



# Land Use Plan



June 2017

*Report to:*

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# Contents

<b>PART 1: INTRODUCTION AND VISION .....</b>	<b>1</b>
1.0 Introduction.....	1
1.1 Purpose of Plan .....	1
1.2 Land Use Plan Outline.....	1
1.3 Plan Adoption .....	2
1.4 Certificate of Possession Lands .....	2
2.0 Vision.....	3
3.0 Technical Background.....	4
3.1 Land Base.....	4
3.2 Population Projections.....	7
3.3 Housing Needs Assessment .....	9
3.4 Infrastructure Requirements .....	10
4.0 Shuswap Band Traditional Land Use.....	12
<b>PART 2: LAND USE PLAN .....</b>	<b>14</b>
5.0 General Policies .....	15
6.0 Residential.....	18
6.1 Objectives .....	18
6.2 Policies .....	19
7.0 Commercial Recreational .....	21
7.1 Objectives .....	21
7.2 Policies .....	21
8.0 Commercial Retail .....	22
8.1 Objectives .....	22
8.2 Policies .....	22
9.0 Agriculture .....	24
9.1 Objectives .....	24
9.2 Policies .....	24
10.0 Light Industrial .....	25
10.1 Objectives .....	25
10.2 Policies .....	25

11.0 Environmentally and Culturally Significant Areas .....	26
11.1 Objectives .....	26
11.2 Policies .....	27
12.0 Community Use .....	28
12.1 Objectives .....	28
12.2 Policies .....	28
13.0 Certificate of Possession Lands .....	29
13.1 Objectives .....	29
13.2 Policies .....	29
<b>PART 3: IMPLEMENTATION</b> .....	<b>30</b>
14.0 Action and Implementation Plan .....	31

## Maps

Map 1 – Land Tenure .....	6
Map 2 – Future Land Use .....	16
Map 3 – Environmentally Significant Areas .....	17

# PART 1: INTRODUCTION AND VISION



## 1.0 Introduction

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

### 1.1 Purpose of Plan

The purpose of this plan is to:

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

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

### 1.2 Land Use Plan Outline

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



## 1.3 Plan Adoption

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

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

## 1.4 Certificate of Possession Lands

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

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

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

## 2.0 Vision

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

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





## 3.0 Technical Background

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

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

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

### 3.1 Land Base

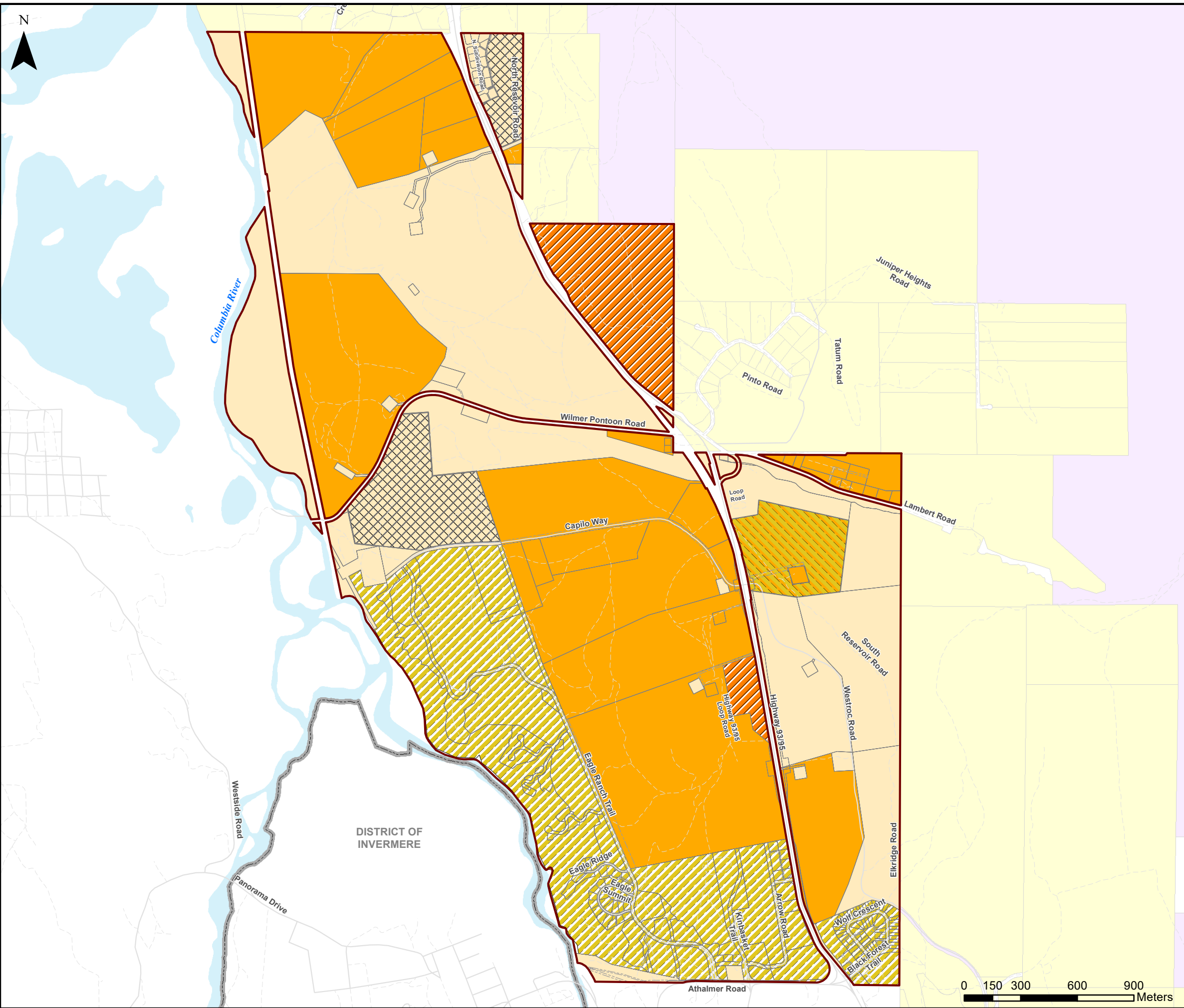
Figure 3.1 illustrates Shuswap Reserve land base and land tenure. As illustrated in Figure 3.1, Shuswap Band has a total of 2,663 acres or 1,078 hectares of land. There are various types of land tenure on reserve:

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

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

**Table 3.1 Land Tenure and Area**

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



# Shuswap Indian Band Land Use Plan Land Tenure

- Reserve Boundary
- Municipal Boundary
- Easement
- Land Tenure**
- Lawful Possession (399.15 Ha)
- Lawful Possession - Leased (23.22 Ha)
- Band Land (356.63 Ha)
- Band Land - Surface Permit (44.08 Ha)
- Band Land - Designated (50.69 Ha)
- Band Land - Leased/Designated (203.85 Ha)
- Off-Reserve Properties**
- Private Property
- Crown Land

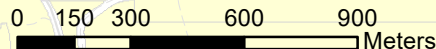
**Data Sources:**

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

**Date:** June 2017

**NOTE:** ON-RESERVE LAND TENURE INFORMATION AS SHOWN WAS OBTAINED FROM THE GOVERNMENT OF CANADA'S INDIAN LANDS REGISTRY SYSTEM AS ACCESSED ON APRIL 8, 2015. THIS DATA WAS REVISED BY URBAN SYSTEMS LTD. IN JANUARY 2016 BASED ON DISCUSSIONS WITH THE SHUSWAP INDIAN BAND.

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

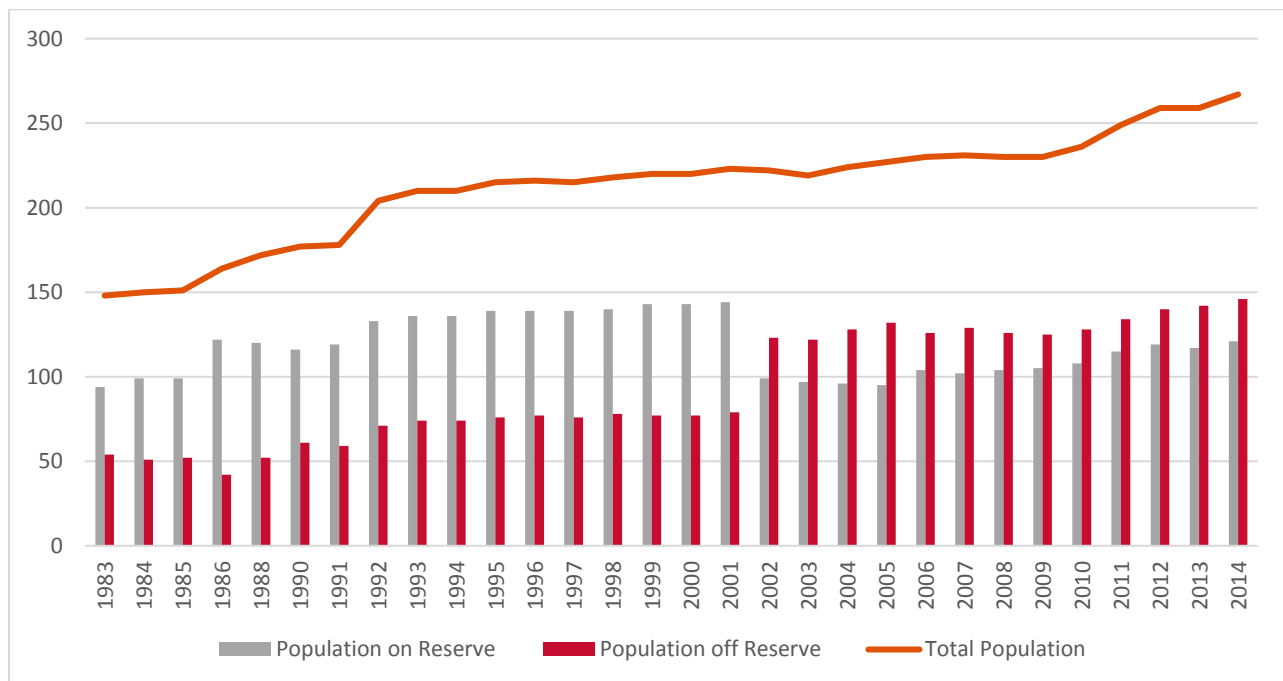


Map 1 - Land Tenure shows the largest portion of land at Shuswap Band is Lawful Possession or CP land, with 37% of total land base being held under this land tenure. Band Land is the second largest tenure of land, at 33%. Finally, Leased and Designated Band Land comprises 19% of reserve land.

## 3.2 Population Projections

Shuswap Band's population has been growing steadily over the last 30 years from 148 members in 1983 to 267 members in 2014. Figure 3.2 shows that there was a change in population dynamic in 2001/2002 when the on-reserve population dropped significantly and the off-reserve population increased significantly. Previous to these years there was always a large majority of members living on-reserve. Although the reasons for this are unknown, Shuswap Band staff have suggested that it could be due to children aging and moving out off-reserve, or it could be due to a lack of new housing in the community.

**Figure 3.2. Historic Population Growth**



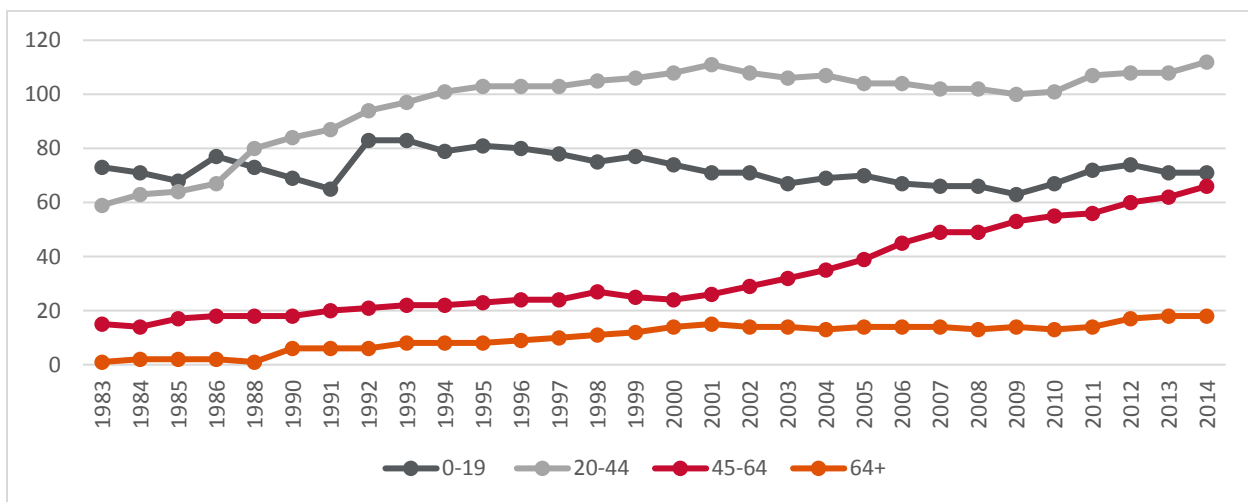
The historic growth rate of the total population is 1.99%. The off-reserve population has grown at a faster pace, at 3.37%. On-reserve growth has increased at 0.85%. The rates of growth have been similar on and off-reserve over this 30 year historic period. Table 3.2 shows the growth rates for on and off reserve members.

**Table 3.2. Historic Growth Rates**

	Annual Average Growth Rate	Population in 1983	Population in 2014
On-reserve members	0.85%	94	121
Off-reserve members	3.37%	54	146
Total population	1.99%	148	267

### 3.2.1 Age Demographics

Over the last 30 years, Shuswap Band's population demographics have remained fairly steady. There has been a notable increase in members aged 20-44 and 45-64. Elders over 64 and youth under 19 continue to represent a similar portion of the population. Figure 3.2 shows the changes in age categories at Shuswap Band.

**Figure 3.2 Member Age Categories**


### 3.2.2 Projected Growth

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

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

Table 3.3 illustrates the projected growth rates.

**Table 3.3 On-Reserve Population Projections**

Growth Scenario	2014 Registered Population	10 Year Projection	20 Year Projection
Low	121	131	141
Medium	121	149	180
High	121	158	205

The low growth rate results in a total of 141 members in 20 years, which would add 20 members on-reserve. The medium growth rate results in 180 members on-reserve in 20 years, adding 59 members on-reserve. The high growth rate results in 205 members in 20 years, or an additional 84 members.

### 3.2.3 Total Population Projections

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

- A low growth rate of 1.99% to represent the total historic population growth over the last 30 years
- A medium growth rate of 2.70% was used to reflect the regional historic growth of the aboriginal population in the east Kootenays.
- A high growth rate was of 3.37% was used, based on the historic growth rate of off-reserve members.

Table 3.4 shows the project growth of the total community.

**Table 3.4. Total On and Off Reserve Population Projections**

Growth Scenario	2014 Registered Population	10 Year Projection	20 Year Projection
Low	267	325	396
Medium	267	348	454
High	267	372	518

The low growth rate results in 396 members in 20 years. The medium growth rate results in 454 members in 20 years and the high growth rate results in 518 members in 20 years.

## 3.3 Housing Needs Assessment

Population projections (determined in Section 3.2) and existing housing waitlist data was used to project future housing requirements.

There were several assumptions made in the housing need projections:

- It was assumed that there would be 2.5 people per household, which was the population per dwelling at Shuswap Band according to the 2011 National Household Survey;
- The medium on-reserve growth rate of 1.99% was used to project population;
- It was assumed that new housing would be 70% single family and 30% multi-family; and
- A lot size of 0.33 acres was assumed.

Based on these assumptions, it is estimated that over the next 20 years there would be 180 members on reserve, which represents 59 new members requiring a total of 24 new housing units. In addition, there are 12 units required to accommodate the current waitlist and members who require a new house for health and safety reasons. Therefore the total number of new houses required over the next 20 years is 36. Based on the ratio of single family to multi-family housing, 29 new houses should be single family and 12 should be multi-family. It is estimated that approximately 13 acres of land will be required for new housing development. Table 3.5 summarizes future housing demand.

**Table 3.5 Future Housing Demand**

<b>Population Statistics</b>	
Total population in 20 years	180
Number of new members to house	59
Number of new units required to accommodate waitlist	12
Total number of new units required	36
Total number of SF units required	25
Total number of MF units required	11
<b>Residential Land Requirements</b>	
Total single family land required (acres)	10
Total multi-family land required (acres)	1
Total residential land required (acres)	11

### 3.4 Infrastructure Requirements

Infrastructure (water, sewer, roads, and solid waste disposal) is required to meet the demands of an increasing population. To accommodate current and future growth, Shuswap Band, in collaboration with Corix Utilities is advancing the potential for a regional water and sewer system that would serve existing

development and future growth within the Highway 93/95 corridor extending from Athalmer Road (south end) to the north end of the Reserve and beyond to neighbouring municipalities.

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

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





## 4.0 Shuswap Band Traditional Land Use

The Kenpesq't, or Shuswap Indian Band, is a member of the Secwépemc (Shuswap) Nation, an Interior Salish speaking people who traditionally occupied a vast area in the south-central part of British Columbia, Canada. At contact, many Europeans had difficulty pronouncing and recording the sounds of the Salish language, resulting in the name Shuswap, which is the anglicized version of Secwépemc (sexwepemx in the practical orthography). The ancestors of the Secwépemc people lived a semi-nomadic lifestyle in the interior of British Columbia for thousands of years. Anthropological and archaeological discoveries, particularly the evidence of "kekulis" (semi-underground pithouses), connect the later precontact Shuswap culture and way-of-life to these lands.

The archaeology of the area begins earlier with an incomplete skeleton of a young man discovered at Gore Creek near Kamloops, radiocarbon dated to 8,360 years ago. Anthropologists believe the earliest occupants of the Plateau entered from the south sometime after the glacial retreat freed the land. Secwépemc elders say their people have lived on this land forever. The Secwépemc developed an intricate system of travel corresponding with the seasons, as well as an important social and political system that governed their interactions with each other and the use of their traditional lands. This system was passed down from generation to generation through stories, using a rich oral history that continues to play an important role among the Secwépemc to this day.

At the time of contact with the first Europeans in the late 18th century, the Secwépemc occupied a vast territory of 180,000 square kilometres, extending from the Columbia River valley and the east slope of the Rocky Mountains to the Fraser River Valley on the west, and from the upper Fraser River Valley in the north to the Arrow Lakes in the south.

The Secwépemc Nation consisted of twenty-five to thirty loosely assembled bands: today, seventeen Secwépemc bands remain with a fragment of their existing territory, 575 square kilometres divided into reserves. They are the Adams Lake Band (Sexqeltqin), Alkali Lake Indian Band (Esketemc), Bonaparte Band (St'uxwtews), Canim Lake Band (Tsq'escenemc), Canoe Creek Band (Stswecem'c Xgat'tem), High Bar Band, Kamloops Band (Tk'emlups), Little Shuswap Band (Quaaout), Neskonlith Band, North Thompson Band (Simpcw), Pavilion Band (Ts'kw'aylaxw), Shuswap Indian Band (Kenpesq't), Skeetchestn Band, Soda Creek Band (Xat'sull), Spallumcheen Band (Splats'in), Whispering Pines Band (Peltiq't) and Williams Lake Indian Band (T'exelc).

The fur traders, missionaries, and miners had a significant impact on the Shuswap Band's way-of-life by influencing their economy and their beliefs. The first fur traders didn't initially cause much harm to the Secwépemc way-of-life as they generally lived in a similar manner and depended on the knowledge and goodwill of their hosts for survival. However, the fur trade led many of the Secwépemc people to focus their time on trapping furs for trade rather than on sustenance activities. European goods acquired from the fur trade led the Secwépemc people to spend less time hunting, fishing, gathering, and making traditional garments and tools, such as baskets, robes, coats, mats, and bedding. The increased trade also encouraged competition among First Nation groups as access to trapping areas became increasingly important to survival. The fur trade also encouraged the mixing of cultures as fur traders took First Nation wives.

Eventually, over-hunting led to a scarcity of big game animals, which in turn led to a shortage of the raw materials for clothing and tools, thus increasing dependence on European items. The beaver populations

began to decline, which meant fewer returns and harder work and little time for traditional hunting and fishing. This led to periods of starvation for the Secwépemc. Having become somewhat dependent on the European goods and not trapping enough to trade for the goods they required, the Secwépemc started trading their salmon.

Gold was discovered along the Thompson and Fraser Rivers. By 1858, gold miners had “invaded” Secwépemc territory and interrupted the Secwépemc people’s life. Without experience in the mining industry, the Secwépemc were not able to capitalize on the gold which they had known about for centuries, and the people were forced to take semi-skilled jobs as labourers and ranch hands.

By the end of 1859 as the mining boom in the area declined, white settlers arrived looking for land for farming and ranching and often in conflict with the needs of the Shuswap. There were several significant events during this period that impacted the Shuswap Nation and way of life:

- A severe smallpox outbreak in the early 1860s reduced the Secwépemc population by almost two-thirds;
- The influx of missionaries and subsequent introduction of residential school; and
- The creation of reserve lands.

Gilbert Malcolm Sproat was sent by the Provincial Government to allocate reserves and in 1884 the Shuswap Reservation was established. The Shuswap Band was at their village near Invermere when the reserve boundaries were determined.

A year later, the Canadian Pacific Railway was completed. The Kootenay Central Railroad was added in 1915, to service the area between Cranbrook and Golden. With the opening of the Banff-Windermere Highway in 1923, the Columbia Valley was fully accessible by rail and by road. The rail line and later the highway both cut into and split up the Shuswap Band’s reserve land.

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

The identity of the Shuswap Indian Band is situated in a strong connection to their traditional lands. They are an extension of the vast history of their people, who travelled the Secwépemc territory in their annual seasonal rounds for thousands of years. Traditional knowledge regarding living and surviving on the land, as well as traditional Secwépemc culture and practices, are an essential part of the heritage of the Secwépemc people and many of the community’s Elders hold this valuable information.

## PART 2: LAND USE PLAN



## Introduction

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

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

## 5.0 General Policies

The policies in this section apply to all Shuswap Band land.

Shuswap Band's general policy is to:

- .1 Ensure all developments have appropriate site servicing (i.e., potable and fire suppression water, hydro, sanitary sewerage, etc.);
- .2 Encourage the use of green building design with a focus on sustainable and environmentally responsible design principles (such as Leadership in Energy and Environmental Design (LEED)) with an emphasis on water and air quality, water and energy conservation, and efficient waste management practices;
- .3 Ensure all new buildings on Band Land on Band Land or Lawful Possession Land meet and/or exceed the standards in the BC Building Code;
- .4 Ensure a land inventory database is developed;
- .5 Ensure a Lands Committee is developed;
- .6 Ensure a Matrimonial Real Property Committee is developed;
- .7 Apply the *Species At Risk Act* Conservation Agreement which applies to all Shuswap Band lands. Development proponents should be aware that there is a significant likelihood of encountering species at risk in the areas identified on Map 3 – Environmentally Significant Areas included in this Land Use Plan;
- .8 Ensure that all Shuswap Band laws are followed before development occurs;
- .9 As per Sections 16.1 and 16.2 of the Shuswap Indian Band Land Code, no development shall be allowed on any site designated as a heritage site under the Land Use Plan unless the development receives community approval by a ratification vote. (Note: there are no such heritage sites on Shuswap Band Land at this time, however, if heritage sites are discovered, this Land Use Plan will be amended to include the heritage site(s) as protected areas, subject to the above).



# Shuswap Indian Band Land Use Plan Future Land Use

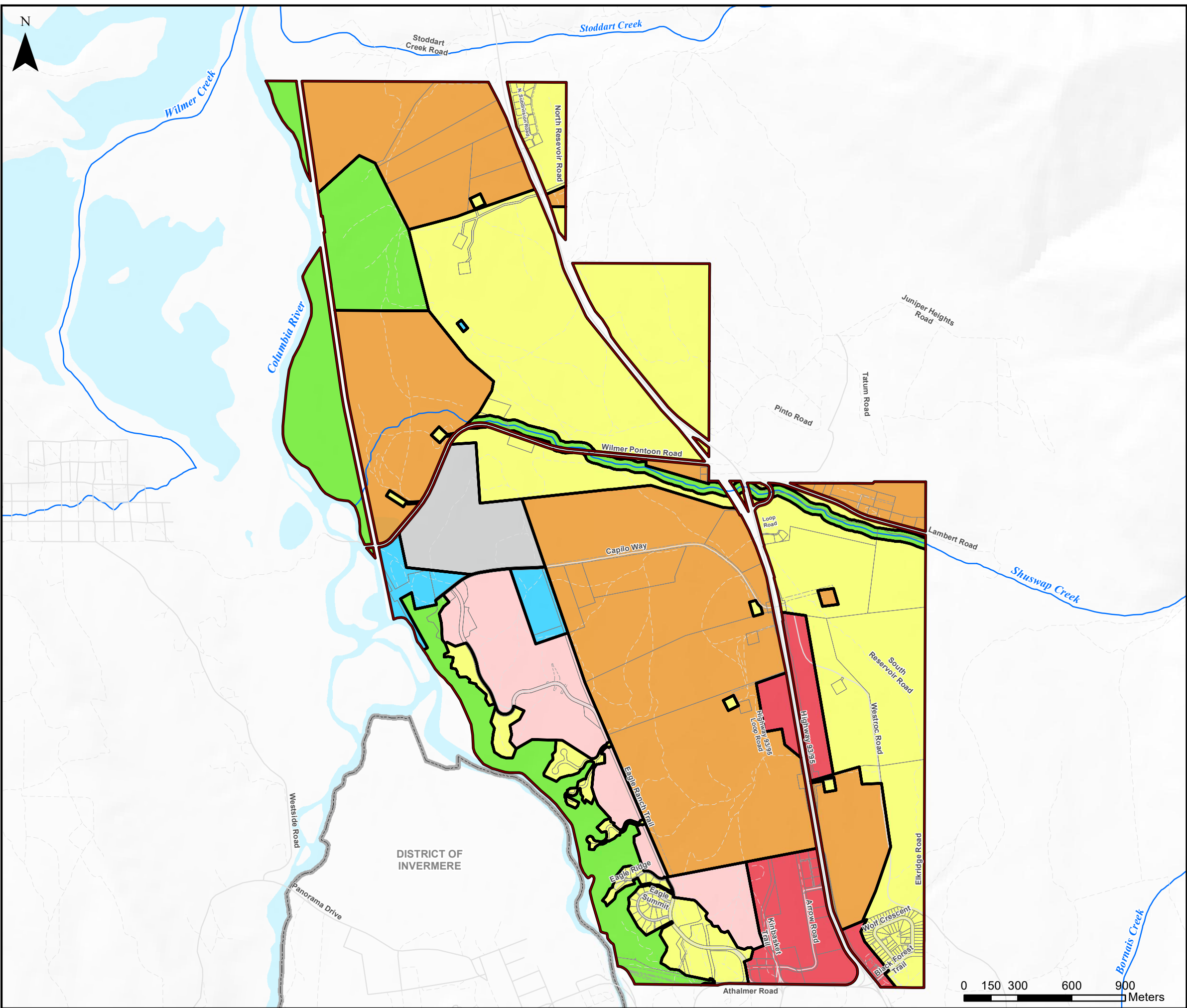
- Reserve Boundary
- Municipal Boundary
- Future Land Use**
- Residential
- Certificate of Possession
- Commercial Recreational
- Commercial Retail
- Light Industrial
- Environmentally and Culturally Significant Areas
- Community Use

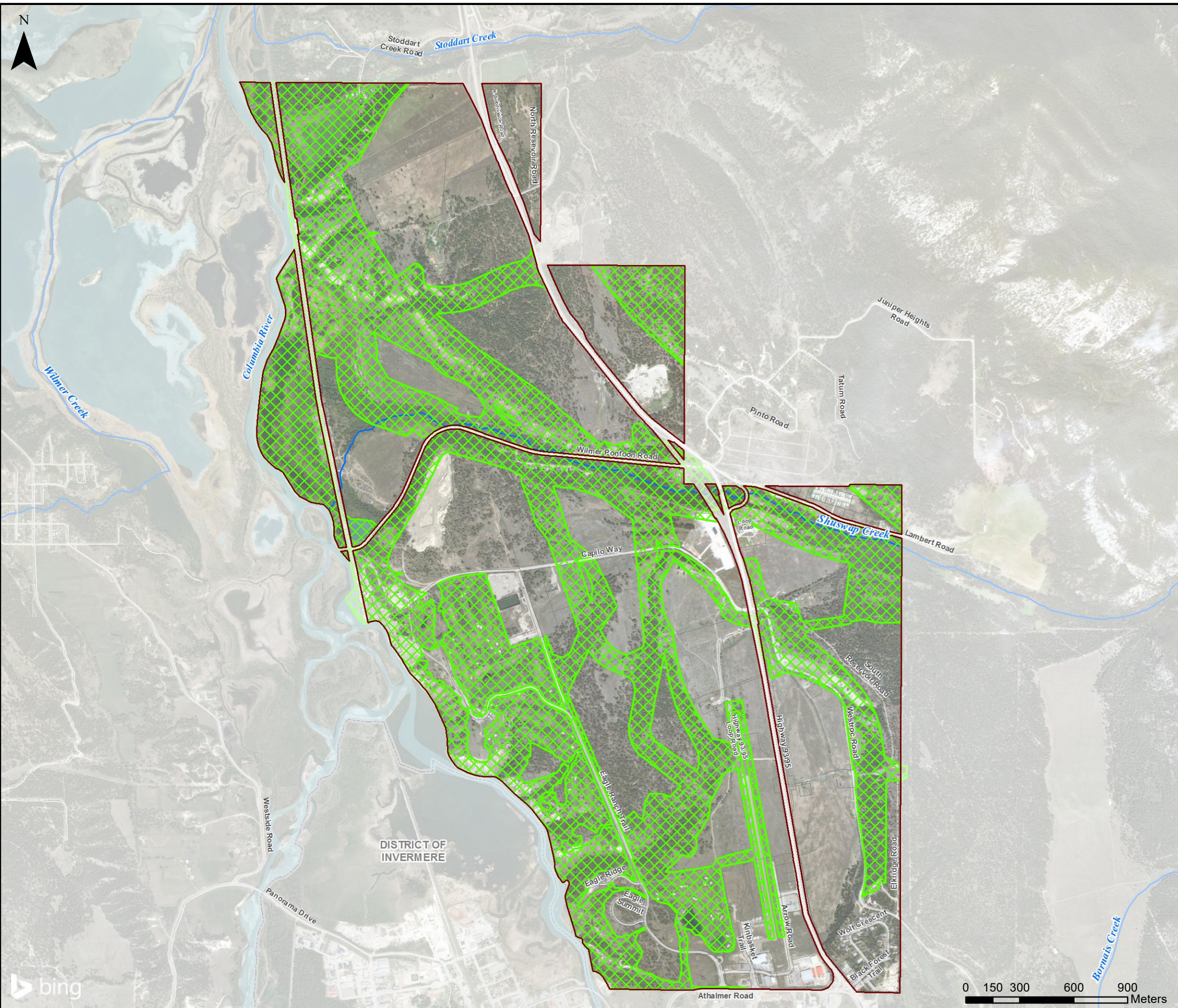
**Data Sources:**

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

Date: June 2017

BYLAW NO.	AMENDMENTS	DATE





# Shuswap Indian Band Land Use Plan Environmentally Significant Areas

- Reserve Boundary
- Environmentally Significant Areas

**Note:**

Environmentally significant areas as shown based on the following:

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

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

**Other Data Sources:**

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

Date: June 2017

## 6.0 Residential

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

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

### 6.1 Objectives

It is Shuswap Band's Residential objective to:

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



## 6.2 Policies

It is the Shuswap Band's Residential Policy to:

- .1 Locate Residential uses on areas identified as Residential on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Explore innovative methods of providing cost efficient housing to meet the current needs of the community and the needs of the community in the future;
- .3 Continue to work with the First Nations Market Housing Fund (FNMHF) to address areas that require strengthening for development of a sustainable market based housing program on reserve and qualification under the FNMHF's Credit Enhancement Program;
- .4 Continue to work towards quality housing and safe, affordable neighbourhoods for all on-reserve members;
- .5 Work towards ensuring that Shuswap Band members have access to diverse housing options including:
  - Rent-to-own housing,
  - Rental housing,
  - Market-based housing, and
  - Self-financed housing construction;
- .6 Work towards providing level-entry housing for elders and those with mobility issues;
- .7 Permit appropriate home-based businesses and bed and breakfasts in areas identified as Residential;
- .8 Ensure that housing inspections occur at regular intervals and at the end of major stages of construction, as new housing is built as well as compliance with Shuswap Band building laws or policies;
- .9 Ensure that infrastructure cost per lot is considered when assessing lot size and the feasibility of future housing developments;
- .10 Continue to encourage community members to be active participants in the design and construction of new housing developments where applicable and feasible;
- .11 Require subdivision and/or engineering feasibility studies to be completed prior to the subdivision and development of land. These studies should include a review of soil conditions, environmentally sensitive areas, archaeological assessment, and the cost of servicing with water and sewer (initial costs and ongoing operational costs);
- .12 Ensure that new homes are constructed to be meet EnerGuide 80. (Note: EnerGuide is an energy efficient rating system, and homes that score over 80 are considered to be very efficient);



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



## 7.0 Commercial Recreational

The Kinbasket Development Corporation (KDC) group of companies is Shuswap Band's economic development arm. They have built a variety of on-reserve businesses. Eagle Ranch Golf Resort is the most prominent business located on Shuswap Band land has been open to the public since April 2000. This multi-million dollar development features a full service clubhouse with pro-shop, restaurant, bar, private meeting rooms, spa facilities, luxury condo suites, a private beach, boat-docks, tennis courts and communal barbecue areas. Eagle Ranch comprises the majority of the commercial recreational activities and land use on-reserve. There is also a smaller golf course at the north end of the reserve that is operated by a CP holder.

### 7.1 Objectives

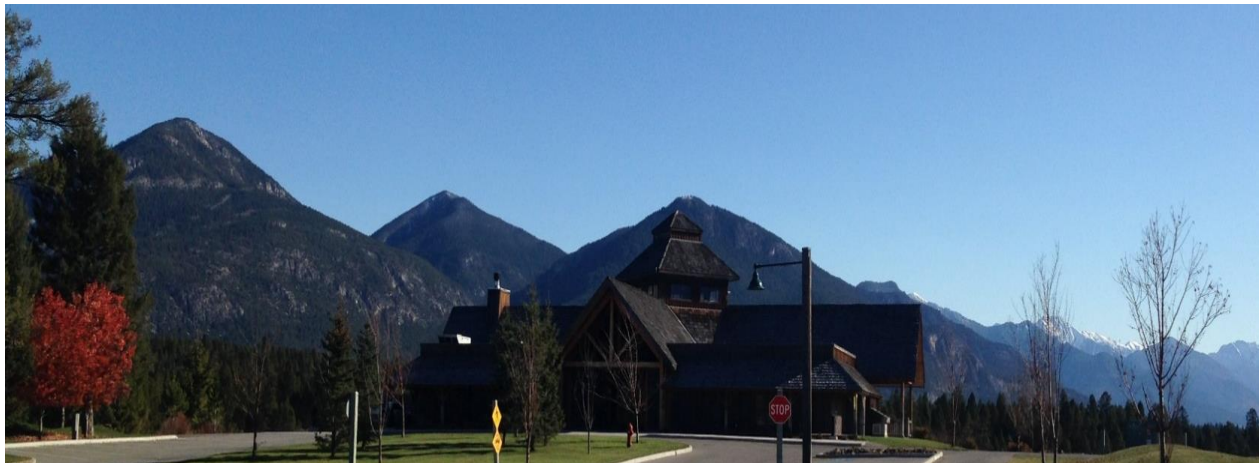
It is Shuswap Band's Commercial Recreational objective to:

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

### 7.2 Policies

It is Shuswap Band's Commercial Recreational policy to:

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



## 8.0 Commercial Retail

The Shuswap Village centre is located at the south east corner of the reserve. The Village centre has two distinct areas:

- .1 Timber Rock Village, which houses a number of retail boutiques; and
- .2 A highway commercial strip with hotels and travelling facilities.

Businesses in this area include:

- No Frills grocery store;
- Home Hardware;
- Kicking Horse Coffee;
- Super 8 Hotel;
- Tim Hortons; and
- Other small businesses in the Timber Rock commercial park.

These developments have visual prominence along Highway 93/95 and draw large volumes of traffic.

The Shuswap Regional Airport (Invermere Airport) is located on Arrow Road and is used for small airplanes, gliders, helicopters, and companies that run scenic tours of the Rockies.

### 8.1 Objectives

It is Shuswap Band's Commercial Retail objective to:

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

### 8.2 Policies

It is Shuswap Band's Commercial Retail policy to:

- .1 Locate Commercial Retail uses on areas identified as Commercial Retail on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Promote mixed use development with residential units above commercial retail;
- .3 Encourage the development of office space that can be leased to businesses;
- .4 Work towards beautifying the highway corridor;
- .5 Support a convenience store and gas station on-reserve;

- .6 Promote more restaurants;
- .7 Ensure that the community takes an active role in defining the types of economic development that occur on-reserve and in Shuswap Band's traditional territory;
- .8 Support the development of local entrepreneurs who have an interest in developing a commercial business; and
- .9 Apply for and participate in the Community Opportunity Readiness Program (CORP) and other programs to support economic development in the community and consider community input.



## 9.0 Agriculture

There are agricultural practices currently on Shuswap Band land. These agricultural areas are used for light grazing and keeping horses.

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

### 9.1 Objectives

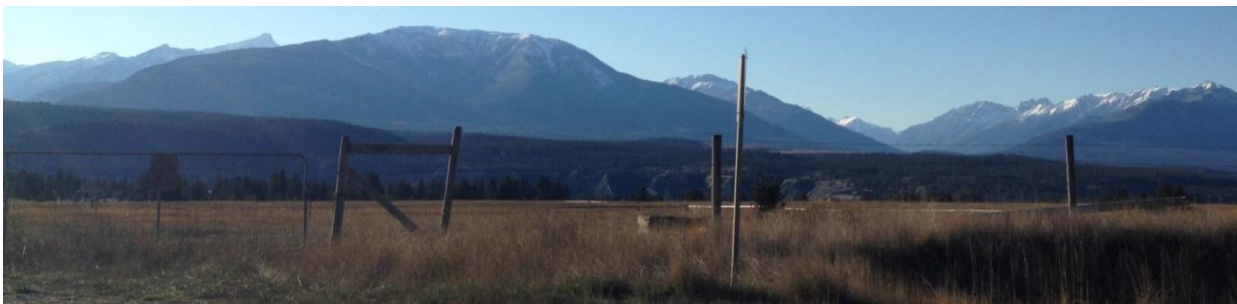
It is Shuswap Band's Agricultural objective to:

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

### 9.2 Policies

It is Shuswap Band's Agricultural policy to:

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



## 10.0 Light Industrial

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

### 10.1 Objectives

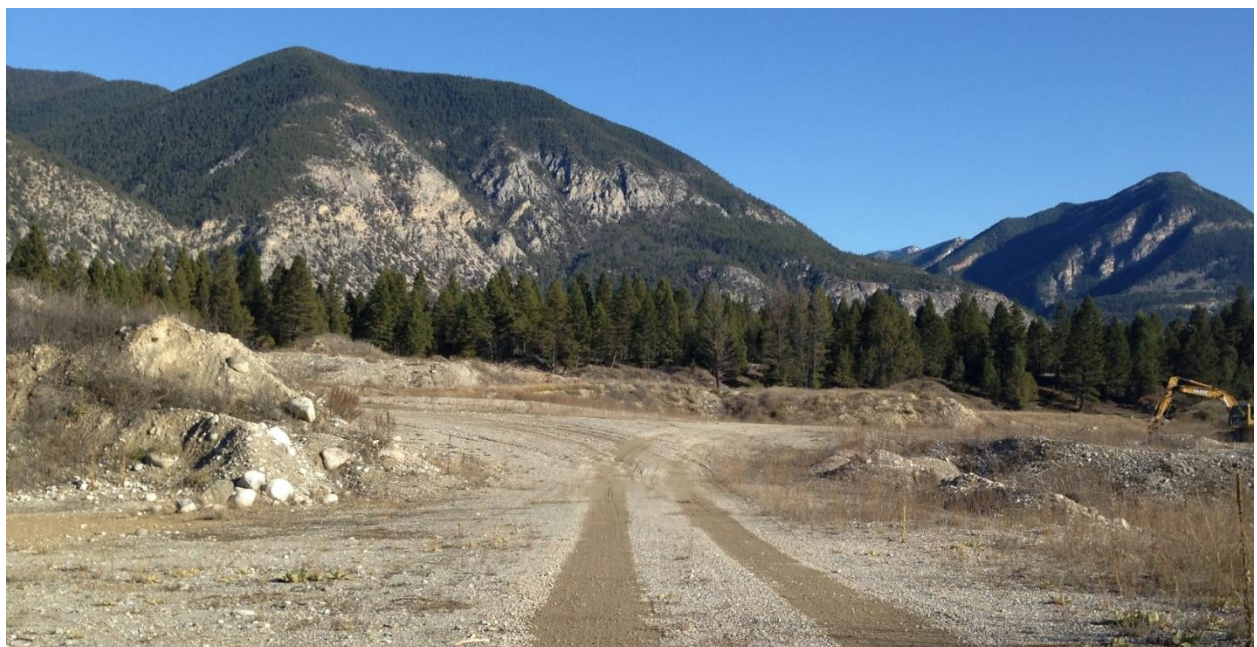
It is Shuswap Band's Light Industrial objective to:

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

### 10.2 Policies

It is Shuswap Band's Light Industrial policy to:

- .1 Locate Light Industrial uses on areas identified as Light Industrial on the Future Land Use map contained in the Land Use Plan and allow home-based industries elsewhere on the reserve;
- .2 Strive to ensure that industrial development causes minimal harm to the natural environment and that noise, pollution, and other concerns are addressed and mitigated;
- .3 Undertake reclamation work on previous sand and gravel site adjacent to Highway 93/95 (see photo below); and
- .4 Ensure that industrial development is compatible with surrounding land uses.



## 11.0 Environmentally and Culturally Significant Areas

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

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

There are important wildlife values on Shuswap reserve lands. The lands are used by ungulates, primarily in the winter, which provides sustenance for band members. Prior species at risk inventory work has identified the presence of American badger, long-billed curlew and other species between 2005 and 2009 and is continuing in 2016 to 2019.

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

The current species inventory work will review the previous work and document the presence of leopard frog and other amphibians, and bat species that may occur. These species are most likely to occur in wetlands and riparian areas already identified as areas to be protected along the Columbia River, Stoddart Creek and Shuswap Creek.

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

### 11.1 Objectives

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

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

## 11.2 Policies

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

- .1 Ensure careful consideration is undertaken prior to development for all lands that are identified as Environmentally and Culturally Significant Areas which are shown on Map 2 - Future Land Use contained in this Land Use Plan;
- .2 Ensure the *Species At Risk Act* Conservation Agreement is upheld for any development;
- .3 Ensure environmental and geotechnical reviews are conducted by qualified professionals prior to any activities or development being approved or occurring on Shuswap Band land;
- .4 Ensure a qualified professional is engaged to ensure that no natural features, functions or conditions that support fish life processes in the riparian area will be harmfully altered, disrupted or destroyed by development;
- .5 Maintain and enhance fisheries and aquatic values in Shuswap Creek, Stoddart Creek and the Columbia River adjacent to Shuswap Band land;
- .6 Maintain, where possible, wildlife values on Shuswap Band land;
- .7 Protect trails and other passive outdoor recreation sites;
- .8 Support community education initiatives on environmental issues and the importance of the natural ecosystem in the context of Shuswap Band lands; and
- .9 Carry out the above policies on CP lands, where possible, in cooperation with the CP holders.





## 12.0 Community Use

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

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

### 12.1 Objectives

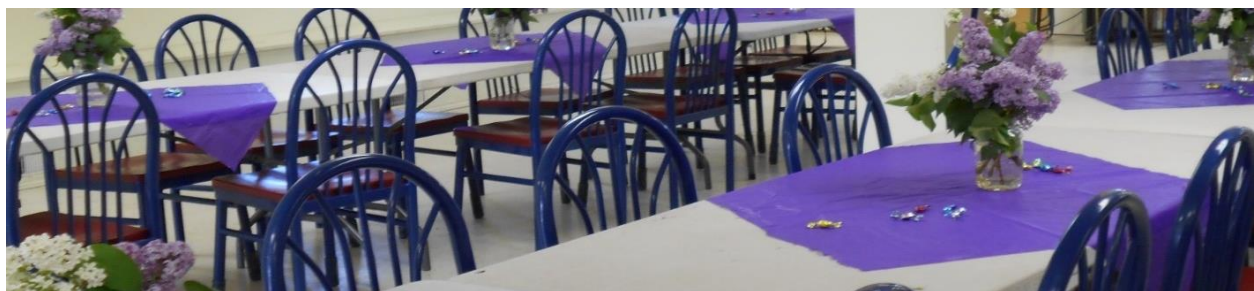
It is Shuswap Band's Community Use objective to:

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

### 12.2 Policies

It is Shuswap Band's Community Land policy to:

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



## 13.0 Certificate of Possession Lands

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

### 13.1 Objectives

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

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

### 13.2 Policies

It is Shuswap Band's policy to:

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

## PART 3: IMPLEMENTATION



## 14.0 Action and Implementation Plan

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

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

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

**Table 14.1 - Implementation Plan** is intended to provide concrete actions that Shuswap Band can undertake to ensure that the Land Use Plan policies are standardized and incorporated into day to day operations. Some of the recommended next steps are activities that can be completed right away without funding, particularly those listed in the table below that show supporting organizations but “N/A” for funding source. Some steps can only be completed if funding is secured as they are larger projects or require significant investment and others pertain to developing plans that will outline exactly how Shuswap Band will accomplish goals and how to prioritize and leverage future funding. It is important to note that the acronyms for all the funding programs listed in the Implementation Plan are specified in Table 14.2 Funding Sources.

**Table 14.2 - Funding and Support Sources** is intended to provide an overview of what projects are eligible for various support and funding programs, so that as grants become available, Shuswap Band staff can refer to the summarized table of funding-eligible projects and ensure that projects that would help implement the Land Use Plan are included in the applications, or outreach discussions.

**Table 14.1 Implementation Plan**

Section	Residential Policies	Steps for Achieving Policies	Funding & Support
6.2.2	Explore innovative methods of providing cost efficient housing to meet the current needs of the community and the needs of the community in the future;	Create a Shuswap Band Housing Authority to ensure that housing can be provided for members by a neutral party that is focused on housing issues.	NAHS Stream 1
6.2.3	Continue to work with the FNMHF to address areas that require strengthening for development of a sustainable market based housing program on-reserve and qualification under the Credit Enhancement Program;	Keep in regular contact with FNMHF, and access their support for qualification of the <b>Credit Enhancement Program</b> .	N/A
6.2.4	Continue to require quality housing and safe, affordable neighbourhoods for all on-reserve members;	Complete a <b>housing plan</b> that establishes housing options, costs, and a long term maintenance strategy.	NAHS Stream 1
6.2.5	Work towards ensuring that Shuswap Band member have access to a diversity of housing options including: <ul style="list-style-type: none"> <li>• Rent-to-own housing,</li> <li>• Rental housing,</li> <li>• Market-based housing, and</li> <li>• Self-financed housing construction;</li> </ul>	Complete a <b>housing plan</b> that establishes housing options, costs, and a long term maintenance strategy.	NAHS Stream 1
6.2.6	Work towards providing level-entry housing for elders and those with mobility issues;	Apply for funding to <b>build new houses</b>	NAHS Stream 2 and 3
6.2.7	Permit appropriate home-based businesses and bed and breakfasts in areas identified as Residential;	Complete a <b>Zoning Bylaw</b> that regulates uses	FNMHF or BCCI
6.2.8	Ensure that housing inspections occur at regular intervals and at the end of major stages of construction, as new housing is built;	Complete a <b>Housing Policy</b> that establishes housing development process	NAHS Stream 1
6.2.9	Ensure that infrastructure cost per lot is considered when assessing lot size and the feasibility of future housing developments;	Complete a <b>Housing Plan</b> that establishes housing options, costs, and a long term maintenance strategy.	NAHS Stream 1
6.2.10	Continue to encourage community members to be active participants in the design and construction of new housing developments where applicable and feasible;	Complete a <b>Housing Policy</b> that establishes housing development process	NAHS Stream 1
6.2.11	Require subdivision and/or engineering feasibility studies to be completed prior to the subdivision and development of land. These studies should include a review of soil conditions, environmentally sensitive areas, archeological assessment, and the cost of servicing with water (initial costs and ongoing operational costs);	Complete a <b>Decision Process Bylaw</b> or a Development Approval Procedure that establishes consistent information requirements and processes for development	P&ID/BCCI
6.2.12	Ensure that new homes are constructed to be meet EnerGuide 80. (Note: EnerGuide is an energy efficient rating system, and homes that score over 80 are considered to be very efficient);	Complete a <b>Decision Process Bylaw</b> or a Development Approval Procedure that establishes consistent information requirements and processes for development	P&ID/BCCI
6.2.13	Consider renewable energy options for new housing construction	Apply for First Nations Clean energy Business Fund to develop a <b>Community Energy Plan</b> that will help to identify opportunities for renewable energy.	FNCEBF
6.2.14	Establish a Housing Maintenance Mentorship Program that seeks to teach individuals about ongoing maintenance and enhancements to their homes;	Complete a <b>Housing Plan</b> that establishes housing options, costs, and a long term maintenance strategy.	NAHS Stream 1
6.2.15	When new subdivisions are created, ensure that space is included for parks and playgrounds.	Complete a <b>Decision Process Bylaw</b> or a Development Approval Procedure that establishes consistent information requirements and processes for development	P&ID/BCCI
6.2.16	Work towards making options available to Shuswap Band members to build or renovate their homes;	Ensure <b>renovation programs</b> are available to members	CMHC RRAP funding
6.2.17	Work towards making options available for market-based housing (housing other than social housing) on-reserve.	Complete a <b>Housing Plan</b> that establishes housing options, costs, and a long term maintenance strategy.	NAHS Stream 1

Section	Commercial Recreational Policies	Steps for Achieving Policies	Funding & Support
7.2.2	Ensure that commercial land uses are unique in design and present a positive visual appearance to people entering Shuswap Band;	Create <b>Development Guidelines</b> that outline best practices for layout, design and landscaping.	BCCI/CORP
7.2.3	Require commercial development proponents to ensure that opportunities are well communicated and carefully considered by the community; and	Complete a <b>Decision Process Bylaw</b> or a Development Approval Procedure that establishes consistent information requirements and processes for development	P&ID/BCCI
7.2.4	Encourage the development of landscaping at commercial properties that showcase traditional foods and medicinal plants.	Create <b>Development Guidelines</b> that outline best practices for layout, design and landscaping.	BCCI/CORP
Section	Commercial Retail Policies	Steps for Achieving Policies	Funding & Support
8.2.2	Promote mixed use development with residential units above commercial retail;	Create an <b>Economic Opportunity Brochure</b> to distribute to potential investors	CORP
8.2.3	Encourage the development of office space that can be leased to businesses;	Create an <b>Economic Opportunity Brochure</b> to distribute to potential investors	CORP
8.2.4	Work towards beautifying the highway corridor;	Create <b>Development Guidelines</b> that outline best practices for layout, design and landscaping.	BCCI/CORP
8.2.5	Support a convenience store and gas station on-reserve;	Create an <b>Economic Opportunity Brochure</b> to distribute to potential investors	CORP
8.2.6	Promote more restaurants;	Create an <b>Economic Opportunity Brochure</b> to distribute to potential investors	CORP
8.2.7	Ensure that the community takes an active role in defining the types of economic development that occur on-reserve and in Shuswap Band's traditional territory;	Create an <b>Economic Development Plan</b> that outlines investment climate and potential opportunities for growth	CORP
8.2.8	Support the development of local entrepreneurs who have an interest in developing a commercial business; and	Direct community members interested in starting businesses to supporting organizations such as <b>All Nations Trust Company, and Aboriginal Tourism BC</b>	N/A
8.2.9	Apply for and participate in the Community Opportunity Readiness Program (CORP) and other programs to support economic development in the community and consider community input.		CORP
Section	Agriculture Policies	Steps for Achieving Policies	Funding & Support
9.2.2	Encourage agricultural land that provides affordable and healthy food and medicines for the community;	Connect with <b>Groundswell</b> , and Invermere based food security and permaculture group to partner on workshops or community projects	N/A
9.2.3	Investigate the feasibility of a community greenhouse;	Canvas the community to <b>find a project champion to move the project forward.</b>	Interior Health's Community Food Action Grants/ BC Gaming Grants
9.2.4	Increase the capacity of members to be active participants in agriculture enterprises; and	Contact that <b>First Nations Agricultural Association</b> for training and business development opportunities	N/A
9.2.5	Pursue extending agriculturally viable land through irrigation expansion		FNIF

Section	Light Industrial Policies	Steps for Achieving Policies	Funding & Support
10.21.2	Strive to ensure that industrial development causes minimal harm to the natural environment and that noise, pollution, and other concerns are addressed and mitigated;	Complete a <b>Decision Process Bylaw</b> or a Development Approval Procedure that establishes consistent information requirements and processes for development	P&ID/BCCI
10.2.3	Undertake reclamation work on previous sand and gravel site adjacent to Highway 93/95; and	Work with <b>Kinbasket Group of Companies</b> to develop this business	All Nations Trust
10.2.4	Ensure that industrial development is compatible with surrounding land uses.	Complete a <b>Decision Process Bylaw</b> or a Development Approval Procedure that establishes consistent information requirements and processes for development	P&ID/CORP
Section	Environmentally and Culturally Significant Areas Policies	Steps for Achieving Policies	Funding & Support
11.2.2	Ensure the Species At Risk Act Conservation Agreement is upheld for any development;	Refer to the <i>Species At Risk Act</i> Conservation Agreement	Habitat Stewardship Program (HSP) Interdepartmental Recovery Fund (IRF) Aboriginal Fund for Species at Risk
11.2.3	Ensure environmental and geotechnical reviews are conducted by qualified professionals prior to any activities or development being approved or occurring on Shuswap Band land;	Engage qualified professionals	
11.2.4	Ensure a qualified professional is engaged to ensure that no natural features, functions or conditions that support fish life processes in the riparian area will be harmfully altered, disrupted or destroyed by development;	Engage qualified professionals	
11.2.5	Maintain and enhance fisheries and aquatic values in Shuswap Creek, Stoddart Creek and the Columbia River adjacent to Shuswap Band land;	Look into partnerships with <b>Columbia Basin Trust, BC Hydro, and/or Ministry of Transportation and Infrastructure</b> on environmental education initiatives	Habitat Stewardship Program (HSP) Interdepartmental Recovery Fund (IRF) Aboriginal Fund for Species at Risk
11.2.6	Maintain, where possible, wildlife values on Shuswap Band land;	Use zoning for specific areas	
11.2.7	Protect trails and other passive outdoor recreation sites;	Require developments to incorporate trails into existing surrounding trails in the <b>Decision Process Bylaw</b>	P&ID/BCCI
11.2.8	Support community education initiatives on environmental issues and the importance of the natural ecosystem in the context of Shuswap Band lands; and	Look into partnerships with <b>Columbia Basin Trust, BC Hydro, and/or Ministry of Transportation and Infrastructure</b> on environmental education initiatives	
11.2.9	Carry out the above policies on CP lands, where possible, in cooperation with the CP holders.		
Section	Community Use	Steps for Achieving Policies	Funding & Support
12.2.2	Concentrate community use buildings in the heart of the community;	<b>Engage community</b> on where core development should be, and how much various options will cost for servicing.	N/A
12.2.3	Continue to update the First Nations Infrastructure Investment Plan (FNIIP) (i.e. the 5 year capital plan) to reflect current cost estimates and community needs;	Fill out the FNIIP tables on an annual basis	FNIIP
12.2.4	Upgrade and preserve the cemetery.	Ensure this is listed for capital project funding on the <b>FNIIP table</b>	FNIF
12.2.5	Provide outdoor recreation opportunities.	Apply for community infrastructure funds as they are announced	TBD
12.2.6	Plan, design, and construct a community centre.	Apply for funding from <b>First Nations Health Authority</b> to potentially look at combined health and community centre. Look into borrowing funds from First Nation Finance Authority for Community Centre	FNHA and FNFA

**Table 14.2 Funding and Support Sources**

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