIP) (i.e. the 5 year capital plan) to reflect current cost estimates and community needs;
- .4 Upgrade and preserve the cemetery;
- .5 Provide outdoor recreation opportunities; and
- .6 Plan, design, and construct a community centre.





Shuswap Indian Band Land Use Plan Infrastructure

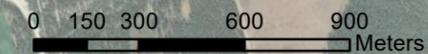
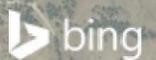
- | | |
|---------------------------------|-----------------------------|
| Reserve Boundary | Water Infrastructure |
| Easement | Existing Watermain |
| Sanitary Infrastructure | Proposed Watermain |
| Existing Sanitary Gravity Main | Irrigation Main |
| Proposed Sanitary Gravity Main | Reservoir |
| Existing Sanitary Pressure Main | Water Treatment Unit |
| Proposed Sanitary Pressure Main | Valve Chamber |
| Lift Station | Intake |
| Septic Tank & Field | Hydrant |
| Sanitary Facility | Active Hydrant |
| Storm Infrastructure | Inactive Hydrant |
| Storm Infrastructure | Wells |
| | Abandoned (Dry) |
| | Active |

Data Sources:

- Reserve boundary, parcels and easements provided by Natural Resources Canada.
- Water features provided by GeoGratis website.
- Roads provided by the Digital Road Atlas.
- Municipal boundary provided by Data BC.
- Infrastructure information based on consultation and information provided by Shuswap Indian Band Public Works staff.

Date: April 2020

DRAFT



Certificate of Possession Lands

Shuswap Band has approximately 400 hectares of land held under Certificate of Possession (CP). In addition, there are approximately 23 hectares of leased CP land located on Loop Road on the east side of Highway 93/95. The majority of the unleased CP land is adjacent to Highway 93/95, although there are also parcels west of Wilmer-Pontoon Road and north of Lambert Road.

13.3 Objectives

It is Shuswap Band's Certificate of Possession Lands objectives to:

- .1 Support developments on Certificate of Possession lands which comply with Shuswap Band law and policy, and offer opportunities for economic development that will benefit the community;
- .2 Provide flexibility to CP holders to develop their land for a variety of uses that align with the community vision for development; and
- .3 Provide a fair and transparent process for approving developments.

13.4 Action Items

The Shuswap Band's Certification of Possession Lands Action Items are to:

- .1 Local Certificate of Possession Lands on areas identified as Certificate of Possession Lands on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Support residential and commercial use on all CP lands, provided that the development complies with Shuswap Band law and policy and does not adversely affect environmentally or culturally sensitive areas; and
- .3 Guide proponents of all development on leased or unleased CP land (including CP holders) to follow all Shuswap Band laws and policies, including development approval procedures that allows Chief and Council to review the proposal and provides neighbours with the opportunity for input, if appropriate.

PART 3: IMPLEMENTATION



14.0 Action and Implementation Plan

This section provides recommendations for implementing each of the policies listed in Part 2 that establish how land should be used at Shuswap Band. The key next steps that are required to implement the plan include:

1. Adoption of this Land Use Plan;
2. Creation and adoption of a Housing Policy and Housing Plan;
3. Finalization and adoption of a Zoning Law; and
4. Creation and adoption of a Decision Process Bylaw.

In addition to these key steps that are required for implementation, a plan is outlined in the tables below that details each policy in the Land Use Plan, recommended steps to achieving the desired outcomes and potential sources of funding to support these activities.

Table 15.1 - Implementation Plan is intended to provide concrete actions that Shuswap Band can undertake to ensure that the Land Use Plan policies are standardized and incorporated into day to day operations. Some of the recommended next steps are activities that can be completed right away without funding, particularly those listed in the table below that show supporting organizations but “N/A” for funding source. Some steps can only be completed if funding is secured as they are larger projects or require significant investment and others pertain to developing plans that will outline exactly how Shuswap Band will accomplish goals and how to prioritize and leverage future funding. It is important to note that the acronyms for all the funding programs listed in the Implementation Plan are specified in Table 14.2 Funding Sources.

Table 15.2 - Funding and Support Sources is intended to provide an overview of what projects are eligible for various support and funding programs, so that as grants become available, Shuswap Band staff can refer to the summarized table of funding-eligible projects and ensure that projects that would help implement the Land Use Plan are included in the applications, or outreach discussions.

Table 15.1 Implementation Plan

Section	Community Member Residential Action Items	Steps for Achieving Action Items	Funding & Support
5.2.2	Explore innovative methods of providing cost efficient housing to meet the current needs of the community and the needs of the community in the future;	Continue with the Shuswap Band Housing Committee to ensure that housing can be provided for members by a neutral party that is focused on housing issues.	N/A
5.2.3	Continue to work with the FNMHF to address areas that require strengthening for development of a sustainable market based housing program on reserve and qualification under the Credit Enhancement Program;	Keep in regular contact with FNMHF, and access their support for qualification of the Credit Enhancement Program .	N/A
5.2.4	Continue to work towards quality housing and safe, affordable neighbourhoods for all on reserve members;	Complete a housing plan that establishes housing options, costs, and a long term maintenance strategy.	NAHS
5.2.5	Continue to implement the Shuswap Indian Band Social Housing Policy as approved by Council in March 2018;		
5.2.6	Work towards ensuring that Shuswap Band member have access to a diversity of housing options including: <ul style="list-style-type: none"> • Rent-to-own housing, • Rental housing, • Market-based housing, and • Self-financed housing construction; 	Construct new houses based on funding received from CMHC and ISC	CMHC, ISC
5.2.7	Work towards providing level-entry housing for elders and those with mobility issues;	Apply for funding to build new houses	NAHS
5.2.8	Permit appropriate home-based businesses in areas identified as Community Member Residential;	Complete a Zoning Bylaw that regulates uses	FNMHF or BCCI
5.2.9	Discourage short-term rental accommodations, including Airbnb and other platforms, on reserve	Complete a Zoning Bylaw that regulates uses	FNMHF or BCCI
5.2.10	Ensure that housing inspections occur at regular intervals and at the end of major stages of construction, as new housing is built;	Continue to work in collaboration with the Regional District in regards to housing inspections	NAHS
5.2.11	Ensure that infrastructure cost per lot is considered when assessing lot size and the feasibility of future housing developments;	Continue with the Shuswap Band Housing Committee to ensure that housing can be provided for members by a neutral party that is focused on housing issues.	NAHS
5.2.12	Continue to encourage community members to be active participants in the design and construction of new housing developments where applicable and feasible;	Complete a Housing Policy that establishes housing development process	NAHS
5.2.13	Ensure that new homes are constructed to be meet EnerGuide 80. (Note: EnerGuide is an energy efficient rating system, and homes that score over 80 are considered to be very efficient);	Revise and update the Development Procedures Bylaw to ensure consistent information requirements and processes for development	P&ID/BCCI
5.2.14	Consider renewable energy options for new housing construction	Apply for First Nations Clean Energy Business Fund to develop a Community Energy Plan that will help to identify opportunities for renewable energy.	FNCEBF
5.2.15	Establish a Housing Maintenance Mentorship Program that seeks to teach individuals about ongoing maintenance and enhancements to their homes;	Complete a Housing Plan that establishes housing options, costs, and a long term maintenance strategy.	NAHS
5.2.16	When new subdivisions are created, ensure that space is included for parks and playgrounds.	Revise and update the Development Procedures Bylaw to ensure consistent information requirements and processes for development	P&ID/BCCI

5.2.17	Work towards making options available to Shuswap Band members to build or renovate their homes;	Continue to make housing renovation programs available to members	CMHC RRAP funding
Section	Market Residential Action Items	Steps for Achieving Action Items	Funding & Support
6.2.2	Work towards making options available for market-based housing (housing other than social) on reserve;	Ensure Housing Plan and Development Procedures Bylaw include information requirements and processes for market-based housing developments.	NAHS/P&ID/BCCI
6.2.3	Continue to work towards quality housing and safe, affordable neighbourhoods for all individuals residing on reserve;	Ensure Housing Plan and Development Procedures Bylaw include information requirements and processes for market-based housing developments.	NAHS/P&ID/BCCI
6.2.4	Permit appropriate home-based businesses in areas identified as Market Residential;	Complete a Zoning Bylaw that regulates uses	FNMHF or BCCI
6.2.5	Discourage short-term rental accommodations, including Airbnb and other platforms, on reserve;	Complete a Zoning Bylaw that regulates uses	FNMHF or BCCI
6.2.6	When new subdivisions are created, ensure that space is included for parks and playgrounds;	Revise and update the Development Procedures Bylaw to ensure consistent information requirements and processes for market-based developments	P&ID/BCCI
6.2.7	Continue to ensure the lease and taxation revenues generated by market-based housing on reserve are used to support Shuswap Band administration and Band-owned corporate initiatives;		
6.2.8	Ensure new market-based housing developments are compatible with surrounding uses in terms of use, scale and density.	Ensure Housing Plan and Development Procedures Bylaw include information requirements and processes for market-based housing developments.	NAHS/P&ID/BCCI
Section	Commercial Recreational Action Items	Steps for Achieving Action Items	Funding & Support
7.2.2	Ensure that commercial land uses are unique in design and present a positive visual appearance to people entering Shuswap Band;	Create Development Guidelines that outline best practices for layout, design and landscaping.	BCCI/CORP
7.2.3	Require commercial development proponents to ensure that opportunities are well communicated and carefully considered by the community; and	Revise and update the Development Procedures Bylaw to ensure consistent information requirements and processes for development	P&ID/BCCI
Section	Commercial Retail Action Items	Steps for Achieving Action Items	Funding & Support
8.2.2	Promote mixed use development with residential units above commercial retail;	Create an Economic Opportunity Brochure to distribute to potential investors	CORP
8.2.3	Encourage the development of office space that can be leased to businesses;	Create an Economic Opportunity Brochure to distribute to potential investors	CORP
8.2.4	Work towards beautifying the highway corridor;	Create Development Guidelines that outline best practices for layout, design and landscaping.	BCCI/CORP
8.2.5	Support a convenience store and gas station on reserve;	Create an Economic Opportunity Brochure to distribute to potential investors	CORP
8.2.6	Promote more restaurants;	Create an Economic Opportunity Brochure to distribute to potential investors	CORP
8.2.7	Ensure that the community takes an active role in defining the types of economic development that occur on reserve and in Shuswap Band's traditional territory;	Create an Economic Development Plan that outlines investment climate and potential opportunities for growth	CORP

8.2.8	Support the development of local entrepreneurs who have an interest in developing a commercial business; and	Direct community members interested in starting businesses to supporting organizations such as All Nations Trust Company, and Aboriginal Tourism BC	N/A
8.2.9	Apply for and participate in the Community Opportunity Readiness Program (CORP) and other programs to support economic development in the community and consider community input.		CORP
Section	Agriculture Action Items	Steps for Achieving Action Items	Funding & Support
9.2.2	Encourage the use of land for agriculture to provides affordable and healthy food and medicines for the community;	Connect with Groundswell , and Invermere based food security and permaculture group to partner on workshops or community projects	N/A
9.2.3	Increase the capacity of members to be active participants in agriculture enterprises; and	Contact that First Nations Agricultural Association for training and business development opportunities	N/A
9.2.4	Investigate the possibility of extending agriculturally viable land through irrigation expansion		FNIF
Section	Light Industrial Action Items	Steps for Achieving Action Items	Funding & Support
10.2.2	Strive to ensure that industrial development causes minimal harm to the natural environment and that noise, pollution, and other concerns are addressed and mitigated;	Revise and update the Development Procedures Bylaw to ensure consistent information requirements and processes for development	P&ID/BCCI
10.2.3	Ensure that industrial development is compatible with surrounding land uses.	Revise and update the Development Procedures Bylaw to ensure consistent information requirements and processes for development	P&ID/CORP
Section	Environmentally and Culturally Significant Areas Action Items	Steps for Achieving Action Items	Funding & Support
11.2.2	Ensure the Species At Risk Act Conservation Agreement is upheld for any development;	Refer to the <i>Species At Risk Act</i> Conservation Agreement. Continue with Species at Risk inventory work based on recently secured two year funding.	Habitat Stewardship Program (HSP) Interdepartmental Recovery Fund (IRF) Aboriginal Fund for Species at Risk
11.2.3	Ensure environmental and geotechnical reviews are conducted by qualified professionals prior to any activities or development being approved or occurring on Shuswap Band land;	Engage qualified professionals	
11.2.4	Ensure a qualified professional is engaged to ensure that no natural features, functions or conditions that support fish life processes in the riparian area will be harmfully altered, disrupted or destroyed by development;	Engage qualified professionals and keep biologists currently on staff.	
11.2.5	Maintain and enhance fisheries and aquatic values in Shuswap Creek, Stoddart Creek and the Columbia River adjacent to Shuswap Band land;	Continue to collaborate with Columbia Basin Trust, BC Hydro, and/or Ministry of Transportation and Infrastructure on environmental education initiatives	Habitat Stewardship Program (HSP) Interdepartmental Recovery Fund (IRF) Aboriginal Fund for Species at Risk
11.2.6	Maintain, where possible, wildlife values on Shuswap Band land;	Use zoning for specific areas	
11.2.7	Maintain established trails and other outdoor recreation sites;	Require developments to incorporate trails into existing surrounding trails in the Development Procedures Bylaw	P&ID/BCCI
11.2.8	Support community education initiatives on environmental issues and the importance of the natural ecosystem in the context of Shuswap Band lands; and	Continue to collaborate with Columbia Basin Trust, BC Hydro, and/or Ministry of Transportation and Infrastructure on environmental education initiatives	
11.2.9	Carry out the above policies on CP lands, where possible, in cooperation with the CP holders.		
11.2.10	Educate development proponents on lands that are constrained by environmental and cultural values as identified in this plan, or as determined in the future.	Require developments to incorporate environmental and cultural values in the Development Procedures Bylaw	P&ID/BCCI

Section	Community Facilities and Infrastructure Action Items	Steps for Achieving Action Items	Funding & Support
12.2.2	Concentrate community use buildings in the heart of the community;	Incorporate community feedback gained from previous engagement activities in regards to the location of core developments	N/A
12.2.3	Continue to update the First Nations Infrastructure Investment Plan (FNIIP) (i.e. the 5 year capital plan) to reflect current cost estimates and community needs;	Continue to fill out the FNIIP tables on an annual basis	FNIIP
12.2.4	Upgrade and preserve the cemetery.	Ensure this is listed for capital project funding on the FNIIP table (high priority)	FNIF
12.2.5	Provide outdoor recreation opportunities.	Apply for community infrastructure funds as they are announced	TBD
12.2.6	Plan, design, and construct a community centre.	Apply for funding from First Nations Health Authority to potentially look at combined health and community centre and look into funding options available through the First Nation Finance Authority for Community Centre	FNHA and FNFA

Table 15.2 Funding and Support Sources

Funding and Support	Projects
New Approach to Housing Support (NAHS) Stream 1	<ul style="list-style-type: none"> • Housing Plan that includes: <ul style="list-style-type: none"> - Innovative and cost efficient methods of meeting community needs - Requirements for housing quality and affordability - A plan to offer a diversity of housing on reserve - A calculation of infrastructure costs per lot for new houses - A home maintenance mentorship program plans - A review of available market housing options • Housing Policy that includes: <ul style="list-style-type: none"> - Housing inspection requirements for building new homes - Requirements about tenant participation in the construction of new homes
New Approach to Housing Support (NAHS) Stream 2 and 3	<ul style="list-style-type: none"> • Build new level-entry homes that can accommodate Elders and those with disabilities • Build a 10 lot subdivision
First Nations Clean Energy Business Fund	<ul style="list-style-type: none"> • Community Energy Plan, including assessment of renewable energy options for housing
BC Capacity Initiative (BCCI)	<ul style="list-style-type: none"> • Zoning Bylaw development • Decision Process Bylaw • Development Guidelines
First Nations Market Housing Fund (FNMHF)	<ul style="list-style-type: none"> • Zoning Bylaw • Support for Credit Enhancement Program
Professional and Institutional Development (P&ID)	<ul style="list-style-type: none"> • Decision Process Bylaw
Canadian Mortgage and Housing Corporation (CMHC) Rental Rehabilitation Assistance Program (RRAP) funding	<ul style="list-style-type: none"> • Home renovation program
Community Opportunity Readiness Program (CORP)	<ul style="list-style-type: none"> • Development Guidelines • Economic Opportunity Brochure • Economic Development Plan • Decision Process Bylaw
Interior Health Authority (IHA) Food Action funding	<ul style="list-style-type: none"> • Community greenhouse project
BC Gaming Grant	<ul style="list-style-type: none"> • Community greenhouse project
First Nations Infrastructure Fund (FNIF)	<ul style="list-style-type: none"> • Irrigation for agricultural land
First Nations Health Authority (FNHA)	<ul style="list-style-type: none"> • New community hall/health centre
Columbia Basin Trust BC Hydro Ministry of Transportation and Infrastructure	<ul style="list-style-type: none"> • Environmental education and action initiatives

Appendix A

Technical Background

1.0 Technical Background

This section establishes a foundation for land use planning and will help the community answer questions related to growth and future development such as, “How much developable land do we have?” “Will our community expand and how much?” and “What does accommodating growth look like and how much land will we need?”

Historic growth data is used to create several growth scenarios that are projects 20 and 50 years in the future. A housing assessment estimates the number of new homes required to accommodate growth, and finally, infrastructure requirements for the community are listed at the end of the section.

In recent years, studies have been completed that identify environmental concerns on Shuswap reserve lands including federally listed species at risk. This will need to be considered in future land use planning and development.

1.1 Land Base

As illustrated in Map 1, Shuswap Band has a total of 2,663 acres or 1,078 hectares of land. There are various types of land tenure on reserve:

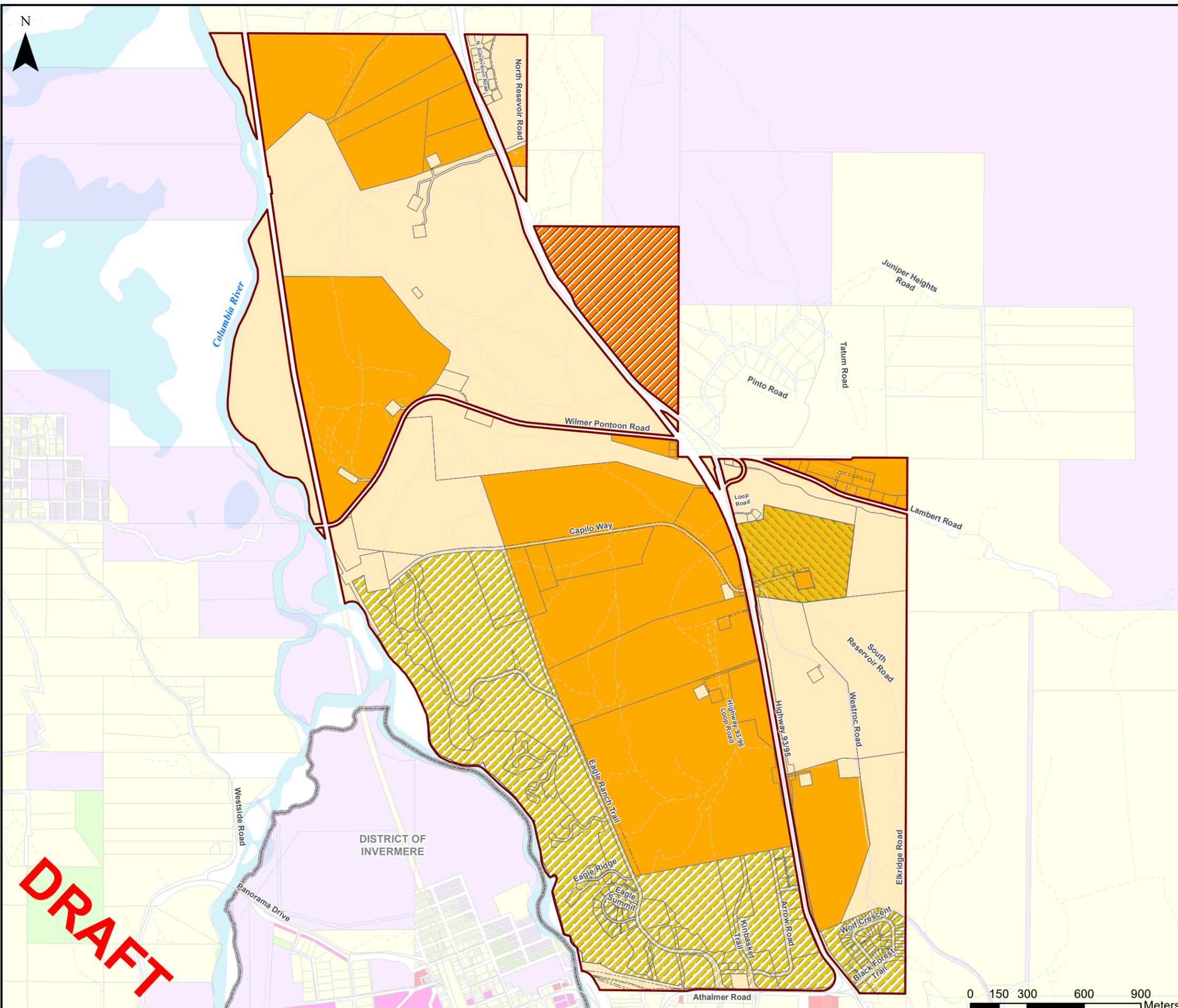
- a. Band Land: is held by Shuswap Band. Band Land can be allocated for residential use or certificate of possession purposes, pursuant to the Shuswap Indian Band Land Code. Band Land can also be designated for development and lease, but if the land is identified as Band Land it is not designated yet;
- b. Band Land Surface Permit: areas that have been granted a permit for sand and gravel extraction;
- c. Designated Land/Band Land: has been identified and approved for development and is held by Shuswap Band;
- d. Lawful Possession is land held through a Certificate of Possession or CP;
- e. Lawful Possession/Lease is land that is held by a CP holder and has been designated and leased out; and
- f. Lease/Designated/Band Land are areas held by Shuswap Band that have been designated for development and leased out.

Table 1.1 summarizes the different tenures that exist on Shuswap Band land and their respective sizes and proportions of total reserve land.

Table 1.1 Land Tenure and Area

Land Tenure	Acres	Hectares	% of Total
Band Land	881.24	356.63	33%
Band Land - Surface Permit	108.92	44.08	4%
Designated Land/Band Land	125.25	50.69	5%
Lawful Possession (CP)	986.33	399.15	37%
Lawful Possession/Lease (CP)	57.38	23.22	2%
Lease/Designated/Band Land	503.74	203.85	19%
Total	2,662.86	1,077.62	100%

Shuswap Indian Band Land Use Plan Land Tenure



- Reserve Boundary
 - Municipal Boundary
 - Easement
 - Paved Road
 - Gravel Road
- Land Tenure**
- Lawful Possession (405.22 Ha)
 - Lawful Possession - Leased (23.22 Ha)
 - Band Land (400.70 Ha)
 - Band Land - Designated (44.63 Ha)
 - Band Land - Leased/Designated (203.85 Ha)
- Surveyed Off-Reserve Properties**
- Crown Provincial
 - Private
 - Crown Agency
 - Municipal
 - Unknown

Data Sources:

- Reserve boundary, parcels and easements provided by Natural Resources Canada.
- Water features provided by GeoGratis website.
- Roads provided by the Digital Road Atlas.
- Municipal boundary and off-reserve parcels provided by DataBC.

Date: April 2020

NOTE:
ON-RESERVE LAND TENURE INFORMATION AS SHOWN WAS OBTAINED FROM THE GOVERNMENT OF CANADA'S INDIAN LANDS REGISTRY SYSTEM AS ACCESSED ON APRIL 8, 2015. THIS DATA WAS REVISED BY URBAN SYSTEMS LTD. IN FEBRUARY 2018 BASED ON DISCUSSIONS WITH THE SHUSWAP INDIAN BAND.

THE INFORMATION AS SHOWN IS FOR REFERENCE ONLY AND IS SUBJECT TO CHANGE. THIS INFORMATION SHOULD BE CONFIRMED BY THE SHUSWAP INDIAN BAND.

DRAFT

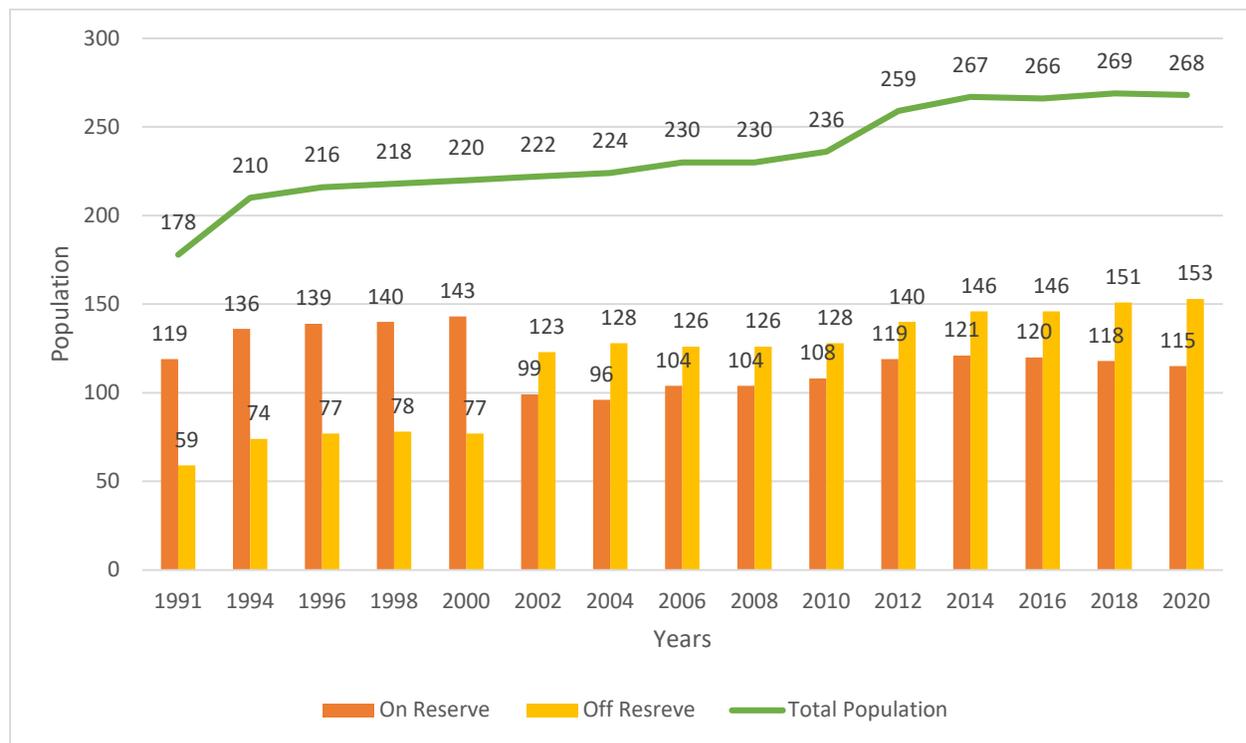
0 150 300 600 900 Meters

Map 1 - Land Tenure shows the largest portion of land at Shuswap Band is Lawful Possession or CP land, with 37% of total land base being held under this land tenure. Band Land is the second largest tenure of land, at 33%. Finally, Leased and Designated Band Land comprises 19% of reserve land.

1.2 Population Projections

Shuswap Band’s population has been growing steadily over the last 30 years from 178 members in 1991 to 268 members in 2020. Figure 1.1 shows that there was a change in population dynamic in 2001/2002 when the on-reserve population dropped significantly, and the off-reserve population increased significantly. Previous to these years there was always a large majority of members living on-reserve. Although the reasons for this are unknown, Shuswap Band staff have suggested that it could be due to children aging and moving out off-reserve, or it could be due to a lack of new housing in the community. On the community housing waitlist there are two families, 3 couples, and 13 individuals.

Figure 1.1. Historic Population Growth



The historic growth rate of the total population is 1.37%. The off-reserve population has grown at a faster pace, at 3.23%. On-reserve growth has decreased by 0.11%. Table 1.2 shows the growth rates for on and off reserve members as well as for the total population.

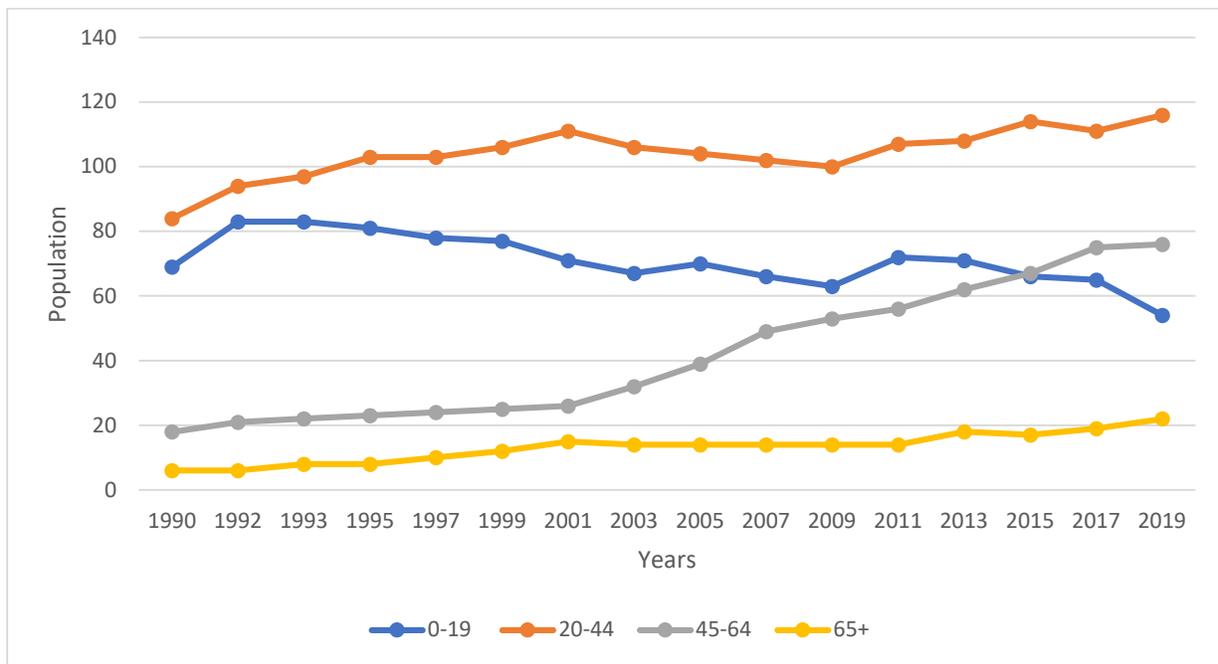
Table 1.2. Historic Growth Rates

	Annual Average Growth Rate	Population in 1991	Population in 2020
On-reserve members	-0.11%	119	115
Off-reserve members	3.23%	59	153
Total population	1.37%	178	268

1.2.1 Age Demographics

Over the last 30 years, Shuswap Band’s population demographics have remained fairly steady. There has been a notable increase in members aged 20-44 and 45-64. Elders over 64 and youth under 19 continue to represent a similar portion of the population. Figure 1.2 shows the changes in age categories at Shuswap Band.

Figure 1.2 Member Age Categories



1.2.2 Projected Growth

On-reserve population growth was projected into the future to estimate the potential demand for housing over the next 20 years. The following growth rates were used to estimate on-reserve population:

- A low growth rate of 1% was used to reflect the lowest growth rate. This growth rate represents the minimum growth that can be expected.
- A medium growth rate of 1.37% was used to reflect the growth rate of the total population over the last 30 years.

- A high growth rate of 3.23% was used to reflect the regional growth of the East Kootenay aboriginal population.

Table 1.3 illustrates the projected growth rates.

Table 1.3 On-Reserve Population Projections

Growth Scenario	2020 Registered Population	10 Year Projection	20 Year Projection
Low	115	127	140
Medium	115	132	151
High	115	158	217

The low growth rate results in a total of 140 members in 20 years, which would add 25 members on-reserve. The medium growth rate results in 151 members on-reserve in 20 years, adding 36 members on-reserve. The high growth rate results in 217 members in 20 years, or an additional 102 members.

1.2.3 Total Population Projections

The same projections were completed for the total population including on and off-reserve members. The following growth rates were used to project the population:

- A low growth rate of 1% to represent the total historic population growth over the last 30 years
- A medium growth rate of 1.37% was used to reflect the regional historic growth of the aboriginal population in the east Kootenays.
- A high growth rate was of 3.23% was used, based on the historic growth rate of off-reserve members.

Table 1.4 shows the project growth of the total community.

Table 1.4. Total On and Off Reserve Population Projections

Growth Scenario	2020 Registered Population	10 Year Projection	20 Year Projection
Low	268	296	327
Medium	268	307	352
High	268	368	506

The low growth rate results in 327 members in 20 years. The medium growth rate results in 352 members in 20 years and the high growth rate results in 506 members in 20 years.

1.3 Housing Needs Assessment

Population projections (determined in Section 1.2) and existing housing waitlist data was used to project future housing requirements.

There were several assumptions made in the housing need projections:

- It was assumed that there would be 2.5 people per household, which was the population per dwelling at Shuswap Band according to the 2011 National Household Survey;
- The medium on-reserve growth rate of 1.37% was used to project population;
- It was assumed that new housing would be 70% single family and 30% multi-family; and
- A lot size of 0.33 acres was assumed.

Based on these assumptions, it is estimated that over the next 20 years there would be 151 members on reserve, which represents 36 new members requiring a total of 32 new housing units. there are From the 32 required units, 18 units will be used to accommodate the current waitlist and members who require a new house for health and safety reasons. Based on the ratio of single family to multi-family housing, 23 new houses should be single family and 10 units should be multi-family. It is estimated that approximately 14.3 acres of land will be required for new housing development. Table 1.5 summarizes future housing demand.

Table 1.5 Future Housing Demand

Population Statistics	
Total population in 20 years	151
Number of new members to house	36
Number of new units required to accommodate waitlist	18
Total number of new units required	32
Total number of SF units required	23
Total number of MF units required	10
Residential Land Requirements	
Total single family land required (acres)	13.4
Total multi-family land required (acres)	1.0
Total residential land required (acres)	14.3

1.4 Infrastructure Requirements

Infrastructure (water, sewer, roads, and solid waste disposal) is required to meet the demands of an increasing population. To accommodate current and future growth, Shuswap Band, in collaboration with Corix Utilities is advancing the potential for a regional water and sewer system that would serve existing development and future growth within the Highway 93/95 corridor extending from Athalmer Road (south end) to the north end of the Reserve and beyond to neighbouring municipalities.

The expansion and extension of the water and sewer infrastructure will be advanced to meet on-reserve community needs and to provide on-reserve economic development opportunities. Proposed improvements to the on-reserve water and wastewater systems will address the 20 year requirements for on-reserve resident growth (as described earlier) and economic development and include the following:

- Construction of new water supply complete with chlorine contact chamber and treated water for direct connection to the existing water distribution network;
- Extension of a water line along Capilo Way and Highway 93/95 to provide water supply to Shuswap Village, and Stoddart Village;
- Internal network extensions within Shuswap Village and Stoddart Village to serve existing development and provide new home sites for future growth;
- Sewage treatment lagoon expansion at existing site;
- Extension of gravity sewer along Highway 93/95 and Capilo Way to deliver sewage from Shuswap Village to sewage treatment facilities; and
- Provision of a sewage pumping station at Stoddart Village and extension of a sewage forcemain from Stoddart Village along Highway 93/95 to connect to the gravity sewer network at Shuswap Village.

