



Shuswap Land Use Plan



Unit 3A - 492 Arrow Road, Invermere, BC V0A 1K2
T: 250-341-3678 F: 250-341-3683
E: lands@shuswapband.net
www.shuswapband.net

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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.



Chief Barbara Cote

ACKNOWLEDGMENTS

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

Outside help was led by Urban Systems Ltd, who helped with aspects of the planning process, including facilitating community sessions in 2016 and 2017, collaborating planning information, mapping, drawing and the technical writing. The interim copy of the Land Use Plan was compiled by Urban Systems and was subsequently replaced with this version. 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.

In 2017-2018, the Lands Department and Culture and Heritage Department refreshes the contributions and gathered critical input from the community members that participated in community sessions and dialogue. We thank the Administration for producing the March 17, 2018 version of the Shuswap Land Use Plan.

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

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

Part 1: A COMMUNITY'S LAND USE PLAN

The Shuswap Land Use Plan is a fundamental step in building a foundation for a more sustainable and vibrant community with respect to land use and development.

1.1 Introduction

The Land Use Plan is one of the steps of bringing the *Shuswap Band Land Code* to life. The Land Use Plan is a key plan necessary to give effect to the Land Code, or the Shuswap Band land law. The *Land Code* requires that Chief and Council engage the community through a consultation process to obtain community input as to what activity should be permitted on which areas and parcels of lands.

This plan was reviewed to ensure that it was current and accurate the date of the Land Use Plan Ratification Vote on March 17, 2018.

The Legislative Process



Red Arrows represent regular consultation with the community.

Blue Arrows show how major land use management tools follow from the Land Law.

Green Arrows represent the ongoing review of the various plans and policies.

1.2 A Living Plan

This plan is proof of the fact that documents need updating and input from all parts of the organization and community. There are technical and structural changes to the Land Use Plan due to out-of-date information, map corrections, road name changes, infrastructure development plans, and for reasons of approach. On the last point the document was updated to reflect the learning that has taken place since the *Land Code* came into affect, and to correct the notion that is a fixed document.

The plan will continue to be revised and updated as the community develops and the vision is refined and improved. The vision is expected to change with the modernization of the land leases and implementation of Development Process Bylaw. The revision process will include the community and respond to the community's needs and wishes.

1.3 Why are we planning?

On February 12, 2015, Shuswap successfully transferred all legislated authorities and responsibilities regarding the use and management of Shuswap reserve lands from the Minister of Indigenous and Northern Affairs Canada (INAC) 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 polices or procedures on how the lands are to be used. This plan sets the stage for land use decisions, making the process more transparent. The following table describes the links between the administrative and legislative aspects as they relate to land use planning, land use management and related activities.

1. Land Code <i>Agreement with the Government of Canada</i>	<ul style="list-style-type: none"> • Authority for management of all reserve lands is fully vest with the Shuswap Band • INAC no longer has control or approval authority on reserve lands • Complete implementation of Shuswap Land Code is financially supported by INAC
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, INAC, 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.

1.4 How the plan was developed

DATES	LAND USE PLAN COMMUNITY SESSIONS AND STEPS
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
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
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
January 23, 2018	Community Input Session#1
February 16, 2018	Community Input Session #2
March 5, 2018	" <i>Land Use Plan v. March 2018</i> " - Posted for Vote
March 17, 2018	Land Use Plan Ratification Vote

1.5 What the plan is and is not

This plan guides the use of land on reserve. It captures the current state of affairs and the intentions of the Shuswap community for the reserve land, acting as a "sieve" for development proposals made by the Band, individuals, companies and third parties to place conditions on certain kinds of development. These conditions can include physical requirements (e.g. environmental protections) and procedure requirements.

This plan does not affect lands outside reserve, or new lands that are added to the reserve. Land use planning would have to be revisited in order to address all Shuswap lands. There are 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.

1.6 How to use the plan

The plan should be used by:

- Someone considering a new use of Shuswap reserve land to confirm if it is compatible with the community vision as expressed by the plan.
- The Lands Management department to guide reviews of development applications.
- Chief and Council to inform and guide decisions about applications for land use.

1.7 Relationship to other documents

All plans created by Shuswap are related to each other and provide an integrated approach to administering program and services throughout the Shuswap reserve lands. The Shuswap Band Land Use Plan is a piece of the pie; together the different plans achieve the Shuswap vision. The documents, policies and plans include:

- Shuswap First Nation Financial Administrative Law
- Shuswap Band Land Code
- Land Development Process Bylaw
- Comprehensive Community Plan
- Real Matrimonial Property Law (in development)
- Social Housing Policy
- Market Housing Policy
- Governance Policy
- Financial Policy
- Species at Risk and Invasive Species Reports/Plans
- And other future policies, plans and laws in development

1.8 Interpretation of the plan maps

The Shuswap Land Use Plan contains its maps and text. These are intended to be understood together. This section explains how to interpret the maps:

- Where a designation boundary is shown on the plan maps as approximately following a property line, an IR boundary, or the high-water mark of a watercourse or body of water, it follows that line.
- As the location of the high-water mark changes gradually the designation boundary moves with it.
- Physical features of maps including watercourses, wetlands, steep slopes, and high-water marks are located approximately and/or are interpretations of available data. Uses should not rely on the maps for development decisions and should instead confirm the location and nature of physical features through careful survey.

Part 2: COMMUNITY 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.



Part 3: COMMUNITY PROFILE

3.1 Kenpesq't (Shuswap) History and 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 Secwepemc 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 re-signed with 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 Stoney 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.

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 270 ‘registered’ members, with majority living off-reserve.

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 Stoney Tribe of Alberta, as well as their neighbours, the Akisqnuk – 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 contact with the European explorers and settlers, the Shuswap way of life has changed dramatically. Like many other First Nations, the Shuswap Indian Band’s traditional territory has become increasingly committed to tourism and recreation, as well as industrial and resource development.

Photo to the right:

Chief Pierre Kinbasket

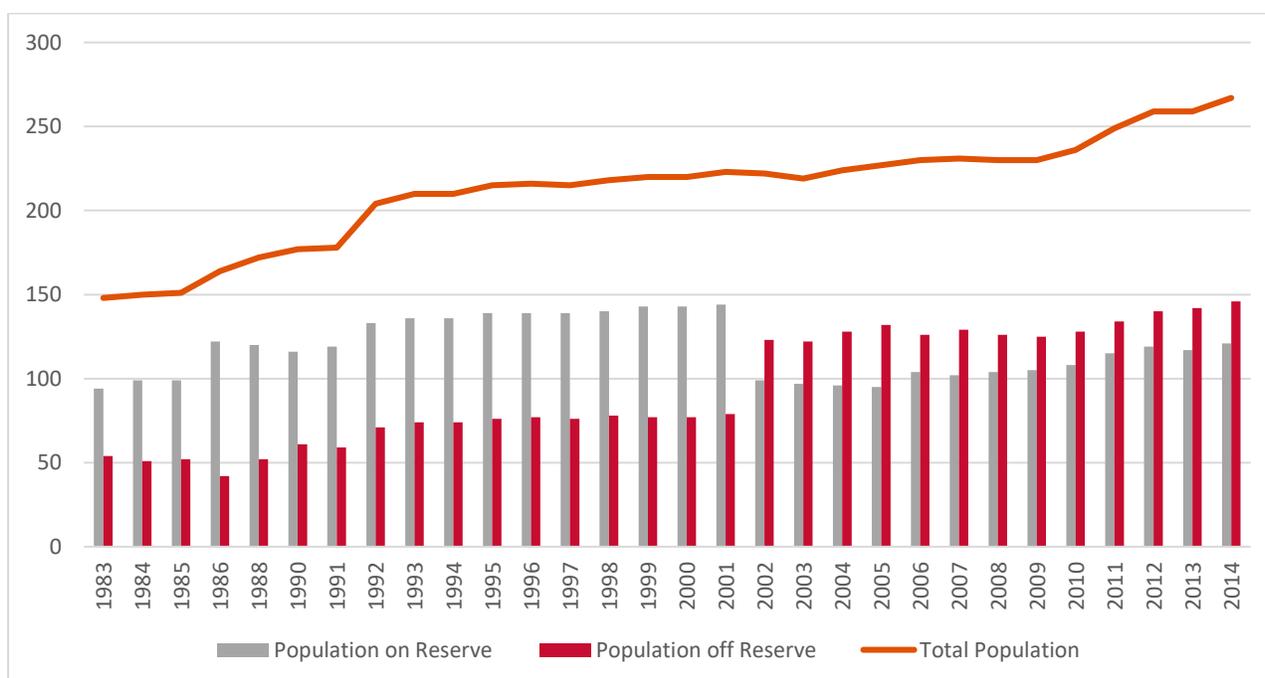


3.2 Population Statistics

Historic Population Growth

Shuswap Band's population has been growing steadily over the last 30 years from 148 members in 1983 to 270 members in 2016. Figure 3.2 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.

Figure 3.1. Historic Population Growth



The historic growth rate of the total population is 1.99%. The off-reserve population has grown at a faster pace, at 3.37%. On-reserve growth has increased at 0.85%. The rates of growth have been similar on and off-reserve over this 30-year historic period. Table 3.1 shows the growth rates for on and off reserve members.

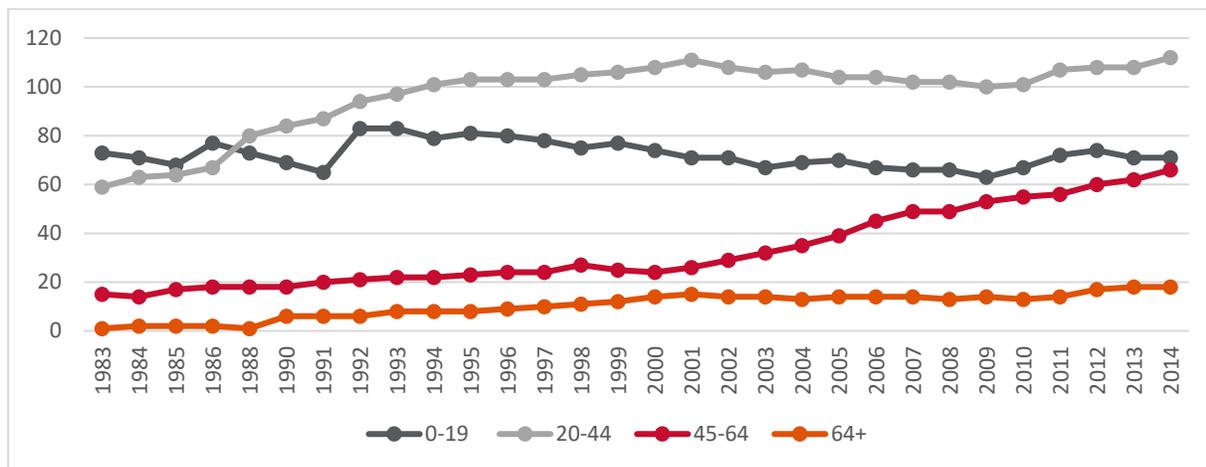
Table 3.1. Historic growth rates

	Annual growth rate	Population 1983	Population 2014	Population 2016
On-reserve members	0.85%	94	121	87
Off-reserve members	3.37%	54	146	183
Total population	1.99%	148	267	270

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 3.2 shows the changes in age categories at Shuswap Band.

Figure 3.2 Member Age Categories



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 0.85% was used to reflect the lowest growth rate. This growth rate represents the minimum growth that can be expected.
- A medium growth rate of 1.99% was used to reflect the growth rate of the total population over the last 30 years.
- A high growth rate of 2.7% was used to reflect the regional growth of the East Kootenay aboriginal population.

Part 4: GENERAL LAND USE PRINCIPLES

4.1 General Objectives & Guidelines

The Shuswap community has identified general objectives and guidelines in order to enable the accountable, sustainable, and productive use of Shuswap Band Land as follows:

1. Reflect our culture and history is how we use the land
2. Maintain the heart of our community on this reserve and provide for opportunities to increase the enjoyment of this land
3. Protect environmentally sensitive areas
4. Protect culturally important areas
5. Restrict development in natural hazard areas
6. Support existing housing, commercial developments
7. Balance tourism, recreational, and resource users of the reserve
8. Ensure all new development have appropriate site servicing (i.e. roads and access, water, hydro, sewage, addressing for emergency response)
9. Encourage the use of green building design with a focus on green design principles and an emphasis on water and air quality, water and energy conservation, and efficient waste management practices
10. Ensure all new building development(s) on Band Land or Lawful Possession Land meet and/or exceed the standards in the BC Building Code
11. Support economic development opportunities for Shuswap members
12. All commercial development proponents follow the Development Process Bylaw, and other laws and policies as they are developed and implemented, in principle and practice, with large scale developments well communicated and carefully considered by the community at large
13. Ensure community input before changing the Land Use Plan
14. Strengthen relationships with the Regional District of East Kootenay and the Province of BC on land management issues

4.2 Certificate of Possession Lands

The Shuswap reserve lands have approximately 400 hectares of land (39% of reserve lands) held under Certificate of Possession (CP). 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. The general objectives and guidelines with respect to Certificate of Possession lands are 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.
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.

4.3 Environmental and Culturally Significant Areas

There are areas within Shuswap Reserve that are environmentally and culturally significant. A large portion of the reserve borders the Columbia River, an significant waterway to the Shuswap people and to the Columbia River Treaty (USA-Canada). The Shuswap reserve is home to ungulate populations that are an important food source for members, and therefore undisturbed ecosystems and wildlife corridors are paramount.

The following land areas are identified as priorities for protection from encroachment and development:

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.

The Land Use Plan will aid in achieving the following values and principles with respect to protection of environmentally and culturally important lands:

1. Protect the natural environment, including natural habitat, ecosystems, and species, particularly identified species at risk
2. Preserve and protect waterways and streams
3. Maintain established trails and other outdoor recreation sites
4. Educate development proponents on lands that will be constrained by environmental and heritage, identified in this plan, or as determined in the future.

4.4 Infrastructure

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, 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 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;
- 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.



Part 5: CURRENT LAND BASE AND TENURES

Shuswap Band has a total of 2,663 acres or 1,078 hectares of land (see Figure 3.1 below).

- 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 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 can be granted a permit by the Band or commercial enterprises for sand and gravel extraction;
- c) **Designated Land/Band Land** that 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.

The Land Tenure map 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.

Table 3.1 summarizes the different tenures that exist on Shuswap Band land and their respective sizes and proportions of total reserve land.

Table 3.1 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 (Certificate of Possession)	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%

Part 6: LAND USE TYPES AND ZONES

At the time of the Land Use Plan, much of the development has been created in natural zones. The geographical location of the below mentioned “Zones” are identified in the Shuswap Band Future Land Use Map in Part 9: Appendices.

6.1 Agriculture Land Use

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 increase local food security.

The Shuswap have the following agricultural objectives for the land:

1. Promote the use of community gardens;
2. Encourage food to be grown on reserve to provide a local food source for the community;
3. Consider building a community greenhouse;
4. Support agricultural practices that protect the environment and human health; and
5. Ensure that high quality agricultural land is utilized for agricultural purposes;

The guidelines to achieve the objectives are:

1. Locate Agriculture uses on areas identified as Agriculture on the Future Land Use map contained in this Land Use Plan, above and encourage backyard gardens and small scale agriculture in all other areas;
2. Encourage agricultural land that provides affordable and healthy food and medicines for the community;
3. Investigate the feasibility of a community greenhouse;
4. Increase the capacity of members to be active participants in agriculture enterprises; and
5. Pursue extending agriculturally viable land through irrigation expansion.

6.2 Commercial Recreational Land Use

The Shuswap Lands are host to two golf courses, boat docks and hiking trails. Eagle Ranch Golf Resort 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.

The Shuswap have the following commercial recreational objectives for the land:

1. Use commercial land to create economic development that benefits Shuswap Band members by providing jobs and income.
2. Locate Commercial Recreational uses on areas identified as Commercial Recreational on the Future Land Use map contained in this Land Use Plan, above;
3. Ensure that commercial land uses are unique in design and present a positive visual appearance to people entering Shuswap Band;
4. Encourage the development of landscaping at commercial properties that showcase traditional foods and medicinal plants.

6.3 Commercial Retail and Residential

Shuswap Lands have two commercial retail and residential zones: 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.

Under a long-term land lease, several housing developments, including town homes and multi-family residences are located east of Highway 93/95. 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.

The Shuswap have the following commercial retail objectives for the land:

1. Strive towards economic self-reliance and economic development partnerships
2. Discourage development on-reserve by companies with poor social or environmental track record
3. Support high quality development that enhances community pride and a sense of place
4. Locate Commercial Retail uses on areas identified as Commercial Retail on the Future Land Use map.
5. Work towards beautifying the highway corridor.

6.4 Light Industrial

There is one area on reserve identified as light industrial adjacent to the Westroc Ind. Ltd. Haul Road and Highway 93/95.

The Shuswap have the following objectives for light industrial lands:

1. Strive to build economic partnerships and financial self-sufficiency through sustainable on-reserve development.
2. Locate Light Industrial uses on areas identified as Light Industrial on the Future Land Use map contained in this Land Use Plan, above and allow home-based industries elsewhere on the reserve.
3. Strive to ensure that industrial development causes minimal harm to the natural environment and that noise, pollution, and other concerns are addressed and mitigated.
4. Undertake reclamation work on previous sand and gravel site adjacent to Highway 93/95.
5. Ensure that industrial development is compatible with surrounding land uses.

6.5 Shuswap Community Residential

The Shuswap Band's 2005 Comprehensive Community Plan (CCDP) main themes for on-reserve housing:

- allocating adequate land for new 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.

It is Shuswap Band's Residential objectives:

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.
4. Encourage the development of more single family and multi-family homes for members who want to move back to the community.
5. Locate Residential uses on areas identified as Residential on the Future Land Use map.
6. 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.
7. 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;
8. Continue to work towards quality housing and safe, affordable neighbourhoods on reserve.
9. Work towards providing level-entry housing for elders and those with mobility issues.
10. Ensure that infrastructure cost per lot is considered when assessing lot size for future developments.
11. Continue to encourage community members to be active participants in the design and construction of new housing developments where applicable and feasible.
12. Require subdivision and/or engineering feasibility studies to be completed prior to the subdivision and development of land: review of soil conditions, environmentally sensitive areas, archaeological assessment, and the cost of servicing with water and sewer (initial costs and ongoing operational costs).
13. Ensure that new homes are constructed to be meet EnerGuide 80 and Fire Smart guidelines.
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.
17. Work towards making options available to Shuswap Band members to build or renovate their homes.
18. Work towards making options available for market-based housing (housing other than social housing) on-reserve.

6.6 Shuswap Village / Community Infrastructure

Shuswap Band has community infrastructure areas and two administration and community-use buildings. The community has identified a need for new buildings such as: community gathering place/conference centre, learning centre, museum and cultural centre, recreation building/gymnasium, arbour, and a youth centre and daycare.

The Shuswap Band's has a sewage treatment plant on Capilo Way and a cemetery located on Cemetary 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.

The Shuswap Village and Community Infrastructure objectives are 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.
3. Ensure community facilities and activities reflect Shuswap Band's culture and heritage.
4. Locate Community Uses on areas identified as Community Use on the Future Land Use map.
5. Concentrate community use buildings in the heart of the community.
6. 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.
7. Provide outdoor recreation opportunities.
8. Plan, design, and construct a community centre.
9. Upgrade and preserve graveyard.



Part 7: Next Steps in Land Use Planning

7.1 About the Ratification Vote

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

7.2 Next Steps: Some Ideas from Community Sessions

Regardless of the vote by the community, some of these ideas can be actioned by administration and community.

Community Housing / Residential Ideas
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 to require quality housing and safe, affordable neighbourhoods for all on-reserve members.
Work towards ensuring that Shuswap Band member have access to a diversity of housing options: <ul style="list-style-type: none"> • Rent-to-own housing, • Rental housing, • Market-based housing, and • Self-financed housing construction;
Work towards providing level-entry housing for elders and those with mobility issues;
Ensure that infrastructure cost per lot is considered when assessing lot size and the feasibility of future housing developments.
Continue to encourage community members to be active participants in the design and construction of new housing developments where applicable and feasible.

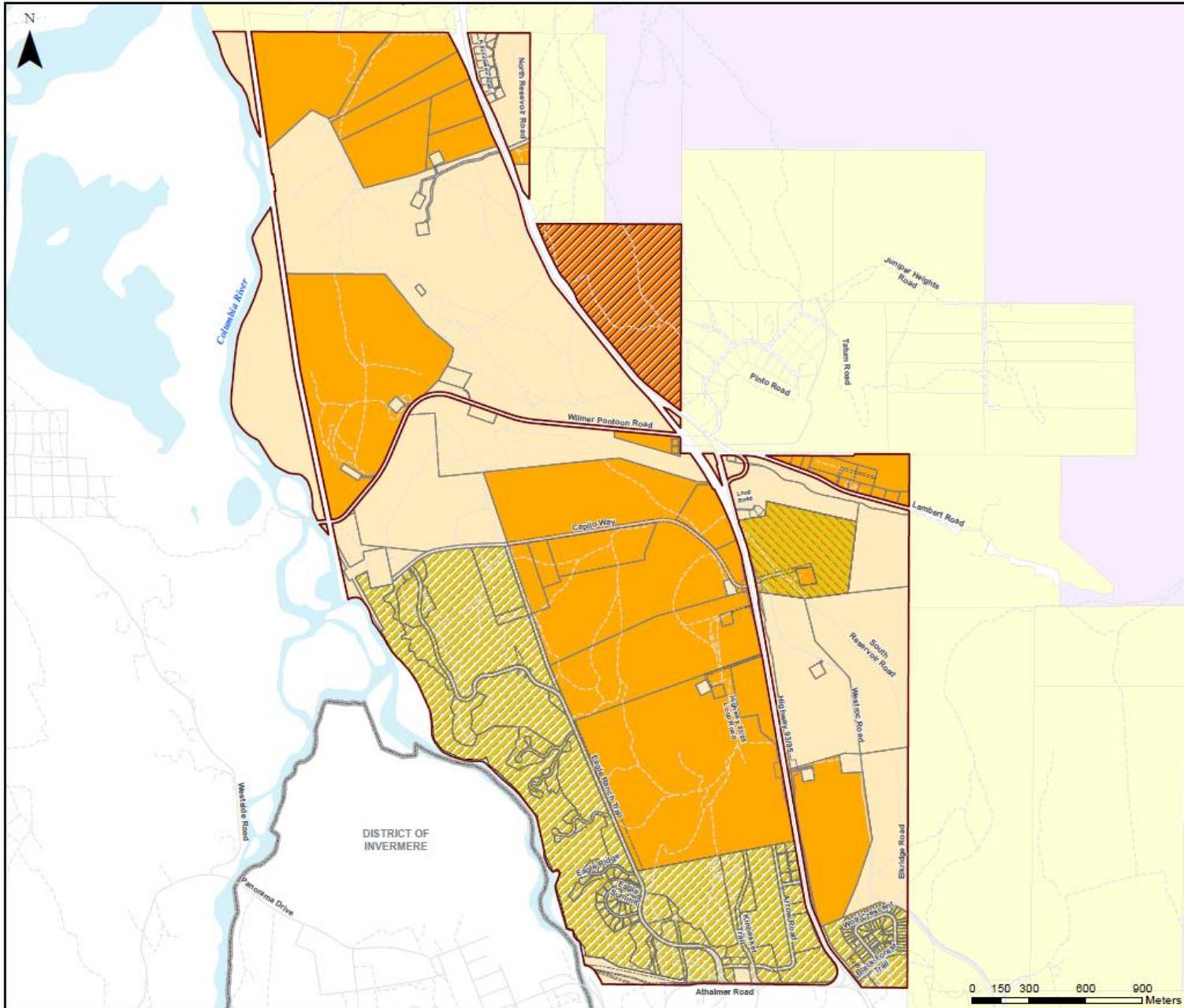
Require subdivision and/or engineering feasibility studies to be completed prior to the subdivision and development of land. These studies should include a review of soil conditions, environmentally sensitive areas, archeological assessment, and the cost of servicing with water.
When new subdivisions are created, ensure that space is included for parks and playgrounds.
Make options available to Shuswap Band members to build or renovate their homes.
Make options available for market-based housing (housing other than social housing) on-reserve.
Commercial Recreational Ideas
Ensure that commercial land uses are unique in design and present a positive visual appearance to people entering Shuswap Band.
Require commercial development proponents to ensure that opportunities are well communicated and carefully considered by the community.
Encourage the development of landscaping at commercial properties that showcase traditional foods and medicinal plants.
Commercial Retail Ideas
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.
Support the development of local entrepreneurs who have an interest in developing a commercial business.
Agriculture Land Ideas
Encourage agricultural land that provides affordable and healthy food and medicines for the community;
Investigate the feasibility of a community greenhouse; and irrigation.
Light Industrial Ideas
Strive to ensure that industrial development causes minimal harm to the natural environment and that noise, pollution, and other concerns are addressed and mitigated.
Undertake reclamation work on previous sand and gravel site adjacent to Highway 93/95.
Ensure that industrial development is compatible with surrounding land uses.
Environmental and Culturally Significant Areas Principles
Protect significant areas related to the special environments, heritage and cultural values.
Support community education initiatives on environmental issues and the importance of the natural ecosystem within which Shuswap Band exists.
Community Facilities and Infrastructure Ideas
Concentrate community use buildings in the heart of the community.
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.
Plan, design, and construct a community centre.
Upgrade and preserve graveyard

Part 8: Appendices - Maps

Map 1 - Land Tenure at March 2018

Map 2 - Future Land Use

Map 3 - Environmentally and Culturally Significant Areas



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)
- Off-Reserve Properties**
- Private Property
- Crown Land

Data Sources:

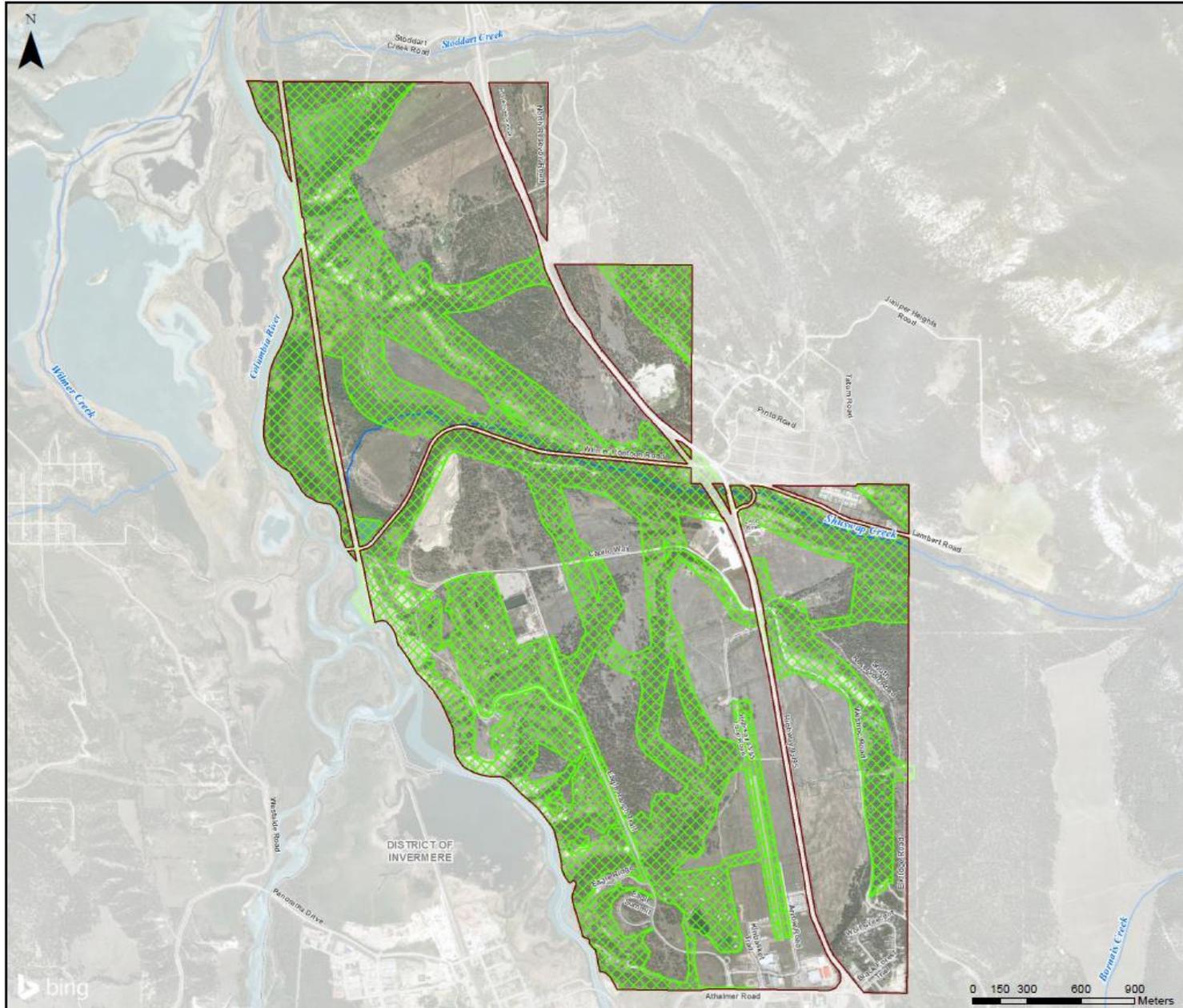
- Reserve boundary, parcels and easements provided by Natural Resources Canada.
- Water features provided by GeoGratis website.
- Roads provided by the Digital Road Atlas.
- Municipal boundary provided by BC Provincial Government's Land and Resource Data Warehouse.
- Adjacent property information based on data used in Kiyaita Project Consultants Inc. Highway Corridor Planning Study (2012).

Date: February 2018

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, 2018. THIS DATA WAS REVISED BY URSIAN 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.

MAP 1



Shuswap Indian Band Land Use Plan Environmentally Significant Areas

- Reserve Boundary
- Environmentally Significant Areas

Note:

Environmentally 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 2008 prepared by Sylvan Consulting Ltd.

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

Other Data Sources:

- Reserve boundary and parcels provided by Natural Resources Canada.
- Water features provided by GeoGratis website.
- Roads provided by the Digital Road Atlas.
- Municipal boundary provided by BC Provincial Government's Land and Resource Data Warehouse.
- Imagery provided by Bing.

Date: June 2017

MAP 3