



XAXLI'P LAND USE PLAN

LAND MANAGEMENT DEPARTMENT

JUNE 6, 2024

DRAFT



PREPARED FOR:



XAXLI'P GOVERNMENT

P.O Box 1330
Lillooet, BC
VoK 1V0

SUBMITTED TO:

Rose-Ellen Narcisse
Councillor
Xaxli'p

3PIKAS PROJECT TEAM

[SIGNATURE IN FINAL]

Matthias Purdon, M.A
Planner

PREPARED BY:



3PIKAS

1114 Front St. Unit 17
Whitehorse, Yukon
Y1A 1A3
3Pikas.com

[SIGNATURE IN FINAL]

Simon Lapointe, RPP, MCIP
Principal + Senior Planner

I. VERSION HISTORY

VERSION	DATE	DESCRIPTION
1	2024/05/17	Draft Submitted for Community Input

DRAFT

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1 INTRODUCTION

In October 2019, Xaxli'p Chief and Council directed staff to start a land use planning process with funding from Indigenous Services Canada (ISC) and the First Nation Market Housing Trust (FNMHT).

3Pikas is pleased to present the Xaxli'p Land Use Plan ('Plan'). The Plan represents a major milestone towards completing a major multi-year planning process that started in 2019.

This Plan outlines a vision and strategic direction for the Xaxli'p lands. It provides clear guidance for the development and governance of Reserve Lands, paving the way for a prosperous and healthy future grounded in a cultural approach to land use planning and management.

The Xaxli'p Land Use Plan is a commitment to creating and fostering a healthy, prosperous, and sustainable way of life for members today and for generations to come.

1.1 PLANNING PROCESS

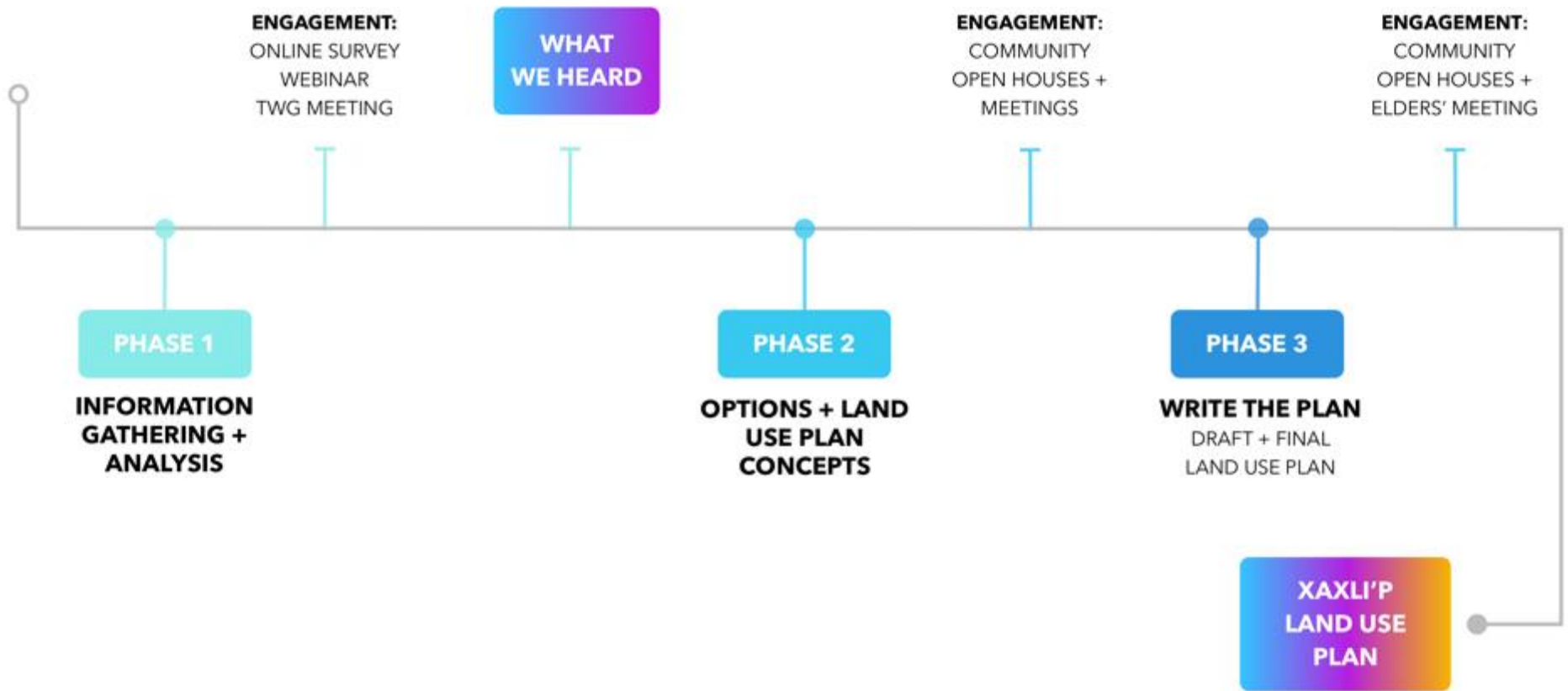
The planning process began in November 2019 but was disrupted by several major events, including a global pandemic, wildfires, and flooding. The first community visit, scheduled for February 2020, was abruptly cancelled due to the COVID-19 lockdown. Consequently, the project was paused amid the pandemic and ensuing uncertainty. At attempt a keeping the project moving forward involved changing course and substituting in-person engagement with online engagement. As such, some digital engagement occurred in October 2020, including an online and paper survey, as well as a webinar. In

July 2021, the project was halted again due to wildfires that devastated the neighbouring community of Lynton and threatened surrounding areas. The project resumed in the fall of 2021 but was put on hold again in 2022 due to flooding. Finally, the project restarted in September 2023. 3Pikas conducted the first community visit in November 2023 and held an open house in April 2024.

The planning process was broken down into three phases:

- **Phase 1—Information Gathering and Analysis:** The goal of this phase involved documenting the area, including spaces, infrastructure, vegetation, wildlife, soils, drainage, utilities, climatic conditions, and more.
- **Phase 2—Options and Land Use Concepts:** Armed with the information gathered in the previous phase, Phase 2 focused on creating land use options. The options considered the information gathered, environmental values, development potential, and community infrastructure. The options were accompanied by a summary of key elements, expected land uses, and estimated areas and presented at a community open house.
- **Phase 3—Writing the Plan:** This phase involved creating the plan using the information gathered in the previous phases. The Plan encompasses all the major planning aspects of the project. Land use policies were developed to address long-term development needs and short-term development priorities. The results of these activities will be presented in a Land Use Plan.

FIGURE 1: PLANNING PROCESS



1.2 RELATIONSHIP TO OTHER PLANS

This Land Use Plan does not exist in isolation from other plans, strategies, and laws. Rather, it supports the work previously undertaken by Xaxli'p and provides direction to staff as well as Chief and Council.

Forest Stewardship Plan (2012-2018)

The Forest Stewardship Plan (FSP) details how Xaxli'p will protect and preserve timber and non-timber resources. The Xaxli'p Community Forest Corporation's work focuses on restoring the natural balance of the environment and preserving Xaxli'p cultural resources within the CFA area. The draft FSP follows the Forest and Range Practices Act and outlines where logging and road building may happen over the next five years. Any logging will involve selective cutting, guided by priorities for restoring the environment and preserving the culture.

Ecosystem-Based Plan (Early 2000)

The Ecosystem-Based Plan for Xaxli'p Survival Territory is a landscape-level plan that outlines the areas within the territory that need protection to ensure the health of forests, water, wildlife, and Xaxli'p cultural activities. It establishes a network of interconnected ecological reserves and protected areas designed to maintain the functioning of the forest at a landscape level.

Xaxli'p Community Health Plan (2019-2029)

The purpose of the Health Plan is to develop a multi-year community plan to guide Xaxli'p Health in developing programs and services to improve health care for Xaxli'p community members.

Physical Development Plan (1999)

The Physical Development Plan provides a framework for prudent and logical physical development of Reserve Lands over a 20-year period. It identifies funding requirements for the desired infrastructure and community projects and pays attention to any factors which might affect implementation.

Infrastructure and Capital Plans

Xaxli'p prepares and submits capital plans and funding applications for community infrastructure projects. This Land Use Plan provides direction on where those infrastructure projects will occur and guidance on the level of service to be provided.

Economic Development Plans

Xaxli'p prepares Economic Development Plans that outline priority community economic development initiatives and developments. Those developments should be consistent with the approach outlined in this Land Use Plan.

Housing Plans

Housing plans identify where housing can go, how housing is administered or allocated. Housing Plans and policies should align with this Land Use Plan.

1.3 PLAN PURPOSE & STRUCTURE

The purpose of the Plan is to provide direction for the long-term growth and development of Reserve Lands including housing, economic development, agriculture, leisure, and community facilities.

The goal is to ensure that Xaxli'p Lands are developed in a way that ensures the needs of the community are met, while optimizing the highest and best use for the land. This Plan provides direction for future growth by describing how the land should be used. It provides a broad framework to guide decision-making on land allocation, management, and protection.

The plan is comprised of 5 parts:

- **Part 1: Introduction**

This section explains the purpose and structure of the Plan and provides important context and background information.

- **Part 2: Overview**

This section provides an overview of the community and land base.

- **Part 3: The Plan**

This section provides key information and policies that will support vibrant and successful Reserve Lands. This section details the plan for each reserve and includes a map showing what type of development is encouraged.

- **Part 4: Development Considerations**

This section provides guidance to the management of the reserve lands to ensure that development occurs in a manner consistent with community expectations and best practices. It also provides area-specific guidance.

- **Part 5: Implementation**

This section provides guidance for a consistent approach, review, amendment, and delivery of this Land Use Plan.

1.3.1 PLANNING UNITS

The Plan employs planning units. Policies and direction for managing growth within each of these units. The Xaxli'p Land Use Plan applies to Reserve Lands and two parcels of lands held as fee simple. The Land Use Plan is organized around the following planning units:

- Chilhil No 6-Private Land
- Dry Salmon and Fountain 2 & 10
- Fountain 1, 1B, 1C, 1D, & 9
- Fountain 1A
- Fountain 3 & 3A
- Fountain 11
- Fountain Creek No 8
- Fountain No 4 & 12, and Kwotlenemo No 5

1.4 INTERPRETATION OF THE PLAN

The numerical and quantitative provisions, such as the spatial extent of land use designations, lotting, and policies presented in this Master

Plan are conceptual and subject to further studies, engineering detailed design and Xaxli'p review and approval. The proposed policies, land use designations, maps, and map configuration are subject to change following further studies.

2 OVERVIEW

Mission: To be proud, independent, self-sufficient Xaxli'pmec and continue to pursue a land settlement with the Canadian Government; work with the best interest of the Xaxli'pmec with support, trust and respect of one another. For all to be open-minded.

Xaxli'p is an Indigenous community and government located approximately 15 km from the village of Lillooet, BC on Highway 99 North, in the Central Interior-Fraser Canyon region of BC. Xaxli'p makes up 1 out of 11 communities of the St'at'imc Nation/Territory. Xaxli'pmec have lived within the Xaxli'p Traditional Territory since time immemorial. To the Xaxli'p, the Fountain Valley and adjacent lands are the basis for the survival of Xaxli'p.

Xaxli'p means 'the brow of the hill'. The main village is located at the brow of the hill. Xaxli'pmec means the people from Xaxli'p.

Xaxli'pmec are connected to the land and continue to hunt, fish, and gather food and medicinal plants in the same areas they have used for many generations. Since time out of mind, Xaxli'pmec have recognized that wise land use in their small territory was best accomplished by taking only what they need from the land. For Xaxli'p, the traditional uses of their territory take priority over any other human use of the forest.

If the Xaxli'p is to successfully implement a vision for its lands, it needs to consider the impacts different types of growth could have

In the St'at'imc language, the name for "land" is Tmicw, the name for the "people of the land" is Ucwalmicw, and the name of the "language" is Ucwalmicts. These three words are closely related in the language of the St'at'imc people and show how the land, the people and the language are all powerfully tied together. What happens to one happens to the others is the guiding principle of Xaxli'p attitudes toward land use. This means that when you damage one part of the three (land, people, language) you damage all.

2.1 POPULATION

The Xaxli'p Land Use Plan will be a dynamic planning document that provides the vision and framework for how Reserve Lands should grow and develop over time. The Plan will strive to provide certainty and articulate what change is expected and how Xaxli'p plans to respond and address land use, roads, water/wastewater services, building and design, heritage, character, and open spaces.

Growth can be beneficial. Additional activity created by new residents and employment provides an environment supporting a broader range of goods and services. Moreover, as the Xaxli'p community grows, better economies of scale can be achieved for programs and services to citizens.

Nonetheless, growth does not come without challenges. Infrastructure needs to increase, with more roads needing to be built, while pressure on the land and animals rises. Once built, the infrastructure, amenities, and services have to be maintained and occasionally upgraded, posing budget challenges for future generations.

on the reserves. "Doing the math" on various growth scenarios is often a revealing exercise. For this reason, 2 growth scenarios were

prepared to inform plan options and help create plan options and concepts.

The growth scenarios are based on the current socio-economic profile and population growth projections highlighted in the Background Report. Allocating projected growth throughout the reserve lands to illustrate different possible development patterns and measuring the impacts of this growth is challenging. Making projections is notoriously difficult. No one knows when and where the next population will be.

2.1.1 CURRENT POPULATION

In 2016, the population of Xaxli'pmec living on reserve lands was about 280 (2016 census). According to Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC), there are about 1,058 citizens, 408 on reserve and 650 off reserve.

2.1.2 CURRENT DEMAND FOR HOUSING

A Housing Needs Assessment was not conducted as part of this project. However, interviews with the Housing Manager suggest that overall, there is strong demand and waiting lists for affordable and rental housing in Xaxli'p. Several options for building additional rental units are in progress, while land development for single-detached housing is also being considered.

Note that not all off-reserve members will want to move back. Some may wish to come back at some point. As such, we will assume that approximately 10% of the off-reserve population increase (33 people) would be moving back.

2.1.3 ON RESERVE POPULATION GROWTH PROJECTIONS

The population increased by 1.7% annually over the past 10 years, but the most recent population numbers indicate that growth may be levelling off somewhat. As shown in the Figure below, based on historical trends, the population of Xaxli'p living on reserve is predicted to increase by 135 people over the next 20 years: from about **280** today to about **415** by 2040.

Based on an average of 2.2 people per household, the population growth projection from 2016 through 2040 (40%) means that approximately **61 additional housing units** would be needed on reserve to meet the on-reserve population increase.

2.1.4 OFF-RESERVE POPULATION GROWTH PROJECTIONS

The off-reserve population was increased by 1.7% annually. As shown in Figure 3 below, the off-reserve population is predicted to increase by 330 people over the next 20 years, from approximately **650** today to about **980** by 2040.

Based on an average of 2.2 people per household, the population growth projection from 2016 through 2040 (40%) means that approximately **150 additional housing units** would be needed to accommodate the increase in the population of off-reserve members.

FIGURE 2: XAXLI'P ON RESERVE POPULATION PROJECTION

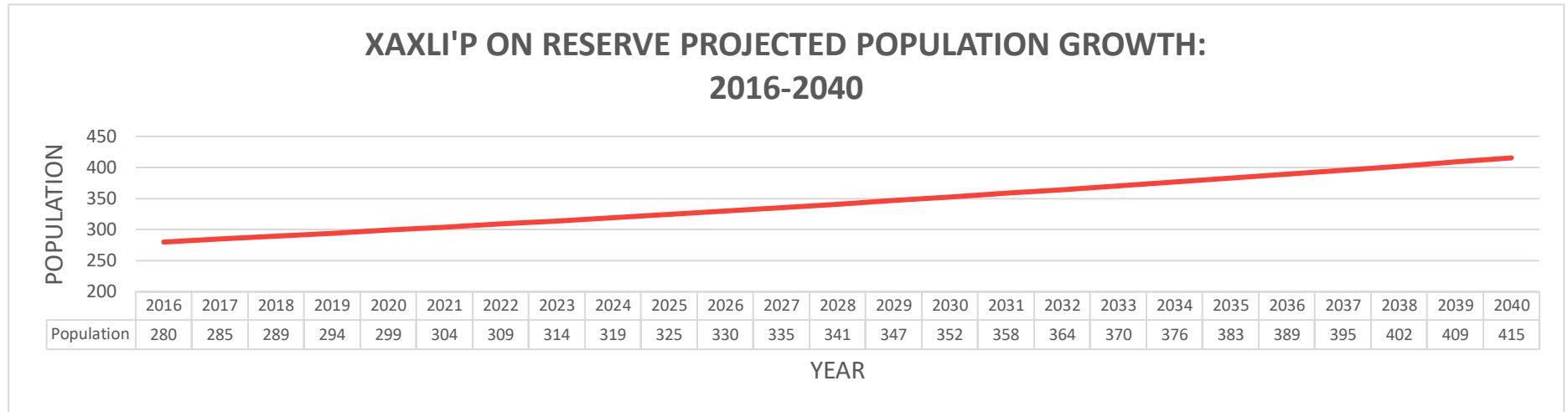
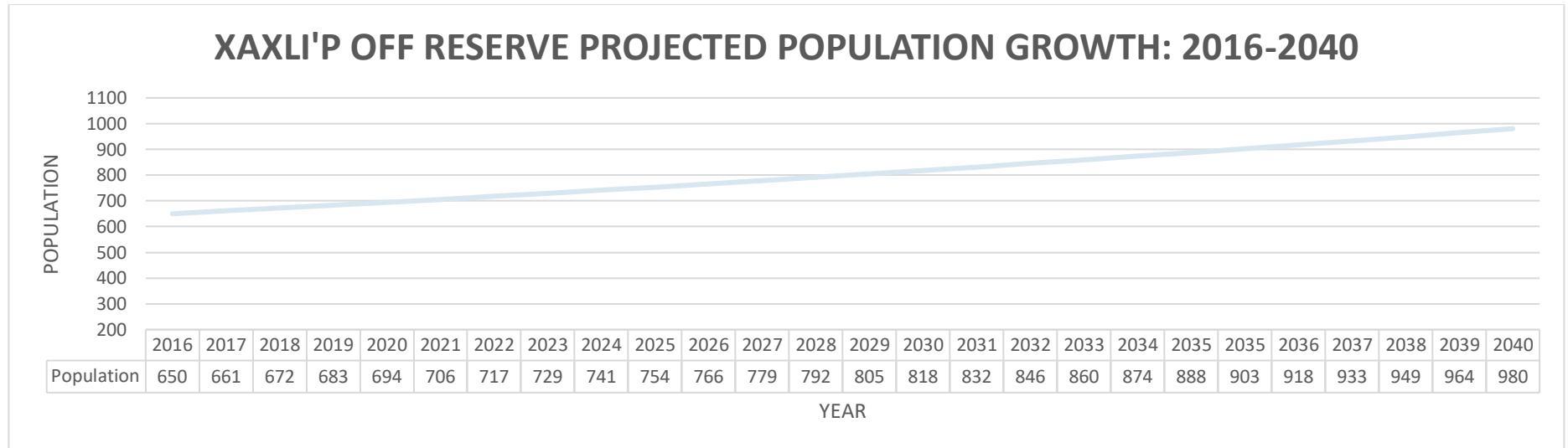


FIGURE 3: XAXLI'P OFF RESERVE POPULATION PROJECTION



2.2 RESERVES

The parcels that are included in the constraints and opportunities assessment are:

- Fountain 1
- Fountain 1A
- Fountain 1 B
- Fountain 1 C
- Fountain 1 D
- Fountain 2
- Fountain 3
- Fountain 3 A
- Fountain 4
- Quatlenemo 5
- Chilhil 6
- Dry Salmon 7
- Fountain Creek 8
- Fountain 9
- Fountain 10
- Fountain 11
- Fountain 12
- Xaxli'p Private Parcel (West of Chilhil 6)

2.2.1 FOUNTAIN 1

Fountain 1 is one of the community's main reserves. The 335-acre reserve is mostly developed and is the main cultural, residential, and administrative hub. It includes 48 dwellings, with a population of approximately 111 people (2016 census). It includes the following community infrastructure, services, and facilities: water distribution, water well, water treatment, water reservoir, transfer station, piped water, garbage pick-up, administration building, daycare, and playground.

2.2.2 FOUNTAIN 1A

Fountain 1A is 1,079 acres of mostly undeveloped reserve land without infrastructure or services. It is mostly green space and forested areas.

2.2.3 FOUNTAIN 1B

Fountain 1B is comprised of 163.3 acres of reserve land. It consists of a main residential reserve for the community. The 163.3-acre reserve includes 22 dwellings and houses, and it has a population of approximately 73 people (2016 census). Infrastructure includes a water distribution system serviced by piped water. Land use is characterized by mostly residential use.

2.2.4 FOUNTAIN 1C

Fountain 1C is comprised of 28 acres of mostly undeveloped reserve land. It is partly forested with no municipal infrastructure and services. Land use is characterized by green space and forested areas.

2.2.5 FOUNTAIN 1D

Fountain 1D is comprised of 52 acres of mostly developed reserve land. It is mostly cleared and includes six dwellings serviced by piped water.

2.2.6 FOUNTAIN 2

Fountain 2 is comprised of 147 acres of reserve land bisected by Highway 99 and the railway tracks. Two dwellings are located on Fountain 2.

2.2.7 FOUNTAIN 3

Fountain 3 is comprised of 570 acres of reserve land bisected by railway tracks. The parcel is mostly cleared and does not include municipal infrastructure.

2.2.8 FOUNTAIN 3A

Fountain 3A is comprised of 49.9 acres of reserve land. The parcel is almost entirely cleared and has no municipal infrastructure.

2.2.9 FOUNTAIN 4

Fountain 4 is comprised of 158.8 acres of reserve land. The parcel is almost forested and has no municipal infrastructure.

2.2.10 KWOTLENEMO 5

Kwotlenemo 5 is comprised of 239.5 acres of reserve land. Land use is characterized by forested areas and recreation.

2.2.11 CHILHIL 6

Chilhil 6 is comprised of 638 acres of reserve land. It consists of a main residential reserve for the community. The reserve includes 30 dwellings and houses a population of approximately 70 people (2016 census). Water is provided by individual wells. Land use is characterized by residential use.

2.2.12 DRY SALMON

Dry Salmon is comprised of 10.5 acres of reserve land. Land use is characterized by forested areas.

2.2.13 FOUNTAIN CREEK 8

Fountain Creek 8 is comprised of 40 acres of reserve land. The parcel includes 2 dwellings. The population is unknown. It has no municipal infrastructure and no services.

2.2.14 FOUNTAIN 9

Fountain 9 is comprised of 67.4 acres of reserve land.

2.2.15 FOUNTAIN 10

Fountain 10 is comprised of 175.2 acres of reserve land. This reserve land includes 2 dwellings and houses, and there is an approximate population of 5 people (2016 census).

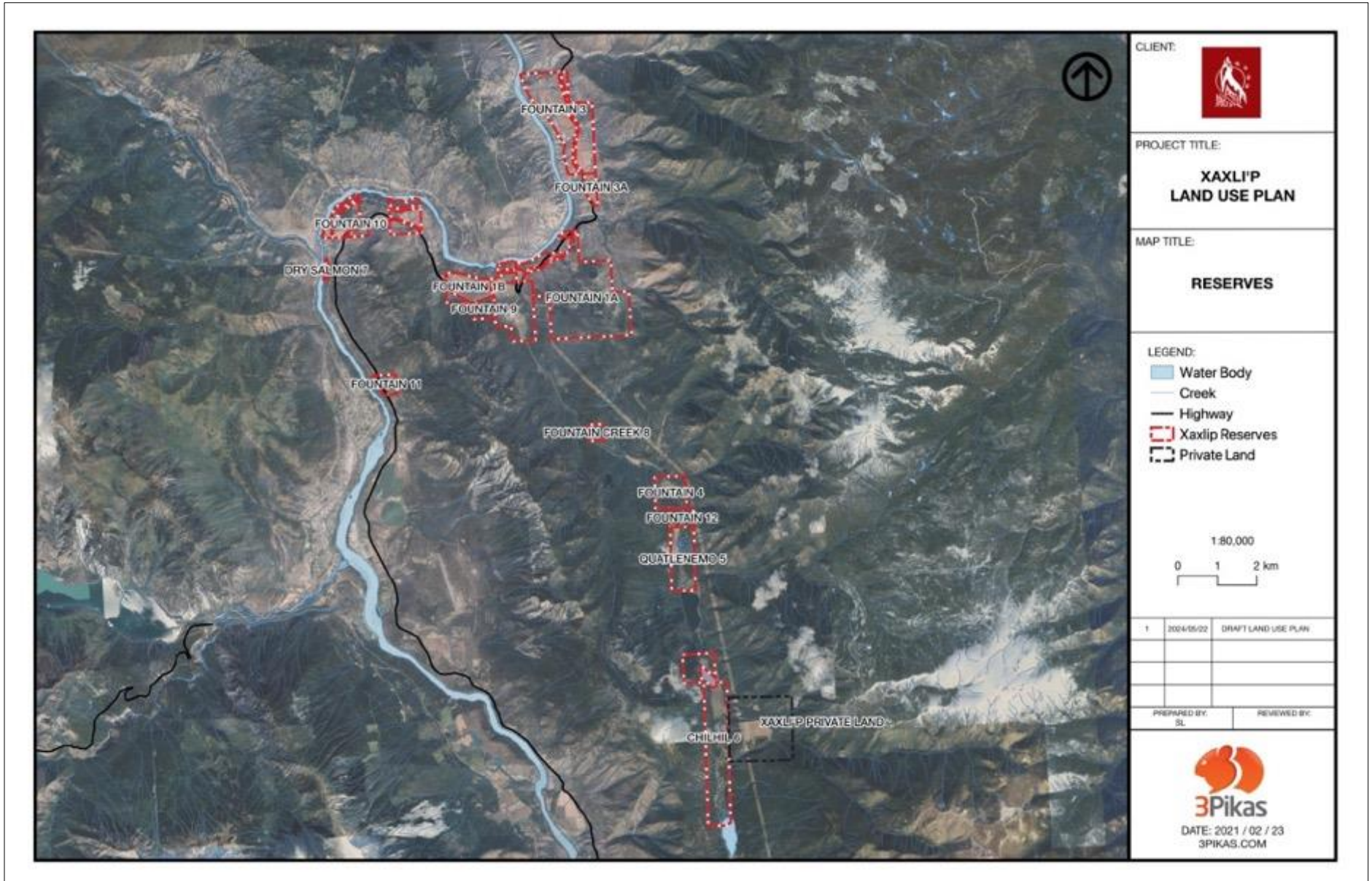
2.2.16 FOUNTAIN 11

Fountain 11 is comprised of 63 acres of reserve land. This reserve land includes 1 dwelling. The population data is unavailable (2016 census). Land use is characterized by residential use and green space.

2.2.17 FOUNTAIN 12

Fountain 12 is comprised of 71 acres of reserve land. This reserve land includes 4 dwellings and a population of approximately 10 (2016 census).

FIGURE 4: RESERVE LANDS



3 LAND USE DESIGNATIONS

A Land Use Plan is a First Nation’s statement of its long-term vision for the future. It is a statement of objectives and policies to guide decisions on planning and land use management within the area covered by the plan, respecting the purposes of the First Nation. Implementation of the Land Use Plan occurs through planning tools such as land use designations, zoning, development permit, guidelines, subdivision requirements and other instruments, which are more detailed tools for managing and controlling development in the community.

The Xaxli’p Land Use Plan introduces several planning instruments for addressing land use decisions, including a land use designation system, general policies, and specific policies.

Land use designations provide the overarching direction for land use within specific areas. A land-use designation describes an area of

land within which a specific set of policies applies. The Xaxli’p land-use designation system is implemented through a range of more detailed guidelines.

The land use designations include:

- Residential
- Rural Residential
- Commercial
- Planning
- Cultural
- Agriculture
- Community Use
- Parks and Open Space
- Conservation

LAND USE DESIGNATIONS**DESCRIPTION****TYPICAL USES**

The intent is to facilitate the development a more compact and higher density housing form in areas that have access to services.

The Residential Community area encompasses the areas that are considered suitable for future community expansion. The community core areas emphasize multi-units mixed-use medium and high density residential.

- Single-detached housing
- Multi-unit housing including duplexes, triplexes, townhomes, and apartments
- Home-based businesses, within the structure
- Tiny homes
- Accessory structures such as sheds and greenhouses



The Rural Residential zone is intended to accommodate a predominantly low-density housing form (single-detached housing, duplexes, and triplexes) and accessory uses in a rural environment.

- Single-detached housing Duplexes, and triplexes
- Accessory structures such as sheds and greenhouses



These are areas identified for their potential suitability for long-term / sustainable economic development activity. The primary intent for these areas is to ensure that the land base is not further alienated from future potential commercial use. Development opportunities are considered on a case-by-case basis.

- Light Industrial, such as manufacturing
- Retail, office and commercial space
- Mixed-use development



The primary intent is to provide a zone to protect land with no determined use in a generally undeveloped and natural state

- Community gardens and greenhouses
- Nature interpretation facilities
- Personal use fuel wood cutting

LAND USE DESIGNATIONS	DESCRIPTION	TYPICAL USES
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Future Planning

until such time as planning has occurred to determine appropriate zoning.

- Environmental protection areas
- Parks



Cultural

Emphasis is on areas identified for their sensitive cultural, social, and ecological values. These areas are critical to preserving the Xaxli’p culture and traditional way of life. The primary intent for culturally protected areas is to protect, and where necessary, restore their cultural and natural values, while maintaining and enhancing opportunities for cultural use.

Development will not be supported other than that which supports culturally appropriate activities or passive recreation on a case-by-case basis.

Examples of passive recreation include:

- Walking and jogging
- Hiking and nature walks
- Wildlife viewing and bird watching
- Photography
- Snowshoeing, skiing, fishing, canoeing, hunting, horseback riding, bicycling

- Archaeological sites
- Burial grounds
- Harvesting areas
- Areas of cultural importance
- Historical cabins
- Culture camps
- Passive recreation
- Cultural tourism

LAND USE DESIGNATIONS**DESCRIPTION****TYPICAL USES****Agriculture**

To provide a zone for a range of soil and non-soil-based agricultural pursuits in a rural setting.

- Agriculture, farming, grazing, livestock
- Agri-tourist activities
- Wineries & cideries
- Bed and breakfast
- Home-based businesses
- Housing: single detached and living suites
- Garden suites

**Community use**

Community use areas are areas of shared community infrastructure and social services, together with administration, facilities, and parks and recreation areas that meet needs of Xaxli'p members and operations.

- Water treatment plant & sewage lagoon
- Solid waste transfer station
- Public works yard, roads
- Hydro right-of-way
- Small scale alternative energy such as biomass, solar and wind
- Administration buildings
- Health & education facilities
- Cultural facilities,
- Indoor / outdoor facilities
- Parks: Boat launches & docks, day-use areas, community gardens, cemeteries, schools

LAND USE DESIGNATIONS

DESCRIPTION

TYPICAL USES



Conservation

The intent of this designation is to preserve ecologically sensitive and culturally significant areas from development and preserve areas for future generations.

Provides for a riparian setback of generally 30 metres along all watercourses and waterbodies.

- Community gardens and greenhouses
- Nature interpretation facilities
- Cultural use / traditional Use
- Recreation
- Cultural /educational camps
- Education and research
- Low impact tourism (ecotourism)



Parks and Open Space

The purpose of the Parks and Open Space designation is to provide parks, open space and recreational areas to Xaxli’p members. These areas allow for active or passive activities.

While Parks support active and passive recreation, Open Spaces support passive recreational uses and ecological functions, such as trails, sensitive wetlands, valley lands and forests, cemeteries and more.

- **Active Uses:** Sports activities and other activities requiring specialized facilities, such as playgrounds, outdoor fitness equipment, baseball, soccer, tennis, aquatics and other similar uses.
- **Passive Uses:** Unstructured recreation activities such as seating areas, picnic areas and other similar uses.

4 GENERAL POLICIES

The following policies apply to all Xaxli'p reserves and all new developments. The general policies provide guidance for carrying forward the Land Use Plan Vision and objectives. The policies include:

- Development and growth
- Transportation and Mobility
- Transportation and Mobility
- Environmental Stewardship

4.1 DEVELOPMENT AND GROWTH

4.1.1 GOALS

- Fountain No. 1 is a thriving area recognized as the heart of the community.
- Foster and create positive impressions of Xaxli'p by implementing gateways at community entrances.
- Explore development opportunities on custom-owned lands.
- Effectively utilize vacant land.
- Reduce sprawl to preserve the natural environment, minimize new infrastructure, reduce greenhouse gas emissions, and use existing infrastructure efficiently.
- New and existing neighbourhoods are designed to support the use of active transportation and transit and provide basic needs for residents, minimizing the need for personal vehicles.
- Complete the planning for the Bell property, Rusty Creek, and 12-Mile.

- Cultural and heritage resources are of the highest importance to Xaxli’p. Develop policies or procedures to define the process for managing activities / sites, discovery, preservation, and reporting.

4.1.2 POLICIES

GENERAL

1. Development will be compact to ensure existing services are used efficiently, transportation impacts are minimized, wilderness spaces are preserved, and neighbourhoods are more walkable.
2. Xaxli’p will accommodate the demand for residential growth through a mix of development types, including intensification development and greenfield development.
3. Brownfield development is encouraged to increase infrastructure efficiencies and reduce sprawl.
4. New residential neighbourhoods will be designed by incorporating a range of residential uses, community amenities, and transportation options. Parks, playgrounds, trails, community gardens and natural greenspaces will be considered.
5. As density and population increase, existing community amenities (e.g., parks, playgrounds, and streetscape elements) may need to be expanded or redesigned, and/or new amenities may need to be added to better serve members who reside in existing and new neighbourhoods.
6. Planning for amenities and infrastructure across Xaxli’p reserve lands, Xaxli’p should consider the needs of residents at different life stages and circumstances and facilitate aging in place.
7. Xaxli’p will require a Stormwater Management Plan for all new subdivisions, which includes all drainage facilities, parcel grading (showing pre- and post-development ground elevations), major flood path routing and other appropriate information to the design unless otherwise included in an Integrated Stormwater Management Plan adopted by Xaxli’p.
8. To accommodate growth, underutilized or vacant CP and Traditional land holdings should be considered for future redevelopment potential. Xaxli’p will work with the community to identify CP and Traditional land holdings, update its database, and identify potential opportunities.

4.2 HOUSING

4.2.1 GOALS

- Acquire land for housing.
- Xaxli'p residential unit supply meets existing and anticipated demand.
- Complete the ATR process for the Bell property.
- Xaxli'p has residential options across the housing continuum that meet the diverse needs of members.
- Housing options in Xaxli'p are financially attainable.
- Homes are energy efficient and built to last.

4.2.2 POLICIES

GENERAL

1. Adding land or creating a new reserve through the ATR process is one approach Xaxli'p can take to accommodate its growing population. Xaxli'p will explore the option to acquire land for housing to be added as an addition to the reserve.
2. Xaxli'p will encourage the construction of various housing types across reserve lands that reflect the housing continuum.

3. Support the redevelopment of aging housing stock.

AFFORDABILITY

4. Opportunities for affordable housing should be integrated into all existing and new neighbourhoods.

RENTAL HOUSING

5. Xaxli'p is committed to supporting the development of various rental housing types, which will increase affordability and expand the range of housing options for members.
6. Development of secondary suites (e.g., living suites, garden suites) will be supported.

ACCESSIBILITY

7. Xaxli'p will encourage the construction of various housing types that are universally accessible for those with limited mobility.
8. Housing developments for Elders should be adequately designed to address their specific needs. This may include developments that offer a range of unit types, allowing residents to move from one unit type to another as their needs change.

4.3 TRANSPORTATION AND MOBILITY

4.3.1 GOALS

- The transportation network is accessible, safe, equitable, and sustainable.
- The active transportation network is complete and connected for all ages and abilities, minimizing the need for daily personal vehicle use.
- Members choose active or shared modes of transportation when moving throughout the community.
- Traffic fatalities and serious injuries are eliminated.

4.3.2 POLICIES

GENERAL

1. Encourage carpooling through partnerships, incentives, and education.
2. Safety will be a priority in the design, construction, and maintenance of transportation infrastructure.
3. The design of the transportation network will consider the needs of all users, incorporate multi-modal movements, and include opportunities for decorative street furniture or public art, where appropriate.

ACTIVE TRANSPORTATION

4. The active transportation network will provide a safe, convenient, and alternative mode of transportation and is intended for pedestrians, cyclists, and other persons using mobility devices, and other human-powered and low-speed users.
5. Active transportation networks include greenway streets, multi-use paths, and walking trails.
 - a. Greenway streets: Roads that provide safe, convenient routes for walking, cycling and active transportation.
 - b. Multi-use paths: Separated from the roadway, a multi-use path is a recreational and commuter trail accommodating pedestrians and cyclists. This type of trail connects to destinations within neighbourhoods and to the perimeter trail system. The surface should be paved.
 - c. Local trails: Local trails are considered recreational and accommodate pedestrians only. They are intended for walking and are generally not designed to accommodate other forms of active transportation. This type of trail allows for local to be maintained and connected to main multi-use trail network system but remain 'natural'.
6. When a trail abuts private property, the primary goal is to foster unobstructed access and reduce the potential for encroachment. This is achieved by designing the walkway junction with appropriate signage and soft landscape treatment such as boulders, shrubs, trees, and plants. This signals that the area is a public space.

7. Xaxli'p will ensure that new developments are designed and connected to the active transportation network.

SAFETY

8. Use traffic calming measures to reduce motor vehicle speeds closer to cycling speeds and/or reduce motor vehicle volumes, making biking in the neighbourhood safer. Traffic calming measures include, but are not limited to, speed management, vertical deflection (e.g., speed bumps, raised intersections, and speed tables), and horizontal deflection (e.g., curb extensions, traffic circles, and chicanes).

FIGURE 5: MULTI-USE TRAIL SURFACE MATERIAL



- *Curb extensions are often applied at midblock to slow traffic speeds and add public space. These traffic calming devices are strategically located at the intersection of walkways and near neighbourhood parks. Aligned to the BST shoulder, they narrow the overall profile of the roadway reducing vehicle speeds.*

PUBLIC TRANSIT

9. Work with municipal and provincial agencies to support the ongoing provision of public transit as an essential service that enhances equitable movement throughout reserve lands.

FIGURE 6: LOCAL TRAIL SURFACE MATERIAL



FIGURE 7: PERIMETER PAVED MULTI-USE TRAIL

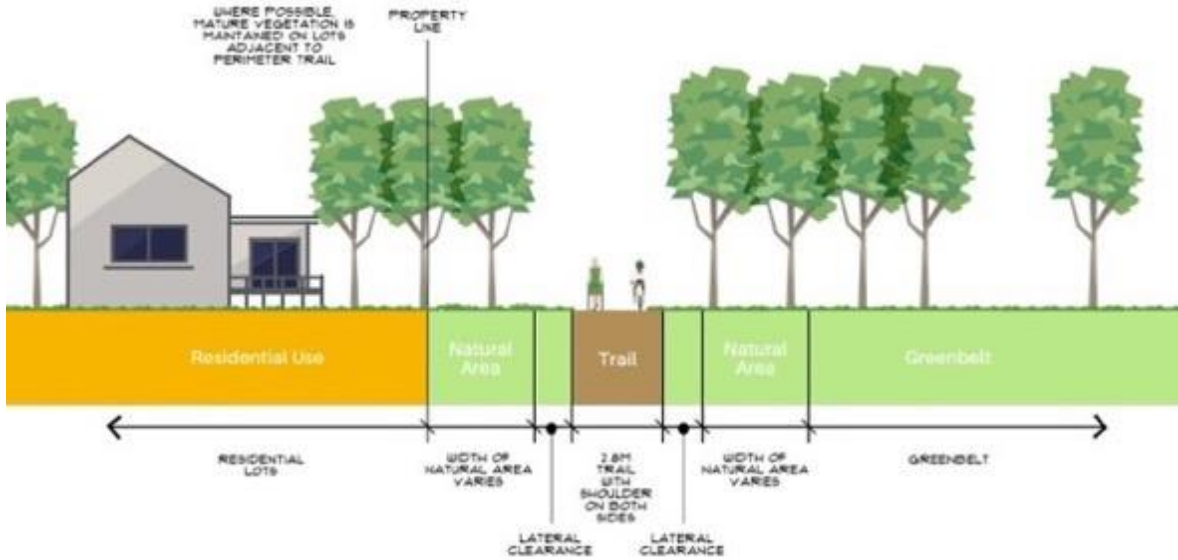
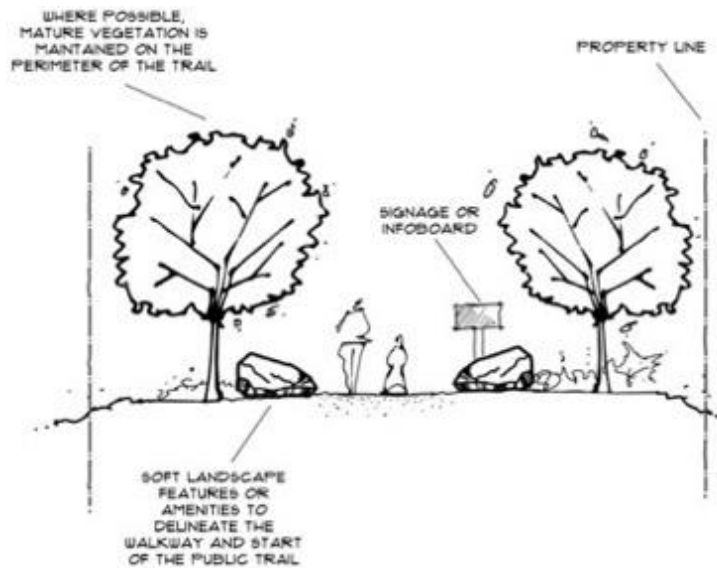


FIGURE 8: TRAILS ABUTTING PRIVATE PROPERTIES ILLUSTRATIVE DESIGN & TREATMENT



4.4 ENVIRONMENTAL STEWARDSHIP

Environmental protection guidelines outline how Xaxli'p will protect important ecological areas from development impacts. These guidelines apply to any kind of development anywhere within reserve lands. Protection measures include requirements for careful pre-development considerations and specific precautions regarding the method and location of any construction.

4.4.1 GOALS

- Protect and enhance natural systems and the ecological integrity of environmentally sensitive areas.
 - Protect and enhance the quality of air, land, and water for current and future generations.
- Minimize negative impacts on wetlands.
- Reduce negative impacts of geohazards.

- Protect and enhance natural assets, including biodiversity and wildlife.
- Avoid development in areas of natural hazard.

4.4.2 POLICIES

ENVIRONMENTALLY SENSITIVE AREAS

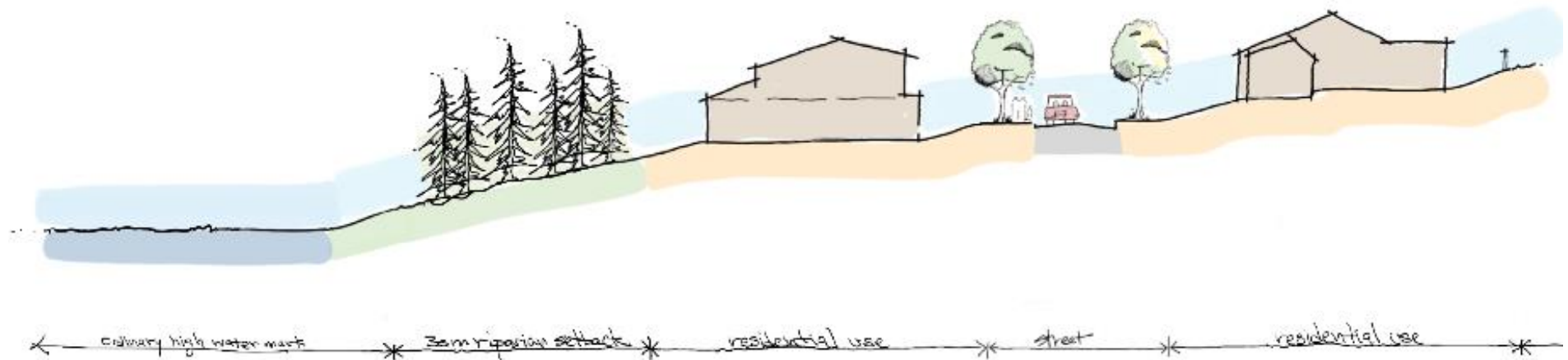
1. Environmentally sensitive areas include water bodies, water courses, wetlands, high-value habitat areas, and wildlife corridors.
2. Development will be limited to environmentally sensitive areas. Only uses shown as needing to cross an environmentally sensitive area or be in an environmentally sensitive area because they cannot occur elsewhere. These exceptions will be based on the findings of professionally prepared studies or reports.
3. Where development is proposed in environmentally sensitive areas, mitigation measures will be taken to ensure a minimal impact on ecosystems.

WETLANDS AND RIPARIAN SETBACKS

1. 30-metre riparian setback (“Riparian Setback”) is established to protect riparian areas. Areas along both sides of all rivers, streams, lakes, and wetlands must be protected from development and remain in a natural condition along both sides of all rivers, streams, lakes, and wetlands, year-round or seasonal. The Riparian Setback is measured from the ordinary high-water mark of the river, stream, lake, or wetland to the property line.

- a. The Riparian Setback may be increased for areas identified in environmental studies as having high capability for wildlife habitat or due to erosion or potential flood risks.
- b. An environmental study prepared by a qualified professional may be required when considering any potential reduction of the riparian setback.

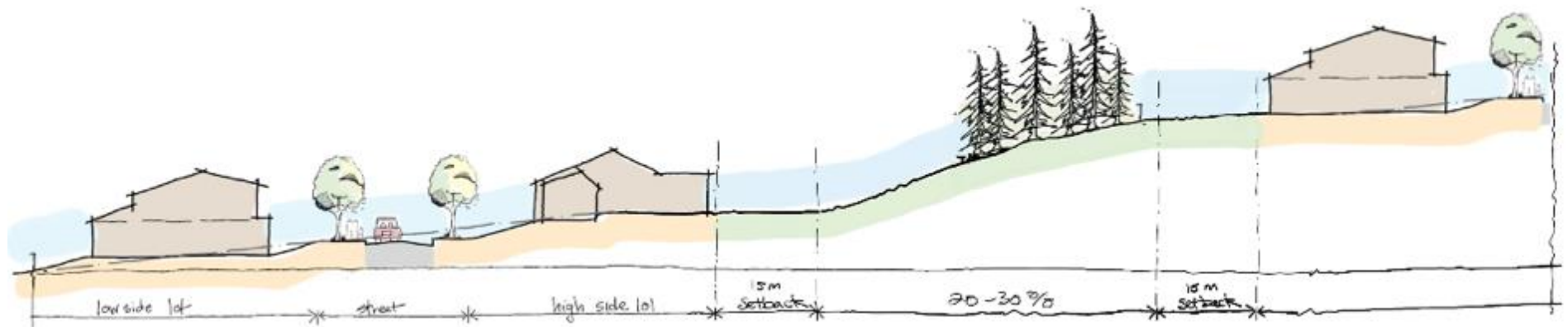
FIGURE 9 ILLUSTRATION OF RIPARIAN SETBACK



SLOPES

1. A professional geotechnical assessment is required for all development on or within 15 metres of slopes that exceed 20% (5 horizontal to 1 vertical).
2. All development, including building, grading, and tree harvesting, will be prohibited on slopes that exceed 30% (3.3 horizontal to 1 vertical). The only exceptions will be for critical infrastructure, trails, and viewpoints provided that a professional geotechnical assessment can demonstrate reasonably safe conditions unless a professional geotechnical assessment can demonstrate reasonably safe conditions.

FIGURE 10: ILLUSTRATION OF A SLOPE SETBACK



5 RESERVES

This section describes specific policies for each reserve land.

5.1 FOUNTAIN NO 1

Fountain 1 is the main reserve for the community. The 335-acre reserve is mostly developed. It is the main cultural, residential, and administrative hub. It includes 48 dwellings, a population of approximately 111 people (2016 census). It includes the following community infrastructure, services, and facilities: Water distribution, water well, water treatment, water reservoir, transfer station, piped water, garbage pick-up, administration building, daycare, and playground.

5.1.1 VISION

Fountain No 1 is envisioned to be the central community hub providing a range of community facilities and services, and administration to the community. Future developments and improvements will focus on community safety and active living including lighting, sidewalks, parks and trails.

A mix of single and multi-unit housing will be provided and a strong sense of place will be reinforced through Xaxli'p signage on roadways and cultural design elements.



FIGURE 10: FOUNTAIN NO1 LAND USE MAP

The area will continue to support the development and improvement of community facilities, such as an improved community park for kids, housing for elders, apartments and affordable housing.

5.1.2 OBJECTIVES

- Create a cohesive community core.
- Enhance a sense of place and pride through upgrade to the entrance signage and other art and cultural features.
- Maintain government administrative services.
- Encourage efficient use of land through infill and densification.
- Provide a range of housing options to accommodate the needs of current and future generations.
- Create a safe and walkable community by including appropriate street lighting, sidewalks, parks and trails.
- Promote active living through the provision of recreation areas and services.
- Encourage infill / housing opportunities on custom-owned lands.
- Houses situated in the area identified

5.1.3 SPECIFIC LAND USE POLICIES

5.1.3.1 DEVELOPMENT

- Fountain No 1, will be designed as a welcoming and comfortable area for people of all ages, and abilities with public space improvements reflecting its role as the heart of the community.
- To maintain the prominence in the community, Fountain No 1 will continue to be the primary community service area of the community.
- Xaxli'p will encourage higher density housing forms to increase the number of people living in the area.
- A variety of housing options, including single detached, duplexes, and townhouses, will be supported to meet the needs of Elders, singles, young members, and families.
- Public space improvements and amenities in Fountain No 1 will be designed to welcome more people to the area year-round.
- Avoid locating housing near steep slopes and potential slope hazard areas.
- Engage with the community on the Health Centre design.

- Explore ways to recognize underutilize land as Band land to be used for the benefit of the community.

FIGURE 11: TOWNHOME INFILL DEVELOPMENT WITH PLAY PARK

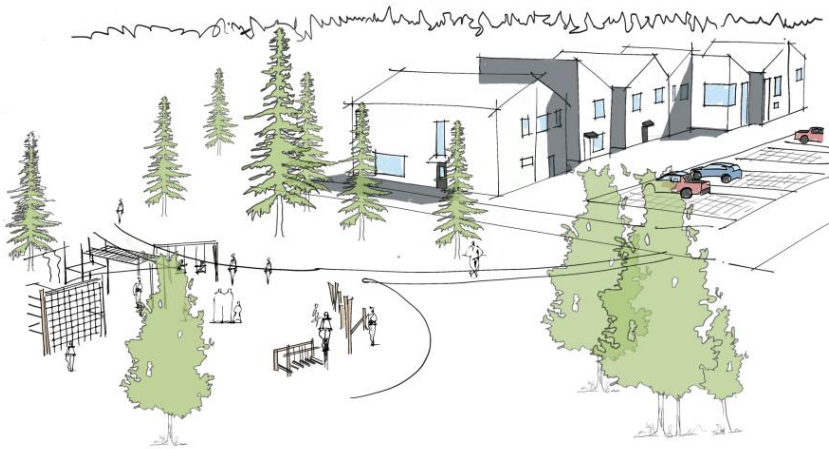


FIGURE 12: ELDERS' COMPLEX WITH COURTYARD



5.1.3.2 PARKS AND OPEN SPACE

- The local park and playground area include a children's playground, and passive recreation within walking distance of residences. The area provides a broad scope of activity opportunities that contribute to community health and wellness. The facility also provides training and competitive opportunities for sports at all skill levels. Xaxli'p will seek funding to renovate the facility to meet the needs of a growing community and expand the scope of the activities.

5.1.3.3 PEDESTRIAN SAFETY

- As generators of pedestrian traffic, Fountain No 1 should prioritize measures for pedestrian safety.
- When a trail crosses a road, efforts should be made to ensure safe road crossing. Safety parameters as per the General Policies, curb extensions or raised intersections help slow traffic speeds and mitigate safety concerns are recommended.

- Support playground design that offers greater physical and psychological challenges for children such as nature and adventure themed playgrounds.

FIGURE 13: PLAYGROUND



5.2 FOUNTAIN 1A

Fountain 1A extends over a substantial area immediately east of Fountain NO 1. It extends from the Fraser River up and south into higher ground. Fountain 1A is comprised of 1,079 acres of mostly undeveloped reserve land with no infrastructure and services. Most of the land has steep slopes, some rock outcrops, and trees. The land is too steep for development.

5.2.1 VISION

Aside from a small bench east of Fountain Creek, which could potentially be developed for residential use, the majority of Fountain 1A consists of steep slopes and is envisioned to promote social, recreational, and cultural activities.

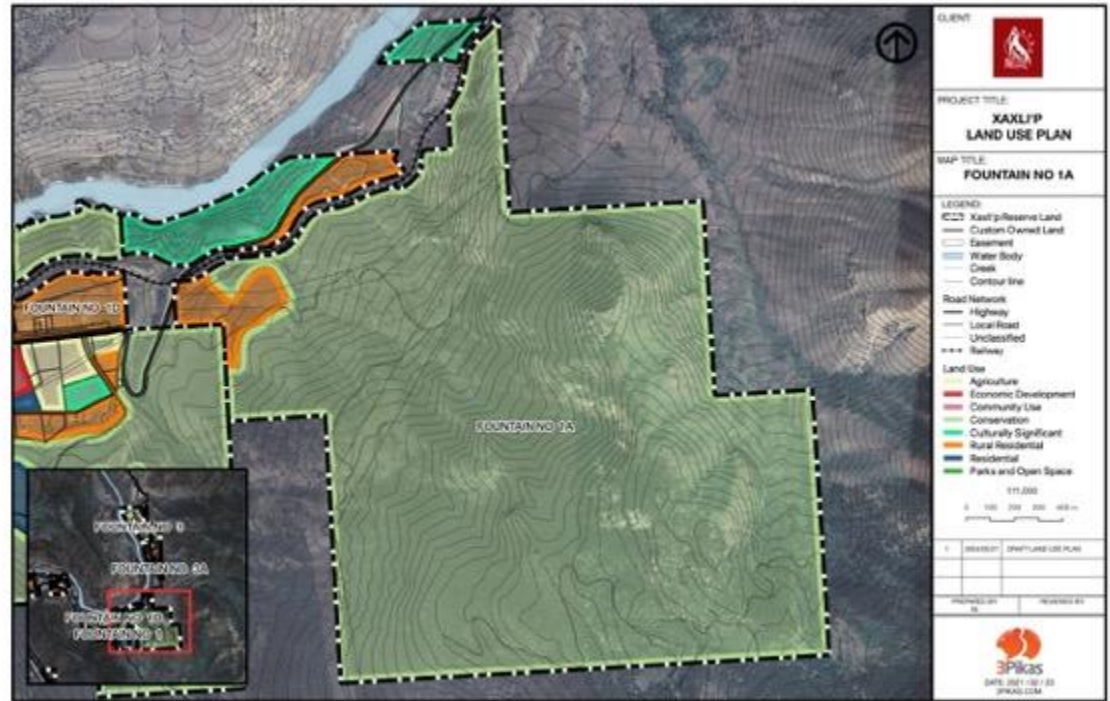


FIGURE 14: FOUNTAIN 1A LAND USE MAP

5.2.2 OBJECTIVES

- Protect and enhance the natural features of the area to promote environmental stewardship.
- Provide opportunities for people to experience Xaxli'p Lands in a respectful and sustainable manner.
- Promote healthy living.
- Promote educational opportunities on Xaxli'p Lands and the history they hold.
- Protect and preserve important wildlife habitat by maintaining natural areas.
- Provide passive and active outdoor recreation and community gathering opportunities.
- Protect traditional and cultural uses and activities.

5.2.3 SPECIFIC LAND USE POLICIES

5.2.3.1 CONSERVATION

- Fountain 1A is recognized as an environmentally and culturally significant area and should be conserved accordingly.
- Ensure the preservation and enhancement of significant existing environmental features and the promotion of the restoration of the linkages between these features.

5.2.3.2 RECREATION AND TOURISM

- Explore local and regional tourism opportunities and initiatives to take advantage of creating a multifaceted tourism destination.
- Strategically position signage close to the trail entrances. Signage should feature cultural markers and interpretation that contains information relevant to Xaxli'p.

FIGURE 15: CONCEPTUAL TRAIL HEAD PERSPECTIVE



5.3 FOUNTAIN 1B, 1C, 1D, & 9

5.3.1 FOUNTAIN 1B & 1C

Fountain 1B consists of a main residential reserve for the community. The 163.3-acre reserve includes 22 dwellings and houses a population of approximately 73 people (2016 census). Infrastructure includes a water distribution system serviced by piped water. Land use is characterized by mostly residential use.

Fountain 1C is comprised of 28 acres of mostly undeveloped reserve land. It is partly forested with no municipal infrastructure and services. Land use is characterized by green space and forested areas.

5.3.2 FOUNTAIN 1D

Fountain 1D is comprised of 52 acres of mostly developed reserve land. It is mostly cleared and includes six dwellings which are serviced by a piped water.

5.3.3 FOUNTAIN 9

Fountain 9 is comprised of 67.4 acres of undeveloped reserve land.



FIGURE 16: FOUNTAIN 1B, 1C, 1D, & 9 LAND USE MAP

5.3.4 VISION

The area is envisioned as providing services and amenities that enhance the quality of the residential and agricultural environment and serve the local residential by providing services or fulfilling economic development opportunities. Future development will protect and enhance the existing rural and agricultural character, landscape, and environmental qualities found in this area.

5.3.5 OBJECTIVES

- Support members' housing needs.
- Encourage a diversity of housing options and tenures.
- Ensure lands are available to support economic development opportunities such as the hydrogen project.
- Generate economic opportunities while maintaining the beauty of the area.
- Enhance local and regional economy.
- Promote, encourage and support diverse agricultural opportunities.
- Preserve land for future agricultural development.
- Contribute to community self-sufficiency by providing local food sources.
- Grave sites are protected.

5.3.6 SPECIFIC LAND USE POLICIES

5.3.6.1 ECONOMIC DEVELOPMENT

- Identify potential economic development opportunities on lots designated for Economic Development.
- Identify opportunities and constraints for site servicing.

5.3.6.3 AGRICULTURE

- Encourage, consider, and permit a broad range of agricultural and complimentary uses.

5.3.6.2 HOUSING

- Explore options to redeveloped underutilized or vacant CP and Traditional land holdings.
- Work with existing families to formalize their interests. Allocate the remaining lands to housing for the benefit of other members or explore the potential for developing multiple housing units to accommodate the maximum amount of people.

- Explore options for low impact agri-tourism on Agricultural land.

5.3.6.4 HERITAGE AND CULTURE

- Work with the Elders and members to identify grave sites.
- Develop policies or procedures to define the process for managing activities / sites, discovery, preservation, and reporting.

5.4 FOUNTAIN 2, 10, & DRY SALMON

5.4.1 FOUNTAIN 2

Fountain 2 extends from the Fraser River about 350 m up the mountain at the West end. The main bench is gently sloping about 200m above the river. Much of the bench was cultivated in the past. Some good quality grave has previously been found on the western side of the reserve (above the road). Fountain 2 is comprised of 147 acres of reserve land bisected by Highway 99 and the railway tracks. Two dwellings are located on Fountain 2.

5.4.2 FOUNTAIN 10

Fountain 10 also extends from the Fraser River up the mountain. There are two small benches; the upper one about 10 ha was formerly cultivated while the lower bench is still forested and the site of a pit house. Lower down, a small rocky promontory on the Fraser River is an important salmon fishing station and culturally significant area.

Fountain 10 is comprised of 175.2 acres of reserve land. This reserve land includes 2 dwellings and houses a population of approximately 5 people (2016 census). Land use is characterized by residential use and forested and undeveloped areas.



FIGURE 17: FOUNTAIN 2, 10, & DRY SALMON LAND USE MAP

5.4.3 DRY SALMON

Dry Salmon is comprised of 10.5 acres of reserve land. Land use is characterized by forested areas.

5.4.4 VISION

This area is envisioned as an agricultural, rural residential, and cultural area.

5.5 FOUNTAIN 3 & 3A

Fountain 3 and 3A lie to the north of the main reserves and includes the large area of the Fraser River benchland between Gibbs Creek and Sallus Creek. The main bench is gently sloping, varying from 180m to 250m above the river. Most of it was previously cultivated. The southern part is overlain by a former earth flow (now stable), making it unsuitable for agriculture or development.

5.5.1 FOUNTAIN 3 AND 3A

Fountain 3 is comprised of 570 acres of reserve land bisected by the railway tracks. The parcel is mostly cleared and includes no municipal infrastructure.

5.5.2 FOUNTAIN 3 AND 3A

Fountain 3A is comprised of 49.9 acres of reserve land. The parcel is almost entirely cleared and has no municipal infrastructure.

5.5.3 VISION

The area is envisioned as providing important agricultural functions while accommodating existing and future growth. Development at 12-Mile and 14-Mile is made possible by leveraging the Bell property (Future Addition to Reserve) to provide water servicing to future housing.



FIGURE 18: FOUNTAIN 3 & 3A LAND USE MAP

Development is envisioned to occur without affecting the rural economy or environmental quality of the area. The emphasis is placed on protecting and preserving agricultural activity and other activities common to a working rural landscape.

5.5.4 OBJECTIVES

- Accommodate population growth.
- Advance development that supports housing.
- Maintaining natural landscape features.
- Protect significant cultural values and promote and support the continuation of Xaxli'p cultural activities and practices.
- Encourage food security.

5.5.5 SPECIFIC LAND USE POLICIES

5.5.5.1 HOUSING

- Promote development at 12-Mile and 14-Mile. The new subdivisions should:
 - Maximize the opportunity afforded by the Bell property to supply housing to new residential housing in the area.
 - Maximize housing potential by encouraging the creation of more compact housing such as cluster housing, which may include smaller parcels provided that the minimum parcel size is suitable for sustaining groundwater disposal of septic, or that off -site septic disposal options are available.
 - Promote connectivity through multi-use pathways, sidewalks, and trails where possible.
 - Dedicate public use areas for community amenities, including but not limited to parks, public space and community art.
 - Development will incorporate low impact infrastructure, narrow roads and site designs that limit and contain the ecological footprint of the development.
- As a precondition to developing 12-Mile and 14-Mile, a Mater Plan that includes but is not limited to a concept plan, design guidelines, servicing/infrastructure plans, etc., is required for approval by Xaxli'p prior to development.

5.5.5.2 AGRICULTURE

- Agricultural lands are envisioned as areas used to contribute to Xaxli’p self-sufficiency, provide local food sources, promote healthy living, promote educational opportunities, and allow families to continue to live on agricultural lands.
- Promote, encourage, and support diverse agricultural opportunities.

FIGURE 19: 12-MILE SUBDIVISION ILLUSTRATIVE CONCEPT



5.6 FOUNTAIN 4 (RUSTY CREEK), 12, & KWOTLENEMO (NO 5)

5.6.1 FOUNTAIN 4 (RUSTY CREEK)

Fountain 4 is comprised of 158.8 acres of reserve land. The parcel is almost forested and has no municipal infrastructure.

5.6.2 FOUNTAIN 12

Fountain 12 is comprised of 71 acres of reserve land. This reserve land includes 4 dwellings and a population of approximately 10 (2016 census).

5.6.3 KWOTLENEMO 5

Kwotlenemo 5 is comprised of 239.5 acres of reserve land.

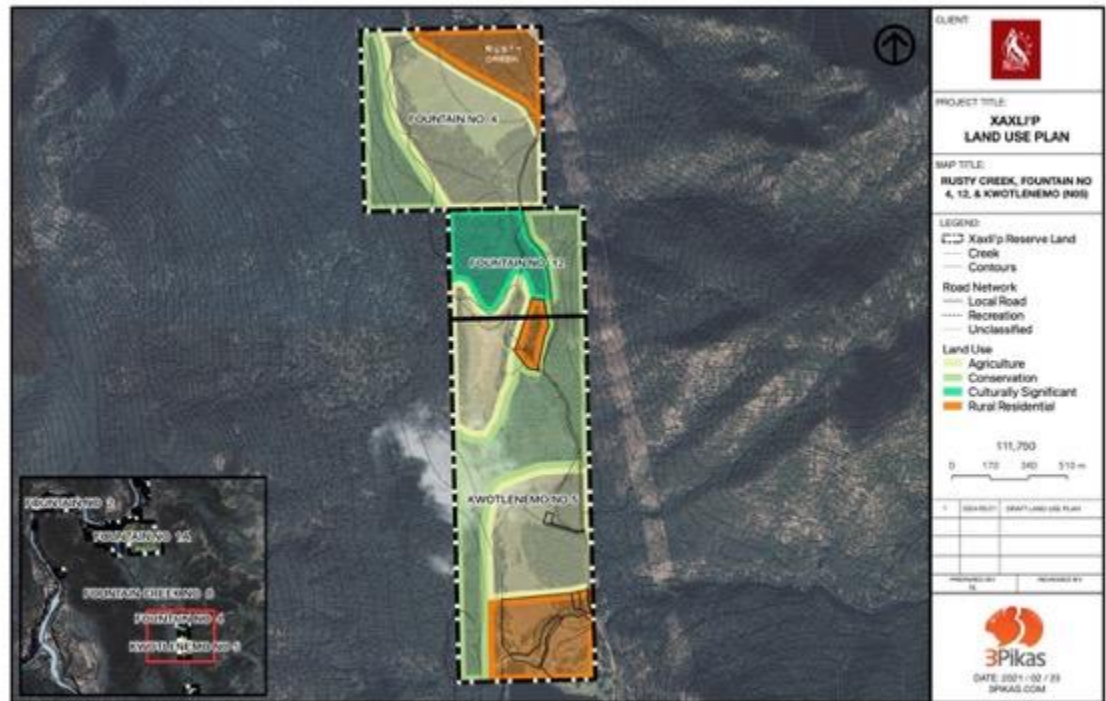


FIGURE 20: FOUNTAIN 4 (RUSTY CREEK), 12, & KWOTLENEMO LAND USE MAP

5.6.4 VISION

The area is envisioned as providing a blend of agricultural use, conservation, cultural, and rural residential uses. Rusty Creek Subdivision provides housing for members (~25 residential lots). The area provides land where modest rural residential subdivision development could occur without affecting the rural economy or environmental quality.

The emphasis is placed on protecting and preserving agricultural activity and other activities common to a working rural landscape.

5.6.5 OBJECTIVES

- Promote agriculture activities that support food security.
- Accommodate population growth.
- Advance development that supports housing
- Maintaining natural landscape features.
- Protect significant cultural values and promote and support the continuation of Xaxli'p cultural activities and practices.
- Encourage food security.

5.6.6 SPECIFIC LAND USE POLICIES

5.6.6.1 HOUSING

- Promote development at Rusty Creek. The new subdivision should:
 - Maximize housing potential by encouraging the creation of more compact cluster housing, which may include smaller parcels provided that the minimum parcel size is suitable for sustaining groundwater disposal of septic with on-site water supply, or that off -site septic disposal options are available.
 - Promote connectivity through multi-use pathways, sidewalks, and trails where possible.
 - Dedicate public use areas for community amenities, including but not limited to parks, public space and community art.
 - Development will incorporate low impact infrastructure, narrow roads and site designs that limit and contain the ecological footprint of the development.
- As a precondition to developing Rusty Creek, a Mater Plan that includes but is not limited to a concept plan, design guidelines, servicing/infrastructure plans, etc., is required for approval by Xaxli'p prior to development.

5.6.6.2 AGRICULTURE

- Agricultural lands are envisioned as areas used to contribute to Xaxli'p self-sufficiency, provide local food sources, promote healthy living, promote educational opportunities, and allow families to continue to live on agricultural lands.
- Promote, encourage, and support diverse agricultural opportunities.

FIGURE 21: RUSTRY CREEK SUBDIVISION ILLUSTRATIVE CONCEPT



5.7 CHILHIL 6 & PRIVATE LAND

Chilhil 6 is comprised of 638 acres of reserve land. It consists of a main residential reserve for the community. The reserve includes 30 dwellings and houses a population of approximately 70 people (2016 census). Water is provided by individual wells. Land use is characterized by residential use.

5.7.1 VISION

This area is envisioned to be mainly agricultural and rural residential. Residential land uses consist mainly of single-detached houses without the provision of services found in rural areas.



FIGURE 22: CHILHIL 6 & PRIVATE LAND LAND USE MAP

5.7.2 OBJECTIVES

- Support Xaxli'p members' housing needs.
- Encourage a diversity of housing options and tenures.
- Contribute to community self-sufficiency by providing local food sources.
- Generate economic opportunities while maintaining the beauty of the area.
- Preserve land for future agricultural development.
- Promote, encourage and support diverse agricultural opportunities.

5.7.3 SPECIFIC LAND USE POLICIES

5.7.3.1 HOUSING

- Maximize housing potential by encouraging the creation of more compact cluster housing, which may include smaller parcels provided that the minimum parcel size is suitable for sustaining groundwater disposal of septic with on-site water supply, or that off-site septic disposal options are available.

5.7.3.2 AGRICULTURE

- Ensure lands are available to support agriculture development opportunities.
- Agricultural lands are envisioned as areas used to contribute to Xaxli'p self-sufficiency, provide local food sources, promote healthy living, promote educational opportunities, and allow families to continue to live on agricultural lands.

5.8 FOUNTAIN CREEK 8

Fountain Creek 8 is comprised of 40 acres of reserve land. The parcel includes 2 dwellings. The population is unknown. It has no municipal infrastructure and no services. Land use is characterized by residential use and green space.

5.8.1 VISION

This is primarily a rural residential and conservation area.



FIGURE 23: FOUNTAIN CREEK 8 LAND USE MAP

5.8.2 OBJECTIVES

- Support members' housing needs.
- Encourage a diversity of housing options and tenures.
- Contribute to community self-sufficiency by providing local food sources.
- Generate economic opportunities while maintaining the beauty of the area.
- Promote, encourage and support diverse agricultural opportunities.
- Preserve land for future agricultural development.

5.8.3 SPECIFIC LAND USE POLICIES

5.8.3.1 HOUSING

- Maximize housing potential by encouraging the creation of more compact cluster housing, which may include smaller parcels provided that the minimum parcel size is suitable for sustaining groundwater disposal of septic with on-site water supply, or that off-site septic disposal options are available.
- Work with existing families residing on Fountain 8 to formalize their interests. Allocate the remaining lands to housing for the benefit of other members or explore the potential for developing multiple housing units to accommodate the maximum amount of people.

5.9 FOUNTAIN 11

Fountain 11 is comprised of 63 acres of reserve land. This reserve land includes 1 dwelling. The population data is unavailable (2016 census). Land use is characterized by residential use and green space.

5.9.1 VISION

This is primarily a rural residential area.



FIGURE 24: FOUNTAIN 11 LAND USE MAP

5.9.2 OBJECTIVES

- Support members' housing needs
- Encourage a diversity of housing options and tenures
- Contribute to community self-sufficiency by providing local food sources.
- Generate economic opportunities while maintaining the beauty of the area.
- Promote, encourage and support diverse agricultural opportunities.
- Preserve land for future agricultural development.

5.9.3 SPECIFIC LAND USE POLICIES

5.9.3.1 HOUSING

- Maximize housing potential by encouraging the creation of more compact cluster housing, which may include smaller parcels provided that the minimum parcel size is suitable for sustaining groundwater disposal of septic with on-site water supply, or that off-site septic disposal options are available.

6 DEVELOPMENT GUIDELINES

6.1 ECONOMIC DEVELOPMENT / COMMERCIAL

6.1.1 DESIRED FORM

The following are generally appropriate form elements in this Zone:

- Detached buildings
- Medium to large footprint
- Small-to-medium front and side setbacks
- Up to 2½ stories

6.1.2 USE

TABLE 1: VERTICAL AND HORIZONTAL MIXED-USE

USE	DESCRIPTION
Primary	Economic Development
Primary	Commercial and Light Industrial
Primary	Retail: Ideal location for outdoor-oriented operations and shops
Secondary	Residential uses on any floor: ideal for work / living conditions

6.1.3 INTENT

The purpose of this zone is to accommodate a diverse range of uses, including commercial / light industrial uses for commercial uses, with options to carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such uses should not extend beyond the boundaries of the Site.

6.1.4 PRIMARY USE

ECONOMIC DEVELOPMENT / COMMERCIAL

Intent

To provide a development form that can accommodate a very diverse range uses, including commercial and light industrial uses with options for outdoor storage and to provide for industrial business sites.

Uses

Auction / auction grounds	Light processing	Vehicle sales and service
Business support services	Manufacturing	Warehouse sales
Commercial storage	Offices	Wood processing
Custom indoor manufacturing	Outdoor recreation equipment rentals / sales	Eating and drinking establishments
Fabrication shops	Bulk outdoor storage	Gas bar
Fleet services	Public utility infrastructure	
Garden centers	Retail service	
General contractor services	Trucking terminals	
Heavy equipment sales / rental		
Hotels / hostels		
Industrial, salvage		

BUILDING FORM

Height

Main Building

Stories 10 Metres or 2 1/2 Stories

Accessory Structure (s)

Accessory Dwellings 10 Metres or 2 stories

Other 8 Metres or 1 story max

Miscellaneous

Signage

Only fascia, canopy and free-standing signs are permitted which identify the name of the business and advertise the products and services available.

BUILDING PLACEMENT

Setback distance

Front 6.0 Metres

Side 6.0 Metres

Rear 6.0 Metres

Site Coverage 80% Max

Miscellaneous

Fencing Junk yards, vehicle and equipment storage lots, wrecking yards, bulk fuel and chemical storage shall be totally enclosed by provision of a solid wooden fence or chain link fence to a height of 2.5m.

Storage & garbage disposal areas

Outside storage and garbage disposal areas shall be totally enclosed and screened from view by a solid fence of no less than 2.5m high and are only permitted in the side and rear yards. Storage of hazardous goods must adhere to existing environmental standards.

6.1.5 SECONDARY USE

RESIDENTIAL

Intent

Residential uses are any use that is subordinate to industrial use and is only permitted in conjunction with industrial use.

Uses

Accessory buildings and structures	Retail spaces less than 500m ²
Caretaker residences	Secondary suites
Offices	Seasonal accommodation

Miscellaneous

Seasonal accommodation	Seasonal accommodation such as a bunk house may be permitted as a temporary accessory use, under the condition that the type of business activity would not pose a public safety hazard and all other provisions of this bylaw can be met.
------------------------	--

Accessory buildings & structures	May be permitted only after the principal building has been erected.
----------------------------------	--

6.2 RESIDENTIAL

6.2.1 *DESIRED FORM*

The following are generally appropriate form elements in this Zone:

- Detached, duplex, triplex, fourplex, townhomes, low-rise buildings
- Small to medium footprint
- Small-to-medium front and side setbacks
- Up to 3 stories for detached, duplex, triplex, townhomes, and 4 stories for low-rise

6.2.2 *USE*

USE	DESCRIPTION
Primary	Residential
Secondary	Accessory buildings, home based businesses, living suites, additional dwelling units

6.2.3 *INTENT*

The purpose of this zone is to accommodate a diverse range of housing form for ground-oriented single detached, duplex, triplex, fourplex, townhomes, and low-rise multi-units that are located on the same lot or on individual lots.

RESIDENTIAL USE

Miscellaneous

The maximum height	15.0m
The maximum site coverage	60%

BUILDING PLACEMENT

Setback distance

Front	4.0 Metres
Side	4.0 Metres
Rear	6.0 Metres
Site Coverage	60% Max

Miscellaneous

Fencing Junk yards, vehicle and equipment storage lots, wrecking yards, bulk fuel and chemical storage shall be totally enclosed by provision of a solid wooden fence or chain link fence to a height of 2.5m.

Storage & garbage disposal areas Outside storage and garbage disposal areas shall be totally enclosed and screened from view by a solid fence of no less than 2.5m high and are only permitted in the side and rear yards. Storage of hazardous goods must adhere to existing environmental standards.

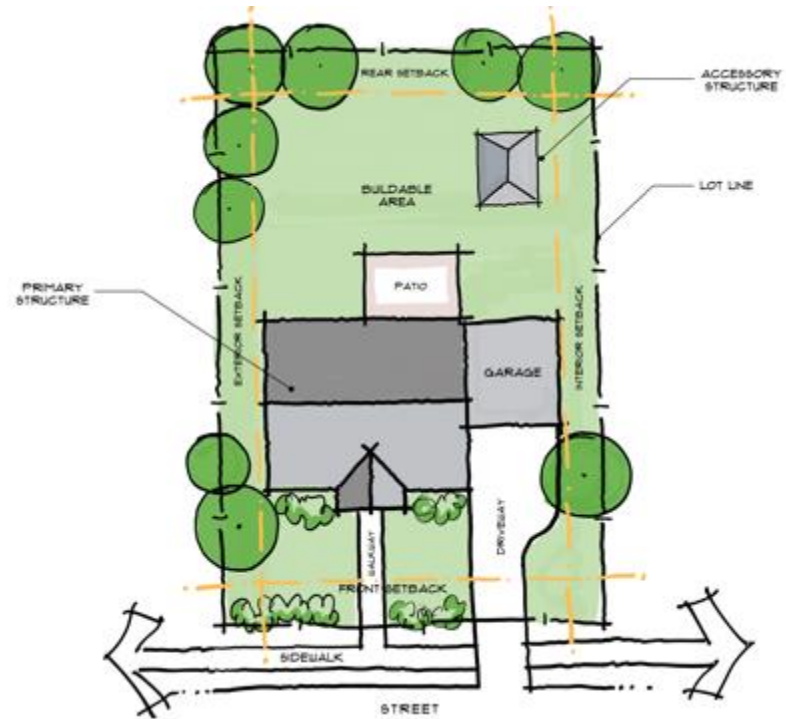


FIGURE 25: BUILDING PLACEMENT WITH ACCESSORY STRUCTURE

6.3 PARKS & OPEN SPACE

PARKS & OPEN SPACE	
Intent	
To provide land in an undeveloped state for use by Xaxli'p members. This land is to be either used for future development or to be preserved for public use.	
Uses	
Trails and boardwalks	Community gardens and greenhouses
Buffers and greenbelts	Campgrounds
Conservation and environmental protection areas	Improvements directly related to a park or recreational use
Playgrounds	Day use areas
Historic, scientific, and cultural exhibits	
Community wood lots	Public Utilities
Cemeteries	
Miscellaneous	
The maximum height	10.0m
The maximum site coverage	25%
Permitting	No development shall be permitted without a site master plan.
Subdivision	The minimum lot area that may be created shall be 0.025 ha. The minimum lot area that may be created for the purpose of habitation shall be 1 ha. No subdivision of lands zoned open space shall be considered by the Director of Lands without a master plan.

6.4 MISCELLANEOUS DEVELOPMENT REGULATIONS

MISCELLANEOUS DEVELOPMENT REGULATIONS

FireSmart	Roofs should be constructed of non-combustible or fire-retardant materials with a minimum Class B fire rating. All habitable buildings, including attached wooden deck areas, shall have a minimum 1.5m area of non-combustible landscaping materials, such as rock, gravel, asphalt, brick or concrete adjacent to the building perimeter. Woody shrubs, trees or other similar plant materials should not be located within the 1.5m distance.
Wildlife	A person should not feed wildlife and must not feed animals in a manner that is likely to attract wildlife. Any materials that are animal attractants shall be stored in a wildlife-resistant container or in a manner that is inaccessible to wildlife. A person should not engage in activities that may attract birds.
Lighting	Lighting shall not be arranged in such a way that they aluminate abutting lots, lands, or road courses. Should additional lighting be sought, the Director of Lands may allow additional lighting which aluminate lands outside of the lot lines.
Emergency Response Access	Clear access for emergency vehicles of at least 5m around the perimeter of all structures must be provided.
Hazard Prevention	No use or activity permitted on any lot shall endanger or cause any nuisance that extends beyond the boundary of the lot.

PARKING

No surface parking or loading facilities shall be located within a Setback area.

All provided Vehicle Parking, drop-off areas, and loading facilities shall be designed to ensure a safe physical environment, and shall include adequate, safe and convenient:

- a) entrances and exits,
- b) driveways,
- c) internal roadways,
- d) aisles and ramps, and
- e) loading of motor vehicles all in relation to buildings and entry points to buildings on the Site.

General On-Site Parking and Loading Requirements

All provided vehicle parking and loading facilities shall have adequate storm water drainage facilities; storm water storage or detention facilities must be provided where applicable.

Barrier free Vehicle Parking Spaces

1 Vehicle Parking space per 100m² of Floor Area

Required spaces

Industrial / service commercial uses	≤ 550m ² of gross floor area will be provided
≤ 550 m ² of gross floor area	No spaces required
> 550 m ² of gross floor area	2 spaces / 100m ² min. Above first 350m ² ; 4 per 100m ² max.

6.5 DRAINAGE AND GRADING GUIDELINES

6.5.1 GRADING REQUIREMENTS

Grading practices on sites with sloping terrain should reduce potential hazards, maintain the area's natural topography, and preserve natural features such as ridgelines, escarpments, and slopes. Excavation and vegetation removal should be kept to a minimum, and grading / clearing should only be done to the extent necessary to install services on individual lots. In order to maintain these goals, a grading plan should be submitted with the development permit application.

Grading plans should include the following:

- Lot information, including legal description, property lines, easements, and right-of-ways;
- Title identifying purpose of the document – Lot Grading Plan;
- The footprint of all proposed buildings on the property (existing and proposed), including decks, patios and stairs;
- Proposed Main Floor Elevation and Garage Slab Elevation (if applicable) of all proposed buildings on site;
- Proposed elevations on grade at building corners, edge of surface treatments, swale inverts, retaining walls, and grade breaks;
- Drainage arrows indicating the direction of drainage;
- Proposed percent grade and direction of lot drainage;
- Surface treatments throughout the property include, but are not limited to, paving, gravel, and grass;
- Drainage features such as swales, ditches, and retaining walls;
- Location, size, and material of underground and above-ground service connections (septic);
- Information presented in metric units and to a standard metric scale; and
- North arrow.

6.5.2 TYPICAL DRAINAGE PATTERNS

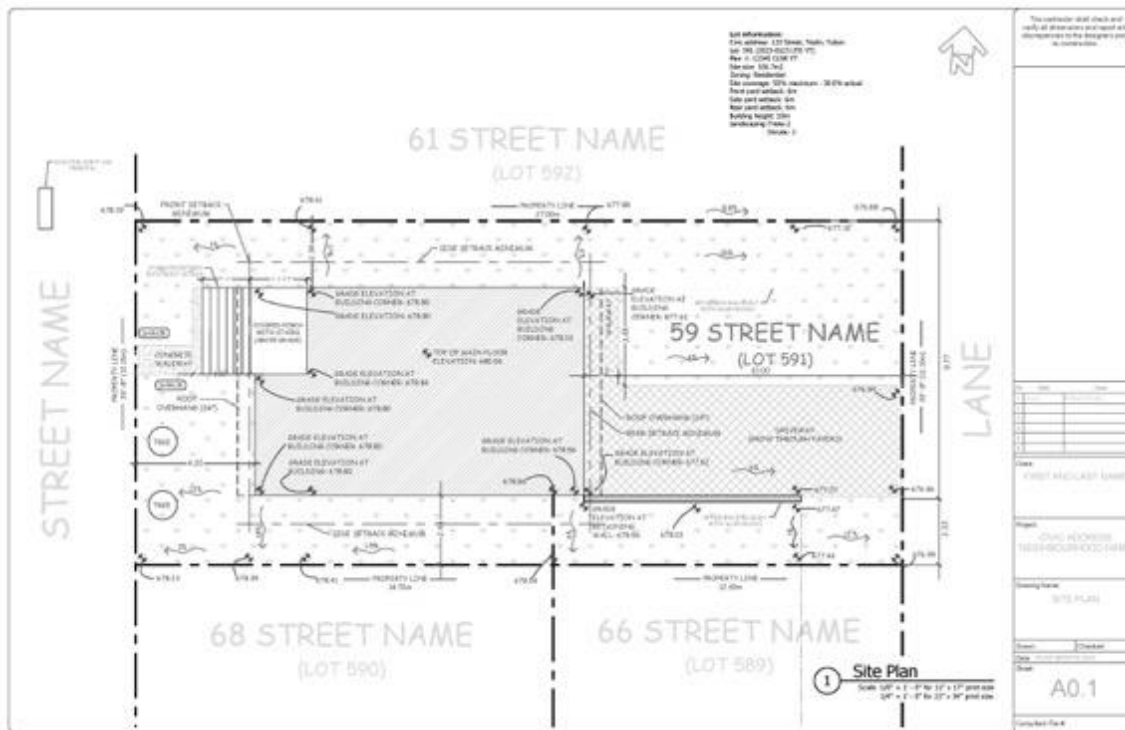
There are four typical lot drainage patterns (or types) for urban development. All lot Grading Plans are to adhere to one of the following:

- Type 1 – Rear to Front Drainage, Less than 6% Overall Lot Slope;
- Type 2 – Rear to Front Drainage Type B, Greater than 6% Overall Lot Slope;

- Type 3 – Split Drainage, Less than 6% Overall Lot Slope; and
- Type 4 – Steep Split Drainage, Greater than 6% Overall Lot Slope.

Lot Grading Plans will be reviewed individually with consideration given to the specific conditions of each development. However, lot drainage pattern will be informed by the Subdivision Overall Grading Plan (when available).

GRADING AND DRAINAGE PLAN EXAMPLE



7 IMPLEMENTATION PLAN

This section outlines the processes and procedures that we will follow to ensure accountability for implementing this Land Use Plan. It will include a framework for monitoring, reviewing, and amending this Plan.

7.1 ENSURING CONSISTENCY WITH THIS PLAN

Future plans, documents, bylaws and policies must be aligned with this Land Use Plan. Each new plan, document, bylaw, and policy must incorporate a “Land Use Plan Statement” that acknowledges alignment with this document. If a new item is found inconsistent with this Land Use Plan:

- Revision of the new document occurs to ensure alignment with this Land Use Plan; or
- An amendment to the Land Use Plan must occur.
- Amendment to the Land Use Plan must follow the steps outlined below.

7.2 REVIEWING THIS PLAN

Ensuring that this Plan is a living document that meets Tseshaht’s needs will involve multiple reviews. Below is the process that Tseshaht staff and Elected Council will utilize for these reviews:

- **Annual Technical Review:** An annual meeting will occur with Council and key staff (e.g., economic development, housing, etc.) to review this Plan. The meeting will be used to evaluate the effectiveness of the Plan, identify challenges with implementation, and propose amendments to increase the Plan’s value.
- **Annual Community Review:** As a community-driven document, this Land Use Plan needs to be reviewed annually by the membership. This review will determine if community priorities have changed and if amendments to this Plan are required to reflect those changes.

It will be the responsibility of the Lands Department to schedule the annual reviews.

7.3 AMENDING THIS PLAN

Over time, amendments will need to be made to this Land Use Plan. For proposed changes outside of regularly scheduled review, the following process will be followed:

Step 1: Submit an Application

A written request must be submitted to the Lands Department and must include:

- The proposed amendment (e.g., a use different than contained in this Plan).
- The reason why the change is needed and how it maintains the strategic objectives and land use principles of this document.

Step 2: Staff Review

The submitted application will be reviewed by the Lands Manager to:

- Determine whether the proposed amendment maintains the strategic objectives and land use principles of this document.
- Identify any concerns with the proposed amendment.

After the review is completed, the Lands Manager will write a “Summary Report” to Chief and Council that:

- Makes a professional recommendation to “Approve in Principle” or “Deny” the amendment application.
- Include the justification for their recommendation.

Step 3: Presentation to Chief and Council

Chief and Council will review the “Summary Report” written by the Lands Manager and will formally decide through a Band Council Resolution to “Approve in Principle” or “Deny” the application.

If the application is “Approved”:

- The Lands Manager will notify the applicant.
- The applicant then has the ability to apply for necessary permits and other similar actions as defined by Xaxli’p (e.g., development permit, etc.).

If the application is “Denied”:

- The Lands Manager will notify the applicant and provide a rationale for the decision.
- If the applicant wishes to re-submit their application, they will be provided a list of conditions they must meet before reapplying. Once they can prove they have satisfied these conditions, they may re-submit.

Step 6: Revise Document

Upon approval of the amendment, the following steps will be followed:

- The Lands Manager will amend the Land Use Plan.
- The Band Council Resolution number associated with the amendment application will be listed within the updated Land Use Plan.

7.4 OTHER IMPLEMENTATION INITIATIVES

The Xaxli'p Nation Land Use Plan is a key component of several interrelated plans, policies, and actionable steps, as outlined in this document. Other key implementation steps should be undertaken and completed as follows:

Update Mapping of Custom-Owned Lands—A project to survey and identify all custom-owned lands was previously completed. The resulting maps and reports are assumed to be stored in the archive. However, the maps and information require an update.

Addition to Reserve—Explore the potential to include and complete the process for including the following properties as ADR: Bell property, Ouellette, and Yarnchuck.

Master Planning (Rusty Creek, 12-Mile, and 14-Mile)—The Land Use Plan has identified three residential development opportunities (Rusty Creek, 12-Mile, and 14-Mile). A detailed Master Plan for each area is required for future development of these sites. This includes a detailed site plan identifying ownership, land uses, infrastructure/servicing, access to these sites, and cost estimates. The

12-Mile Master Plan should further explore the feasibility of utilizing the Bell property to supply water through a gravity water system supplying drinking water to 12 and 14-Mile.

Development Procedures & Policies—A *Development Procedures Manual* should be developed to implement the Land Use Plan and the Zoning Regulations identified in this document. This manual should outline the application process and other steps to develop on Reserve land. It also sets out the process to rezone a property, including consultation requirements and decision-making authority by Chief and Council.

Design Guidelines—The Nation should develop Design Guidelines in order to create a plan that is implementable and uses good practice in design. Design Guidelines provide clear instructions for developers on how to adopt specific principles and standards set out by the Nation.

Capacity Building—To build the nation's capacity, additional staff in the lands department is needed to continue advancing the housing and economic development strategies identified in this Land Use Plan.

Zoning Bylaws & Regulations—A Land Code is required to make laws in respect of the development, conservation, protection, management, use and possession of First Nation land. This includes laws on zoning, environment, services and dispute resolution.