

XAXLI'P LAND USE PLAN

Virtual Meetings:
Land Use Planning Committee & Community Members

November 5, 2020



AGENDA

- 1) Introductions
- 2) Background & planning process
- 3) Review results of the **Background Information Gathering and Analysis phase**
- 4) Gather input and feedback
- 5) Next steps

INTRODUCTIONS



SIMON LAPOINTE

Urban / Land Use Planner

Role: Simon is responsible for project managing and leading the planning work.



MATTHIAS PURDON

Sustainability Planner + Engager

Role: Matthias will support all aspects of the planning from information gathering to mapping and engagement.

INTRODUCTIONS



Professional planning & design firm based in Whitehorse, Yukon in the Traditional Territory of the Ta'an Kwächän Council and Kwanlin Dün First Nation

We specialize in land use planning (municipal, territorial / provincial, and First Nations) and land development.

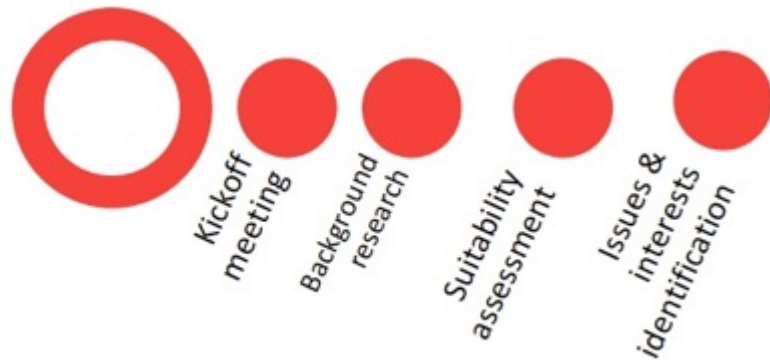
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- Heritage Centre Master Plan
 - Land development and Subdivision Design
 - Residential Master Planning
 - Regional Land Use Planning
 - Tiny Home Village Design & Planning
 - Green Subdivision Planning

BACKGROUND

- In October 2019, Xaxli'p Chief and Council directed staff to start a land use planning process.
- The purpose of the Land Use Plan is to provide direction for long-term growth and development including housing, economic development, agriculture, leisure, and community facilities.

PLANNING PROCESS

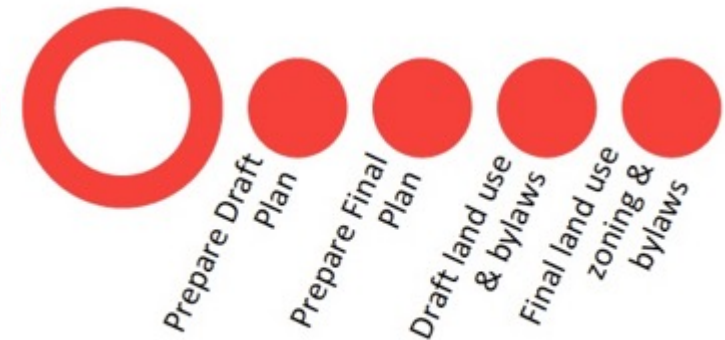
PHASE 1: INFORMATION GATHERING & ANALYSIS



PHASE 2: OPTIONS & LAND USE CONCEPTS



PHASE 3: WRITING THE PLAN



- **PHASE 1: GOAL – CREATE A PICTURE & IDENTIFY SOME TARGETS**
 1. Community Profile
 2. Services, Infrastructure, & Housing Snapshot
 3. Assessment of Development Potential

PLANNING PROCESS

- **COVID-19**

- The evolving response to COVID-19 has significantly changed how we do things.
- With each change — from physical distancing to the closures of public institutions and local businesses. There is a “new reality”.
- More important than ever for communities to band together to ensure that planning, investment, and community-building continue to grow the economy, support workers, and strengthen our connections to the places we live.

A scenic mountain landscape featuring a valley with a winding road and a small settlement. The sky is blue with wispy clouds. A semi-transparent orange banner is overlaid across the middle of the image, containing the text "PHASE 1: COMMUNITY PROFILE".

PHASE 1: COMMUNITY PROFILE

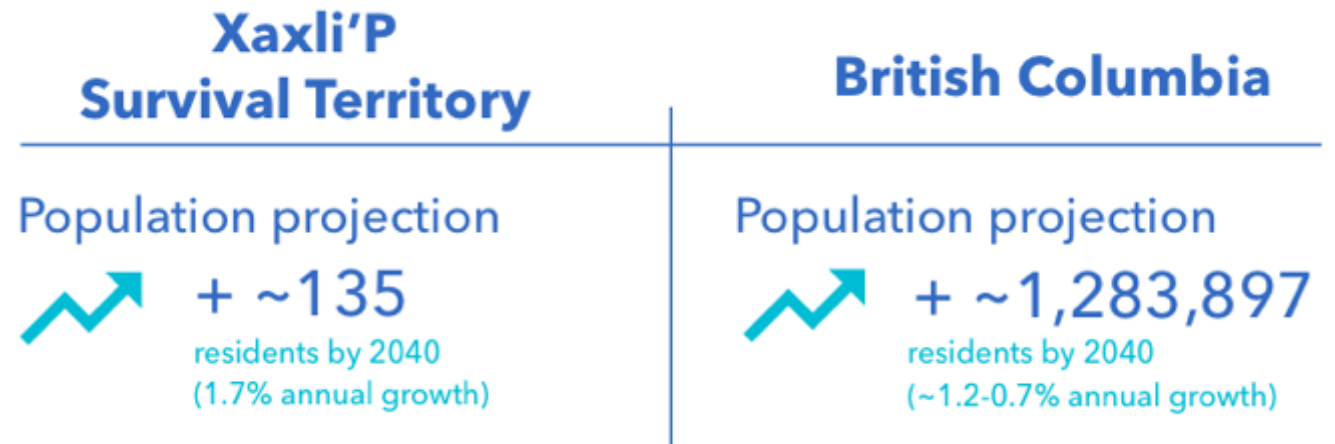
COMMUNITY PROFILE

- Socio-economic / demographic data from various sources
- **Themes:**
 - Community & Quality of Life: E.g. Population by age group, education...
 - Economic Prosperity: E.g. Employment, jobs...
 - Housing: E.g. Crowding...



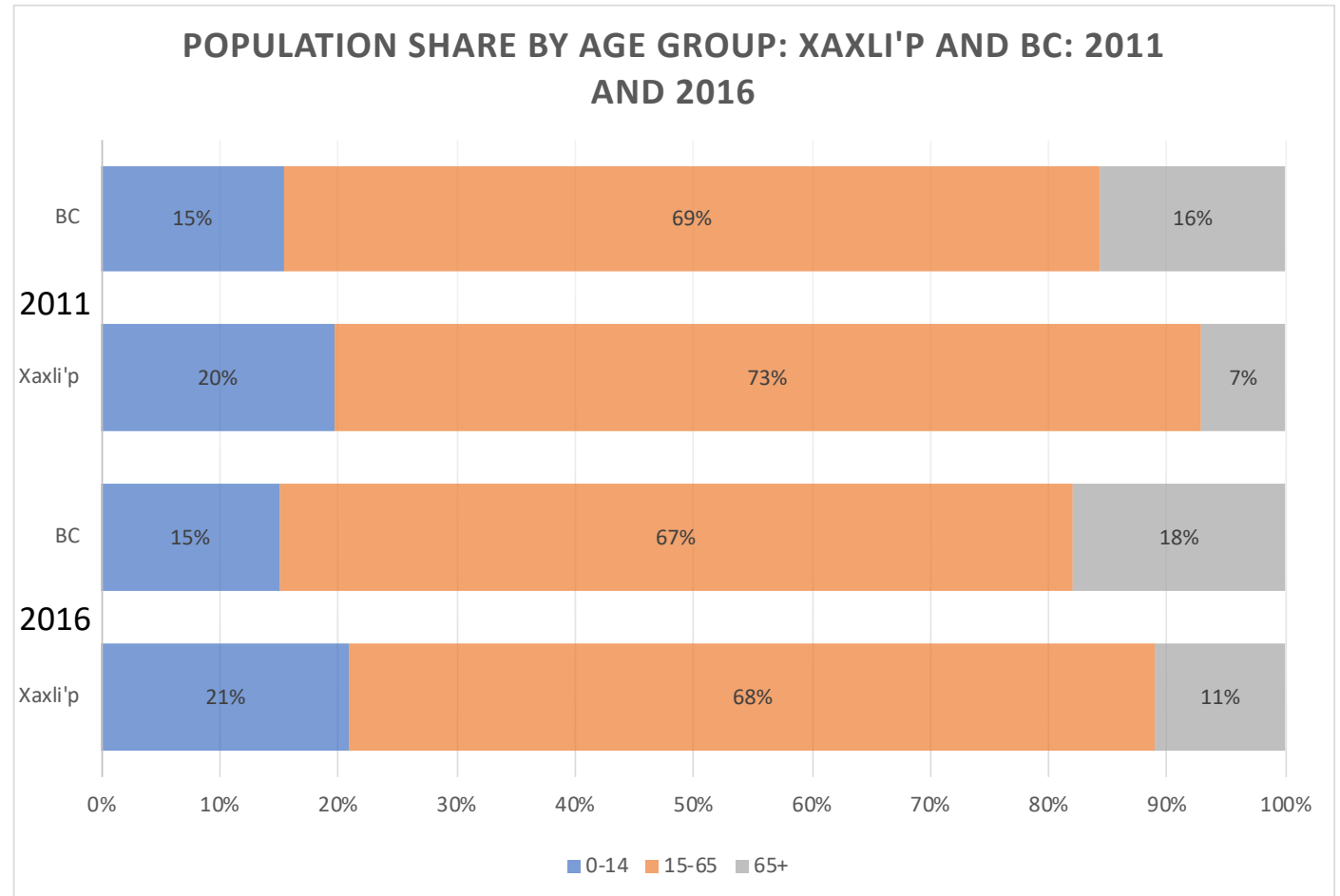
COMMUNITY & QUALITY OF LIFE

- There are about 1,058 citizens, with 408 on reserve and 650 off reserve (CIRNAC).
- Average age is about 40.
- Population increased in the past 10 years, but growth may be leveling off.
- 1.7% annual increase in population based on past 10 years of growth.

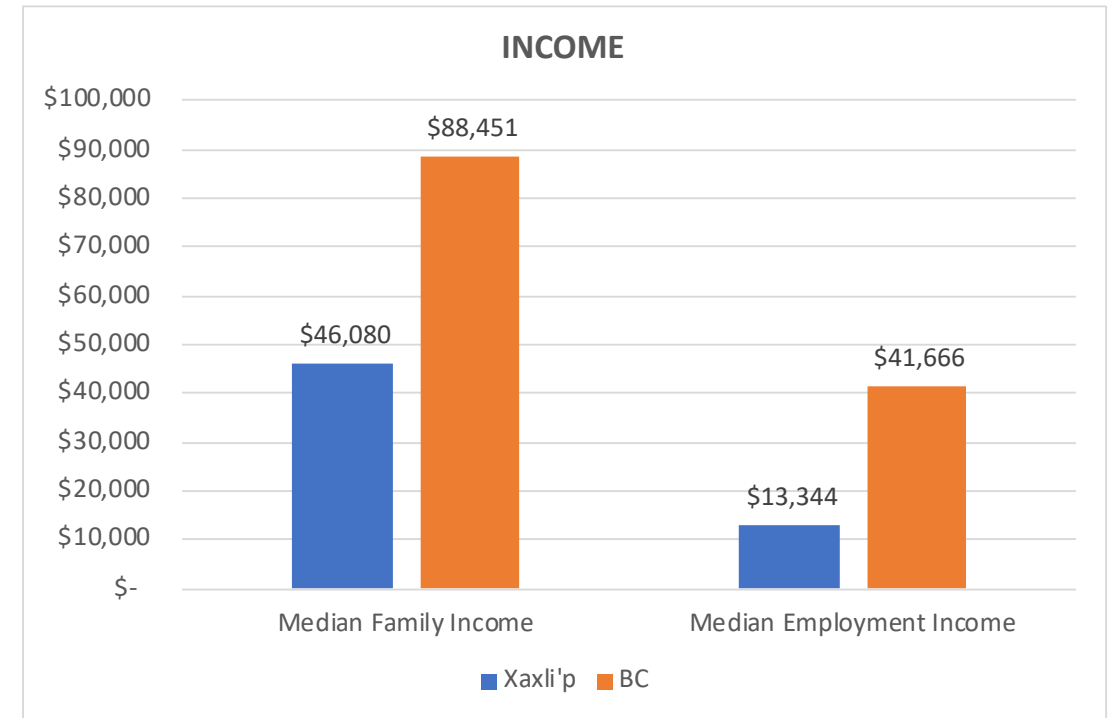
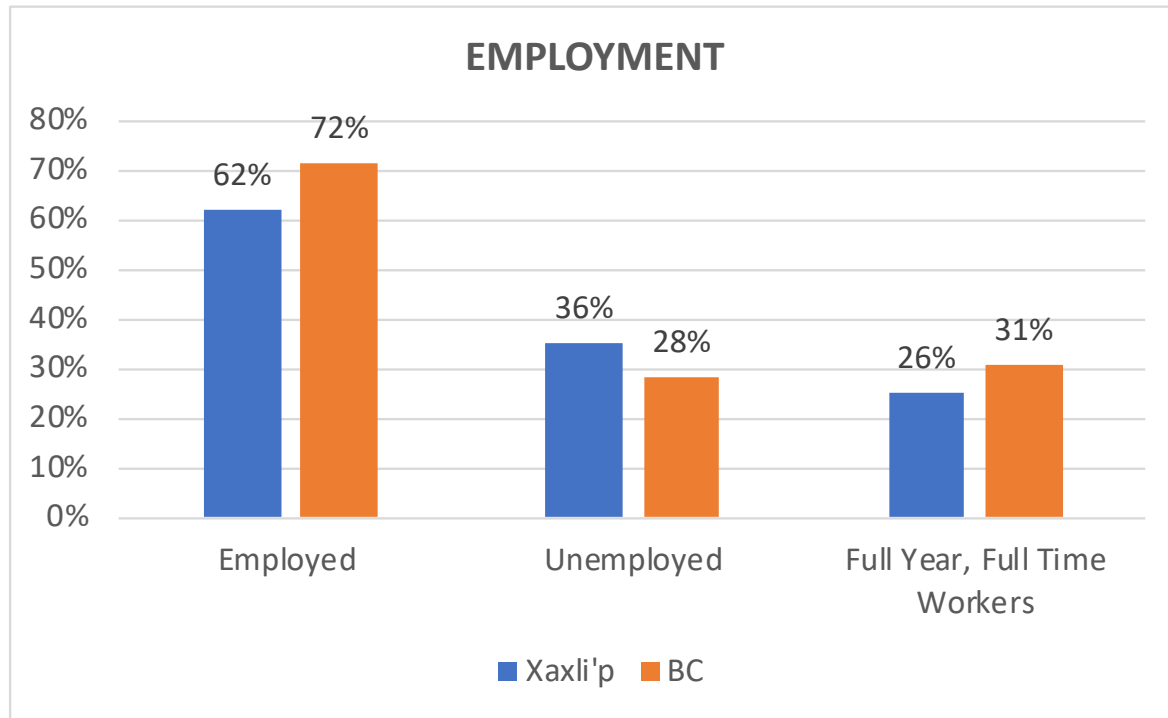


COMMUNITY & QUALITY OF LIFE

- Population is **younger** and appears to be growing **faster** compared to the provincial average.
- From 2011 to 2016 there was a small increase in children under 14 (20% to 21%)
- Like the BC average, the number of people 65+ appears to be increasing, and portion of the population that is middle aged is decreasing.



ECONOMIC PROSPERITY

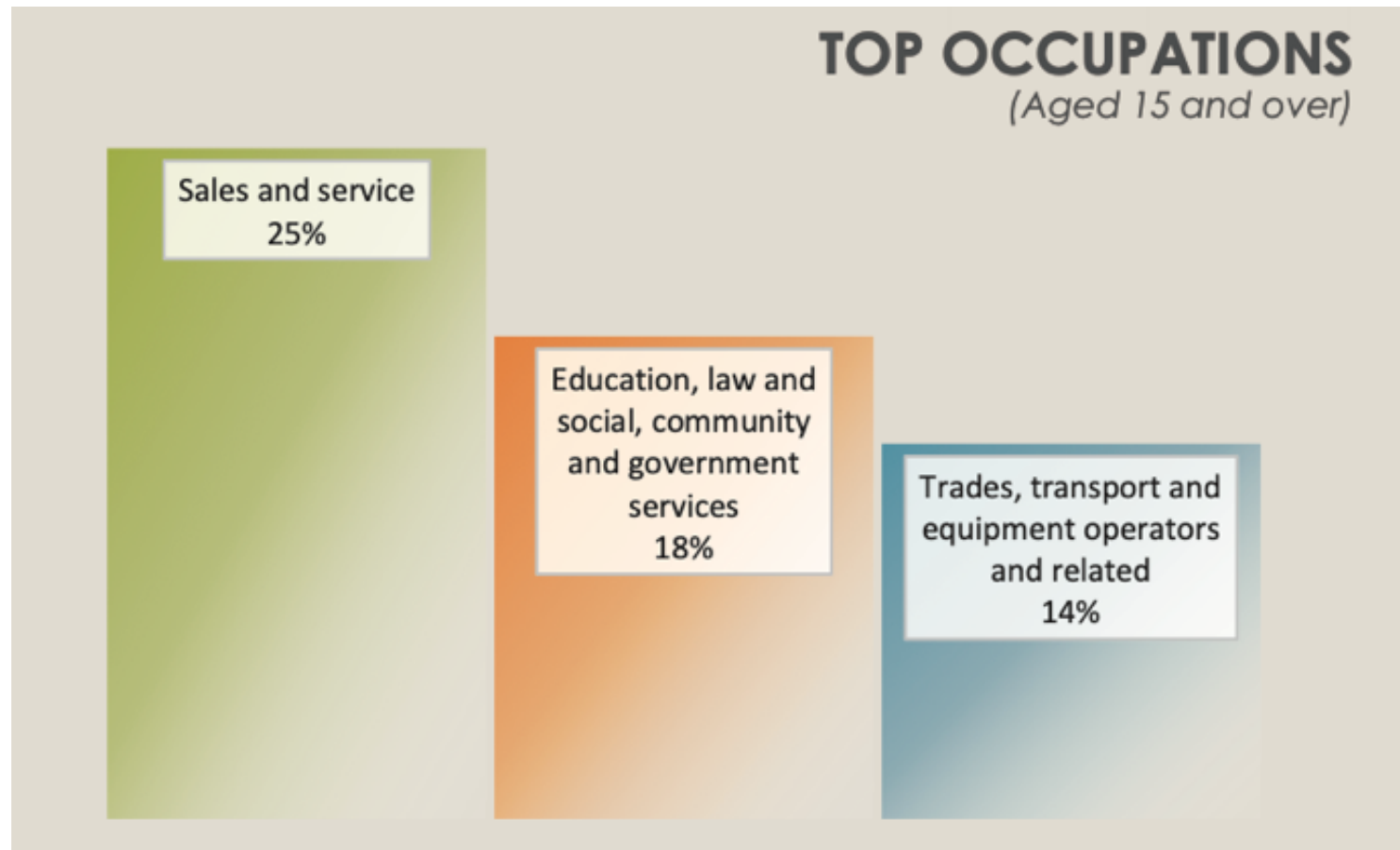


- **Employment** and full-time work are somewhat below the BC average: ~10% lower

- **Wage gap:** Income is below BC averages for families and individual earners

ECONOMIC PROSPERITY

- Top occupations are in service (25%) followed by government/social (18%), trades (14%)





PHASE 1: INFRASTRUCTURE & SERVICES

INFRASTRUCTURE HIGHLIGHTS

- Planning for community infrastructure is an integral part of the land use planning process for areas experiencing growth.
- And infrastructure and services information is used during the preliminary planning stage of a project
- The goal:
 - To use as an input into Land Use Plan that address the provision of infrastructure and services.
 - To ensures high-quality outcomes for growing communities, and
 - Ensure that community facilities and services can meet the needs of existing and future communities.
 - Community infrastructure planning will help inform and support housing.

INFRASTRUCTURE HIGHLIGHTS

- Type of services and infrastructure
- Availability, capacity, ownership
- Future needs...
 - Water and wastewater treatment plan
 - Wells
 - Transfer station
 - Recreation facilities (indoor / outdoor, hockey rinks, pools...)
 - Housing (Number of units, ownership, condition, housing type...)

INFRASTRUCTURE HIGHLIGHTS

- **Piped Drinking Water** is provided in Fountain and much of the lower bench.
- Onsite (household) **septic systems** manage wastewater.
- Garbage is collected by the band, and members have access to the community **transfer station**.
- **Power** is available at most reserve lands.

INFRASTRUCTURE CHALLENGES

- Some onsite (household) septic systems are outdated and in need of upgrade
- Solid waste facility:
 - Too close to the community and this is causing conflicts with wildlife.
 - Too close to where people are living. ~400m from the main office. ~200m from the closest house.
 - Mostly unlocked. Non-members using the facility
- Phone and Internet is good but not amazing:
 - Currently there is no cell service or fiber internet in Fountain Valley other than at the Administration Office (providing these is a work in progress).
 - Discussion with Shaw to put in fiber optic through the valley.

HOUSING

- The community will likely continue to grow
- Need land set aside for building new housing (both rural residential, and apartments/townhouses)
- Different form of housing



HOUSING NEEDS

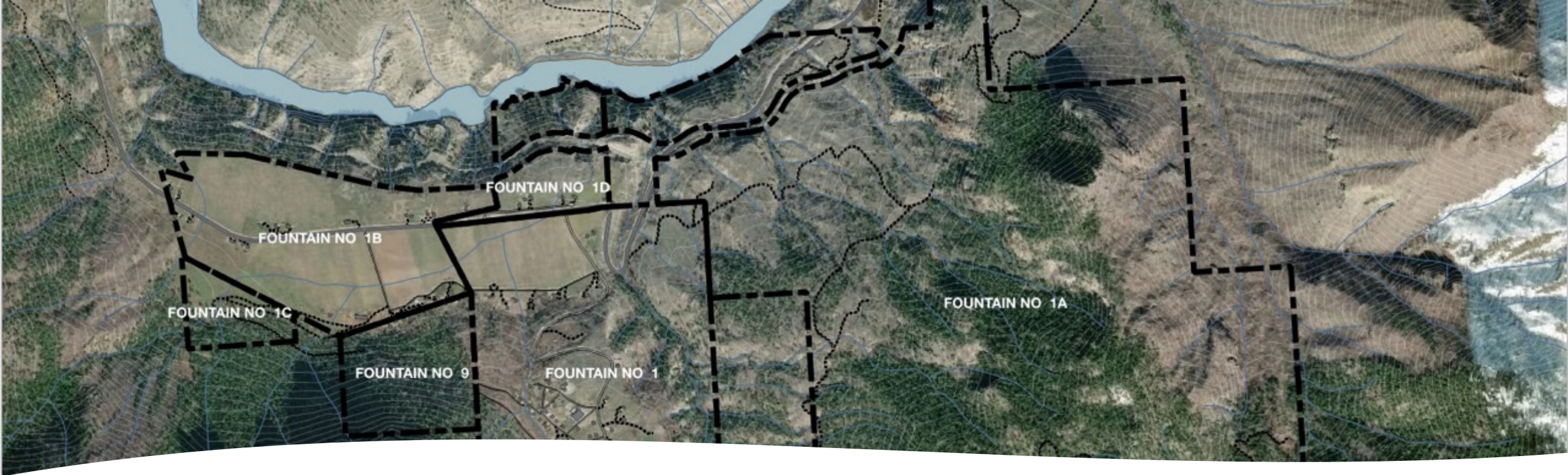
Housing Units & Land Needed to Meet 2040 Projected Population

Projected Increase in Population	People per Dwelling	Housing Units Needed Based on Population Increase	Hectares of Land for 50% to live in Rural Residential	Hectares of Village Land for 50% to live in Town
+ 135	2.2	62	31	2

- Assuming 50% of growth is in the country, and the other 50% is in town in apartments or townhouses about 31 Hectares (77 Acres) of rural land will need to be available, and 2 Hectares (5 acres) in or near the village.



PHASE 1: DEVELOPMENT POTENTIAL & SUITABILITY



SUITABILITY ASSESSMENT HIGHLIGHTS

- A suitability assessment maps areas that are good or “suitable” for built development, and those that are likely not.

OUNTAIN NO 2

SUITABILITY ASSESSMENT HIGHLIGHTS

- **Sensitive areas:**
Wetlands, grasslands, riparian areas...

FOUNTAIN NO 1D
FOUNTAIN NO 1B
FOUNTAIN NO 1C
FOUNTAIN NO 9
FOUNTAIN NO 1

FOUNTAIN NO 1A

SUITABILITY ASSESSMENT HIGHLIGHTS

- The areas that are steep are mapped in red and are less suitable for houses or other buildings.
- Powerline
- Roads...

FOUNTAIN NO 1D

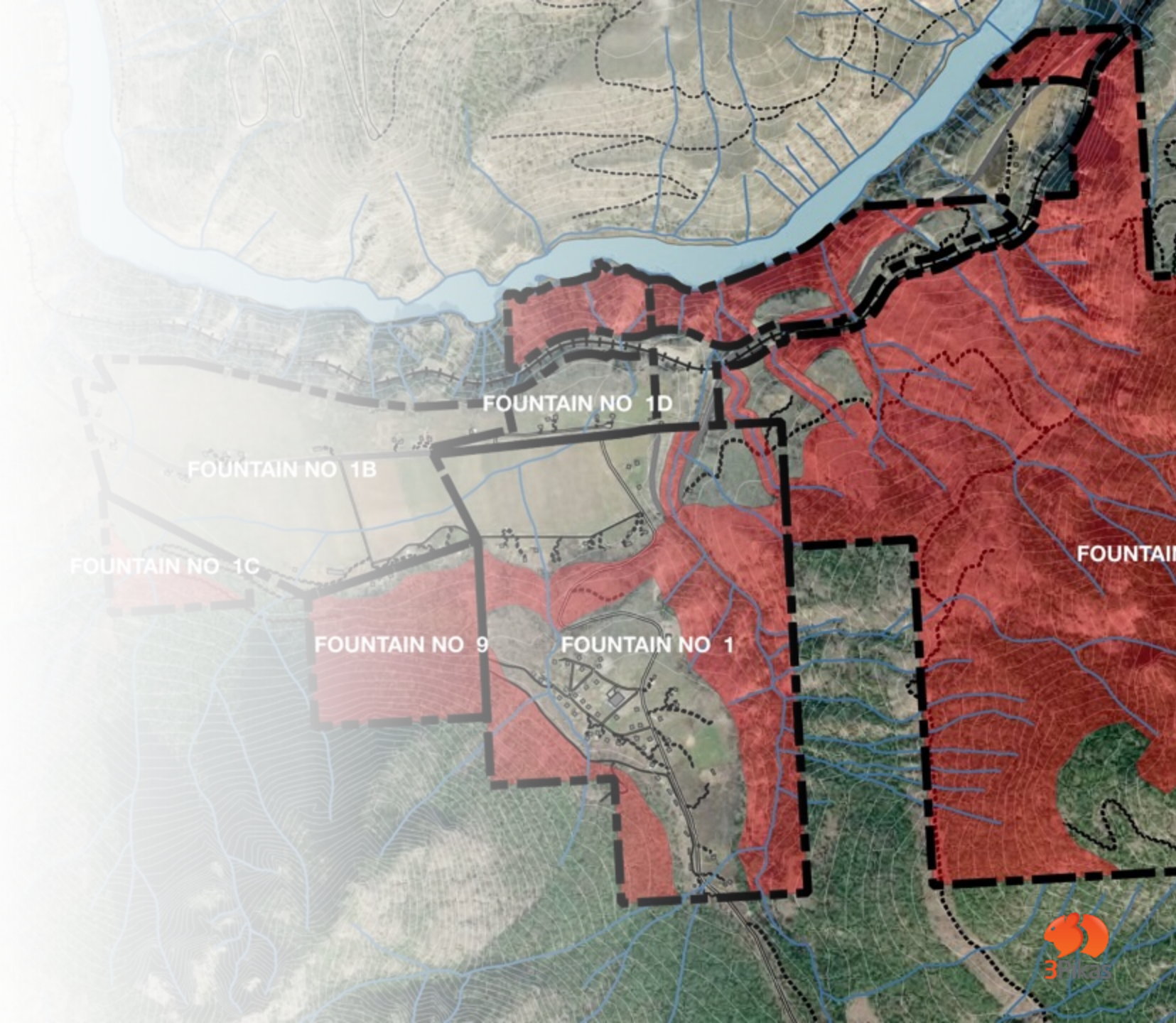
FOUNTAIN NO 1B

FOUNTAIN NO 1A

FOUNTAIN NO 1

SUITABILITY ASSESSMENT NEXT STEPS

- Include additional layers such as:
 - CP Land Holdings
 - Traditional Land Holdings
 - Recreation areas
 - Other culturally significant areas...
- Create a more complete picture



A scenic mountain landscape featuring a valley with a winding road and a small settlement. The scene is dominated by rugged mountains and a clear blue sky with wispy clouds. An orange semi-transparent banner is overlaid across the middle of the image, containing the text "PHASE 1: SURVEY".

PHASE 1: SURVEY

SURVEY RESULTS: WHAT WE HEARD

- A survey was distributed in May and June and we received over 100 responses from Xaxli'p members.
- This is a great response from the community and shows that there is a lot of interest in the land use plan.
- The responses were reviewed and inform the planning process.
- Key statements and take-aways from the survey are included in the following slides.

Xaxli'P Land Use Plan Community Survey # 1

THEME: HOUSING

4. **Priorities for the future:** Rate the types of housing that are most needed in Xaxli'p, including the importance of maintaining affordable housing.

Examples include: Affordable Housing, Rental Housing, Single Detached, Duplex, Townhouse / rowhouse, Apartments, Tiny Homes, Co-Housing.

Rank your values by selecting low, neutral, or high priority. 

	Low	Neutral	High
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Detached	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tiny Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Co-Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Write your ideas here:

XAXLI'P



+ hopes & fears

In consideration of the Xaxli'p Land Use Plan and the potential influence it has on the survival, community, land, fish & wildlife, and economy, what are your hopes and fears? Some examples of hopes could include a healthy land, lots of jobs for our youths, and elders' housing. Some examples of fears could include a decline in population, loss of wildlife habitat, loss of jobs...

MY HOPES



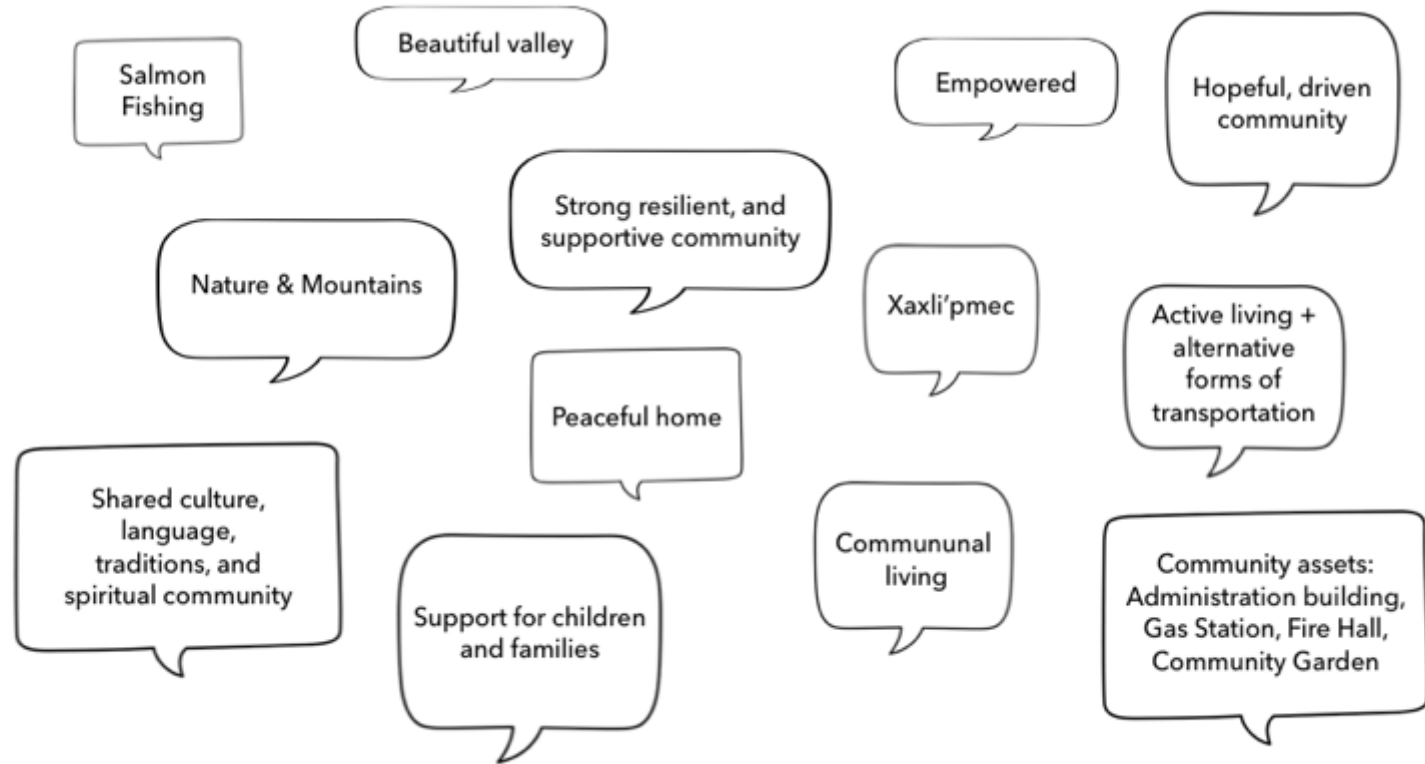
MY FEARS





We've heard from residents, businesses and others what makes Xaxli'p a truly great community. There are so many possibilities. These suggestions will be used to inform big ideas and principles to help guide the planning process.

Add sticky notes to add ideas and place sticky dots next to ideas that you love.





CHARACTER + IDENTITY

The character and identity of a place is important to its community look and feel. Consider the character and identity of Xaxli'p today and what makes it special.

What is one word that captures or describes the spirit of Xaxli'p?





ECONOMIC PROSPERITY

The area has a number of existing businesses that provide important employment opportunities and economic benefits for the community. There is a significant portion of the undeveloped area that could be designated for commercial uses to foster economic opportunities.

PRIORITIES FOR THE FUTURE

➤ What do you think the priorities should be for future economic development? Write your comments and ideas below:

Xaxlip has so many trained community members, that once the road is done to keep the company going, so many opportunities to develop road repair companies flagging and security companies.

Improve employment opportunities within Xaxli'p. Encourage training, education, trades, and furthering educational goals. Increase all types of jobs.

I am for the tourism and the jobs as long as the sites are protected.

Cannabis cultivation CBD only

Grow idea will get us ahead of everyone else. Push the button and say yes and get building.

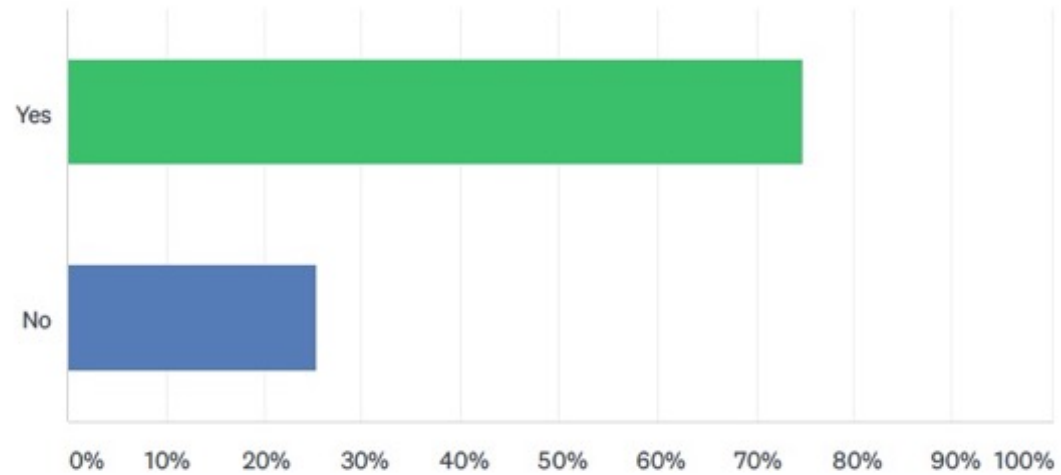
let's get some grants and look and ask for monies it is out there need to find it and ask for it





ECONOMIC PROSPERITY

Should more land be available for businesses and commercial activities?

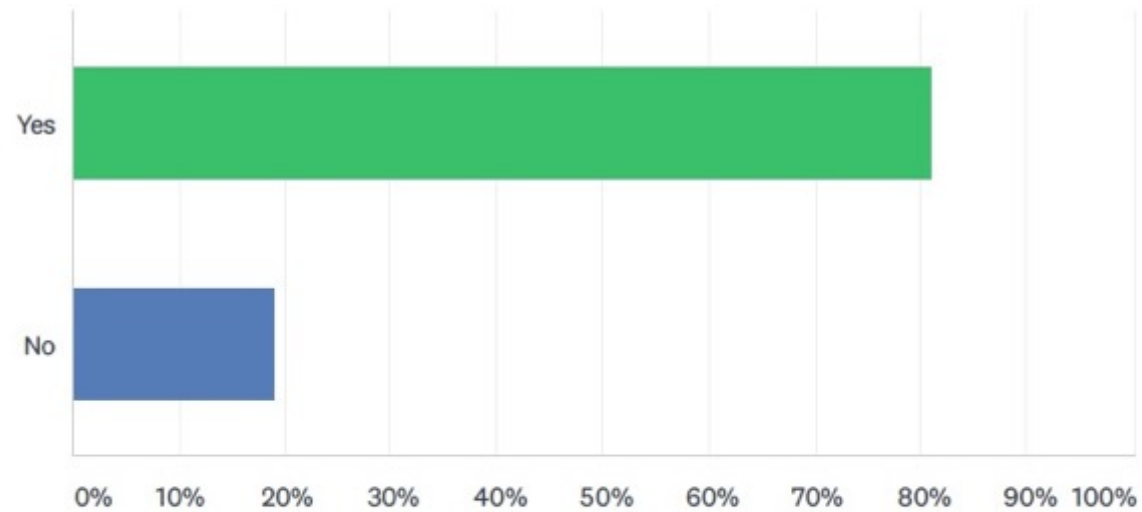


ANSWER CHOICES	RESPONSES	
Yes	74.79%	89
No	25.21%	30
TOTAL		119



ECONOMIC PROSPERITY

Do you think the priorities for creating new jobs should include land-based Indigenous tourism?



ANSWER CHOICES	RESPONSES	
Yes	80.99%	98
No	19.01%	23
TOTAL		121



HOUSING

Actual "low income housing "
not low income housing that
nobody can afford

Our community, needs to be able to
grow, the best plan for growth is an
apartment building with strict
guidelines on who lives in the units. To
be able to use the building as a source
of review for the band, meaning to rent
to non band members. That's one idea
but to also have native housing type of
building

Having a selection of housing
will benefit and improve
housing. Xaxli'p could rent out
to staff or others within
surrounding communities.
There is a shortage on housing
[...]

Build a couple types of
dwellings and see what fits
best for the people.

People that own land should
have an opportunity to get
homes with no red tape, now
are elders.



XAXLI'P LAND USE PLAN



HOUSING

**PRIORITIES
FOR THE FUTURE** >

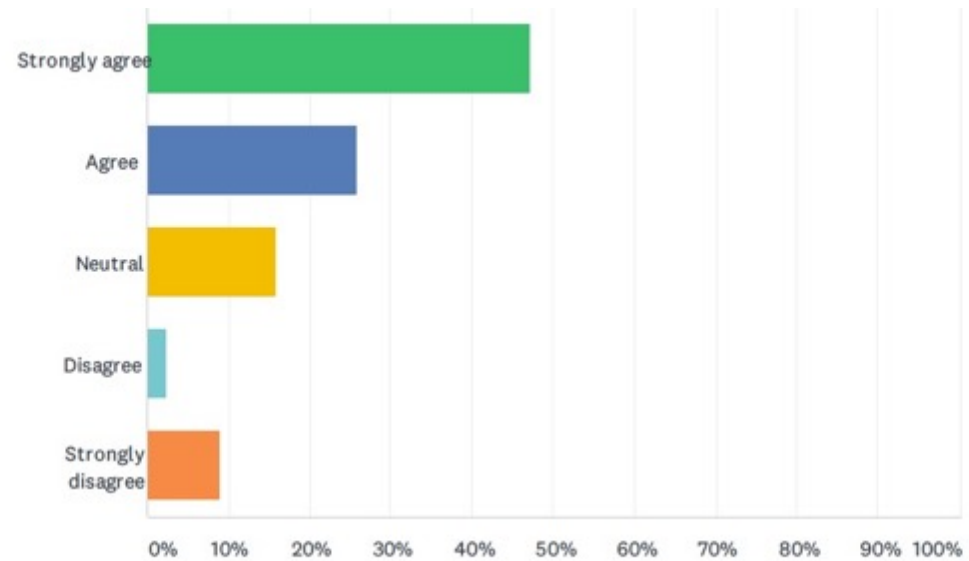
Rate the types of housing that are most needed in Xaxli'p, including the importance of maintaining affordable housing.

	LOW	NEUTRAL	HIGH	TOTAL	WEIGHTED AVERAGE
Affordable housing	12.21% 16	10.69% 14	77.10% 101	131	2.65
Rental Housing	18.90% 24	28.35% 36	52.76% 67	127	2.34
Single Detached	19.84% 25	31.75% 40	48.41% 61	126	2.29
Duplex	27.56% 35	34.65% 44	37.80% 48	127	2.10
Townhouse	33.59% 43	30.47% 39	35.94% 46	128	2.02
Apartments	42.52% 54	22.05% 28	35.43% 45	127	1.93
Tiny Homes	21.43% 27	31.75% 40	46.83% 59	126	2.25
Co-Housing	40.98% 50	40.16% 49	18.85% 23	122	1.78



HOUSING

Priorities for the future: Should more land be available for members to build homes?

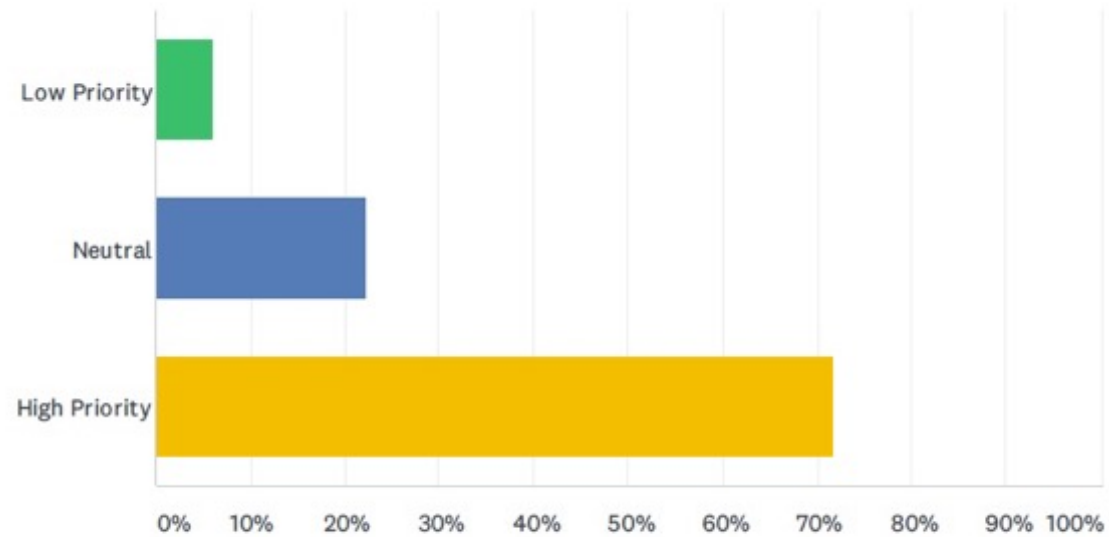


ANSWER CHOICES	RESPONSES	
Strongly agree	46.97%	62
Agree	25.76%	34
Neutral	15.91%	21
Disagree	2.27%	3
Strongly disagree	9.09%	12
TOTAL		132



HOUSING

How important is increasing and maintaining the stock of housing in your community?

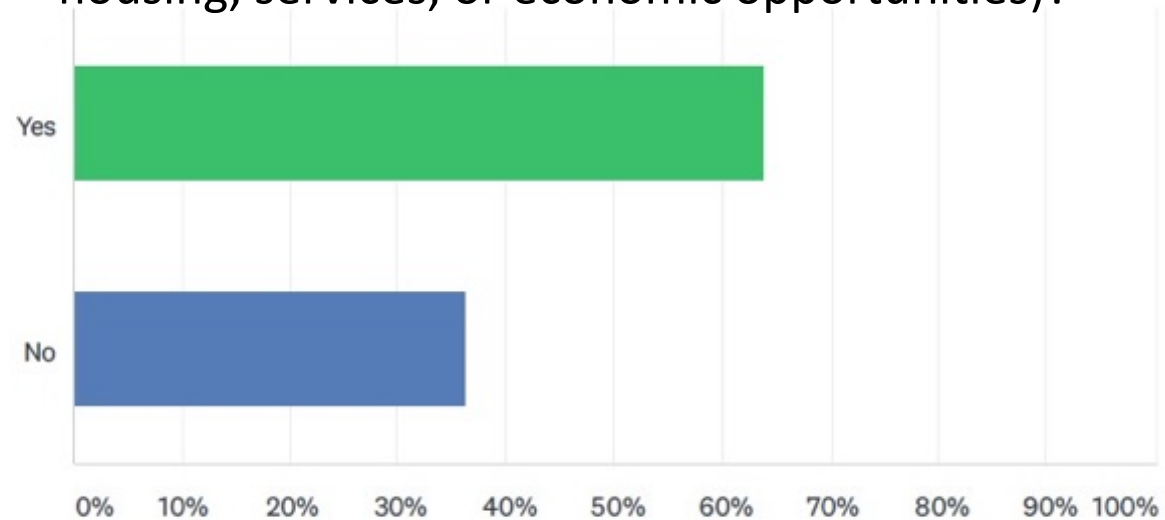


ANSWER CHOICES	RESPONSES
Low Priority	6.11% 8
Neutral	22.14% 29
High Priority	71.76% 94
TOTAL	131



HOUSING

Do you want some of these vacant reserve lands to be made “Communal” once again, so that they can be used by the Band to benefit members (for example, develop new housing, services, or economic opportunities)?

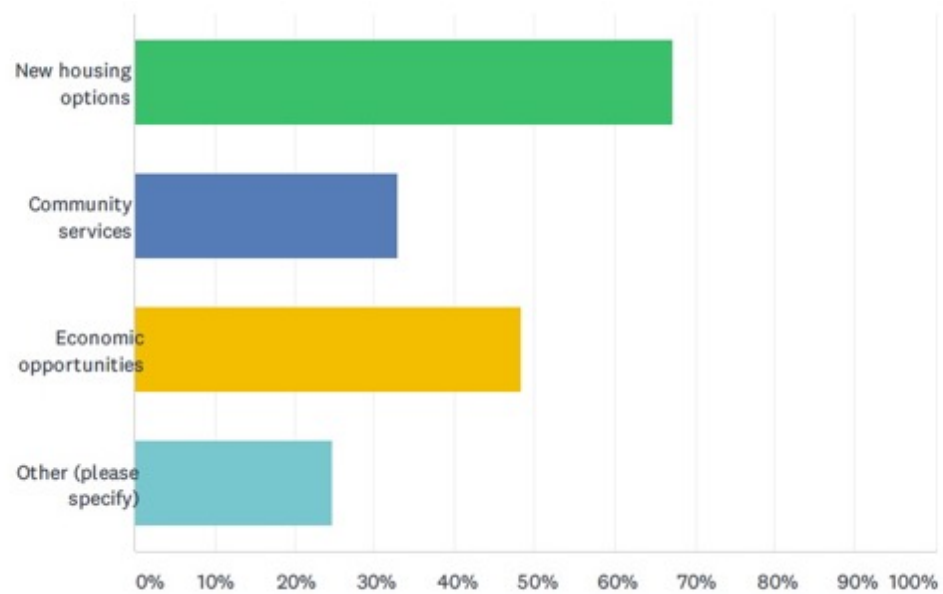


ANSWER CHOICES	RESPONSES	
Yes	63.91%	85
No	36.09%	48
TOTAL		133



HOUSING

What are your priorities for developing this land?



ANSWER CHOICES	RESPONSES
New housing options	67.06% 57
Community services	32.94% 28
Economic opportunities	48.24% 41
Other (please specify)	24.71% 21
Total Respondents: 85	



Please use the space below to explain further why you think this land should remain undeveloped

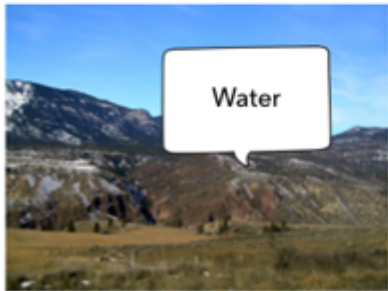
28	Xaxli'p members that were given lands for housing development should be given the opportunity to make a choice if they want to give up their land for other housing development. Perhaps they do not know how to go about getting a home built on their property. They may need help with surveying their properties, getting waterlines in, hydro, septic, road, and financial support etc. There should be discussions with all these land owners before any body makes any decisions on what will or could happen.	7/17/2020 12:49 PM
29	Respect to the land owners	7/16/2020 5:44 PM
30	Well I think they can look for other pieces of land than using the land that people own, what if they want to move back home	7/16/2020 1:05 PM
31	I don't want the band to develop something where I would like to do something some time or pass it down to the future generations the land gets smaller and smaller every generation and I don't want family without down the road just because the band want to make a buck not we only have so much	7/15/2020 4:57 PM
32	Family owned land is not on the table, I have land that is supposed to go into my name, but I do not know how to register is into my name, I will have to get at it and register it.	7/13/2020 7:17 PM
33	up to the land holders	7/13/2020 8:59 AM
34	people may still want to use land in future	7/11/2020 5:39 PM
35	future members may use the land	7/10/2020 6:34 PM
36	That's a tricky question. The way it's worded is that it's not band land. Build on band land if it's band land. If not, the band has no rights.	7/10/2020 3:59 PM
37	If it belongs to a family traditionally, Xaxli'p needs to talk to that family first before developing it. Following traditional protocol is a must!	7/10/2020 3:18 PM
38	Some land owners may want to pass down there land to children or grandchildren or make own house but saving up	7/10/2020 2:52 PM



LANDSCAPE + ENVIRONMENT

PRIORITIES FOR THE FUTURE

➤ What do you feel are the highest priority areas for environmental protection and/or mitigation?



Steep slopes

Farmlands, lands that were bought and not being used



Riparian Areas

6 mile fishing grounds



Wetlands + Watercourses



Alpine Ecosystems

Lakes find old traditional artifacts. Maybe make our own museum for our Statimc nation. Be the first. [...]

Ancient burial sites pit house sites the fishing grounds

Crown land within Xaxlip, as our leader can negotiate for land set aside for when we need it for our overflow of members

Historic sites, hunting grounds, berry picking sites, trails to these locations. The historic village.

Unceded territory

Unceded territory

fishing areas

Sacred Landmarks

our fish rocks. Hunting grounds berry patches. Keep the invasive plants and animals out have to spend the money if u want results there is no quick fix to the invasive species problems [...]





HEALTH + RECREATION

What do you feel are the highest priority areas for improving and health and recreation activities on reserve land? Rank your values by selecting low, neutral, or high priority.

	LOW	NEUTRAL	HIGH	TOTAL
Neighbourhood Parks	22.22% 28	28.57% 36	49.21% 62	126
Playgrounds	17.19% 22	29.69% 38	53.13% 68	128
Community Gardens	4.72% 6	23.62% 30	71.65% 91	127
Indoor Spaces	13.71% 17	37.10% 46	49.19% 61	124
Outdoor rink	28.00% 35	34.40% 43	37.60% 47	125
Recreation centre	11.20% 14	17.60% 22	71.20% 89	125
Hiking trails	15.63% 20	28.13% 36	56.25% 72	128
Mountain bike trails	27.56% 35	31.50% 40	40.94% 52	127
Cultural Areas (e.g. fish camp)	6.30% 8	8.66% 11	85.04% 108	127



XAXL



What reserve lands/areas should be the priority for creating recreational opportunities?

Main reserve	Ball field, soccer
	Playground, outdoor gym, basketball court
	Ball field
	Baseball, ball hockey, basketball, soccer.
	Recreational, hiking trails, ice rink, indoor area
	rec centre
	Play ground/for the children
	A Community Gym
	Ball field, gym, ice rink, playground

6 mile	fishing
	store/view make \$ from shama's duplex
	gold pan

Fountain flats	Prime land *Boat making-variety *Safe walking lane/bike tail *Park area etc.
	Prime land
	Health building. Gym/fitness building
	Trail inside hay field, safe place be, no wild life & cars & abductors
	Game room/ multi purpose rec center
	use area to build fresh food market, opportunity to sell salmon\sxusem
	zip lining, sight seeing, hikes, camp outs
	Use area to build fresh food market, opportunity to sell salmon, sxusem
	Recreational Centre housing
	Recreational Gym
	Baseball games, soccer field kids go to lillooet to practice and play, Rodeo's down flats like in the past.
	casino resort grocery store
	education building
	garden, hops
	grocery store(organic/local)
Bike track	
outdoor multi use rink, indoor use are	
Horse back riding,	
Maybe a rink or gym	



TRANSPORTATION

PRIORITIES FOR THE FUTURE

➤ What are your priorities for improving transportation within your community and to other nearby communities?



Well lit paths for safety

Thinking of those who are confined to a wheelchair, making wheelchair accessibility pathways.

Fix a path for community from reserve to river trails fixed for all bike, walking horses



Community is highly recommended

Community lin

Tours maybe a zip line we have the terrain.

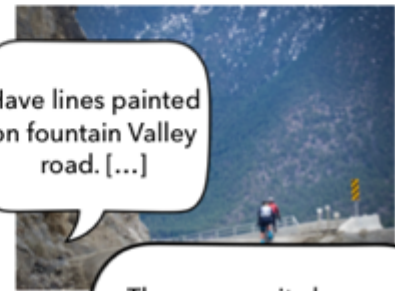
Walk paths and bike lanes need to be off the highway for safety.



Wal

Special trips to go grocery shopping

Provincial government mandate to ensure safer travel on Highway 99



Bike La

Have lines painted on fountain Valley road. [...]

The community bus may need to have some payment options to keep the service for a while. Important to link for the activities planned.

Continue to improve the highway. Have an area along highway designated for bikes. Walking paths within Xaxlip territory. Having a community bus for transporting member to and from town or events.





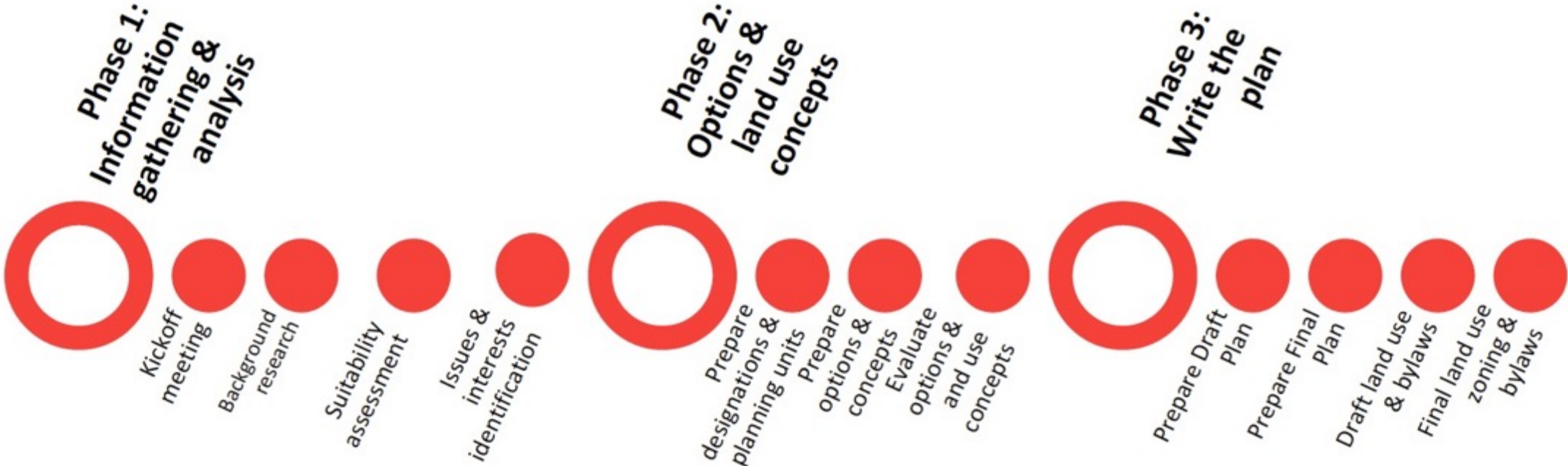
TRANSPORTATION

**PRIORITIES
FOR THE FUTURE** >

What are your priorities for improving transportation within your community and to other nearby communities?

	LOW	NEUTRAL	HIGH	TOTAL
Better Highway 99	9.17% 11	31.67% 38	59.17% 71	120
Community link bus	9.30% 12	24.03% 31	66.67% 86	129
Walking paths	10.40% 13	36.00% 45	53.60% 67	125
Bike lanes or Paths along highway	18.90% 24	27.56% 35	53.54% 68	127

NEXT STEPS



Present results to community

Summarize all of the information into 1 document: Background Information Brief

THANK YOU!

