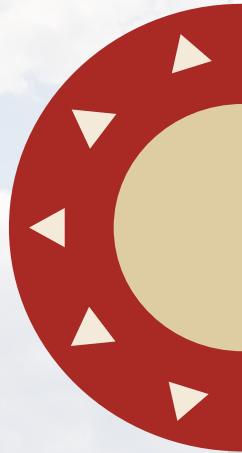


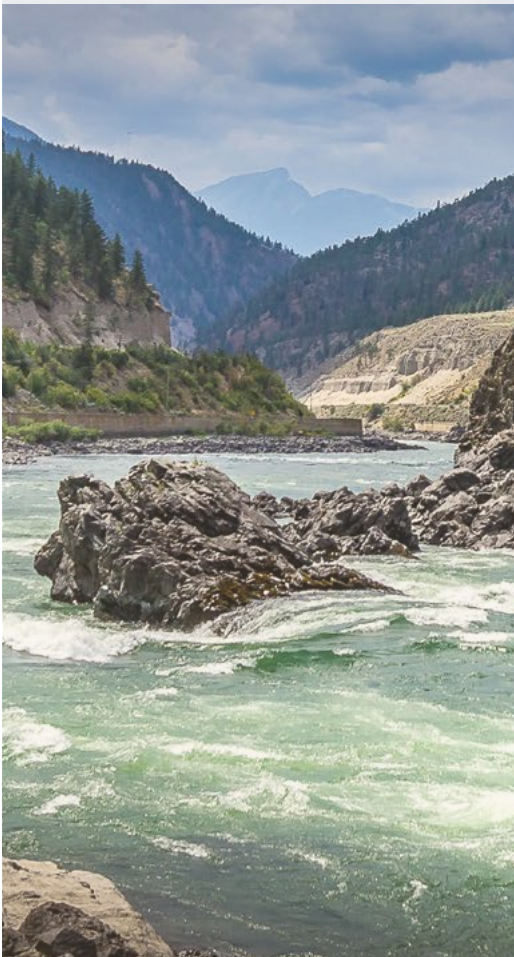
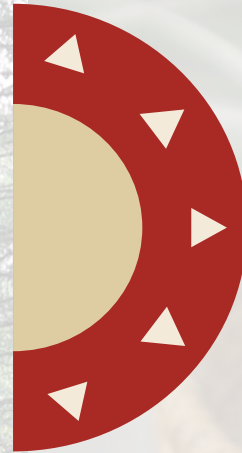


SPUZZUM
FIRST NATION

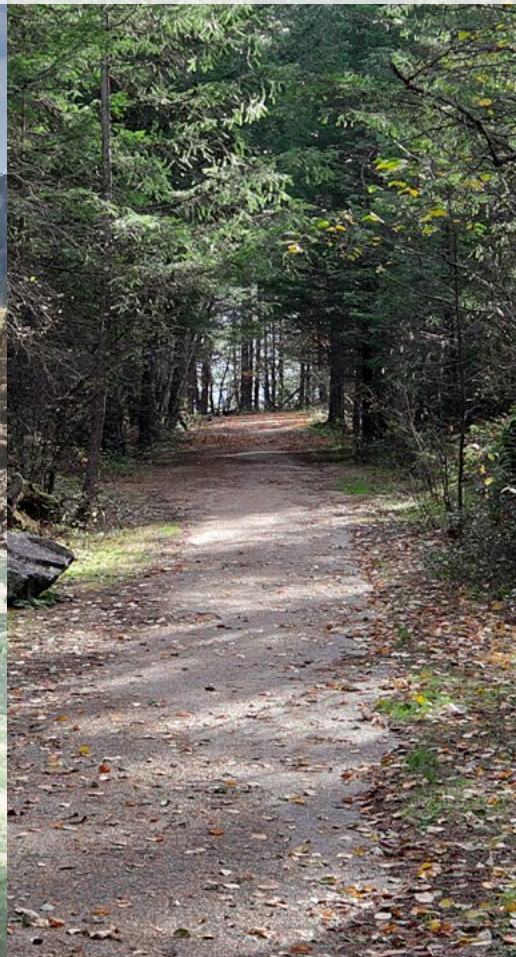
Our Land. Our Future. Our Success. Forward Focused Nation Building.



Land Use Plan



tmíxʷ | Our land



xʷúy̓ | Our Future



2021

nkseytkn | Our Family



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Acknowledgments

Spuzzum First Nation would like to acknowledge the following people who contributed their time and knowledge to create this plan:

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Introduction

Spuzzum First Nation is a member of the Nlaka'pamux Nation, located in what is now known as the lower Fraser Canyon in southwest British Columbia. Our Nlkapamuxcheen ancestors have occupied this area since time immemorial. As Nlaka'pamux people, Spuzzum First Nation shares in the communal responsibility to care for the land and resources for current and future generations. To protect and enhance our accountability for our lands and resources, honour our culture, and foster sustainable development, we have taken the important step in developing a Land Use Plan for Spuzzum First Nation reserve lands, including Certificate of Possession (CP) held lands (herein referred to as "Spuzzum Lands").

Spuzzum translates to "little flat" reflecting the relatively levelness of the land.





1.1 Purpose of the Land Use Plan

The Spuzzum Land Use Plan sets the future vision for Spuzzum First Nation reserve lands. The Land Use Plan is a guiding document that will direct future land use and development decisions on our lands. The purpose of our Land Use Plan is to:

- Define our land management goals and vision for our lands now and into the future.
- Establish planning areas and use designations that will guide future growth and development.
- Protect, preserve and enhance cultural and environmental features.
- Serve as a basis for policies, regulations, and decisions related to land use on our reserve lands.

The Land Use Plan promotes land use decisions that benefit our members. It is designed to enhance and protect our land by considering our community's social needs and economic potential, while balancing environmental considerations and cultural protection and enhancement on Spuzzum lands.

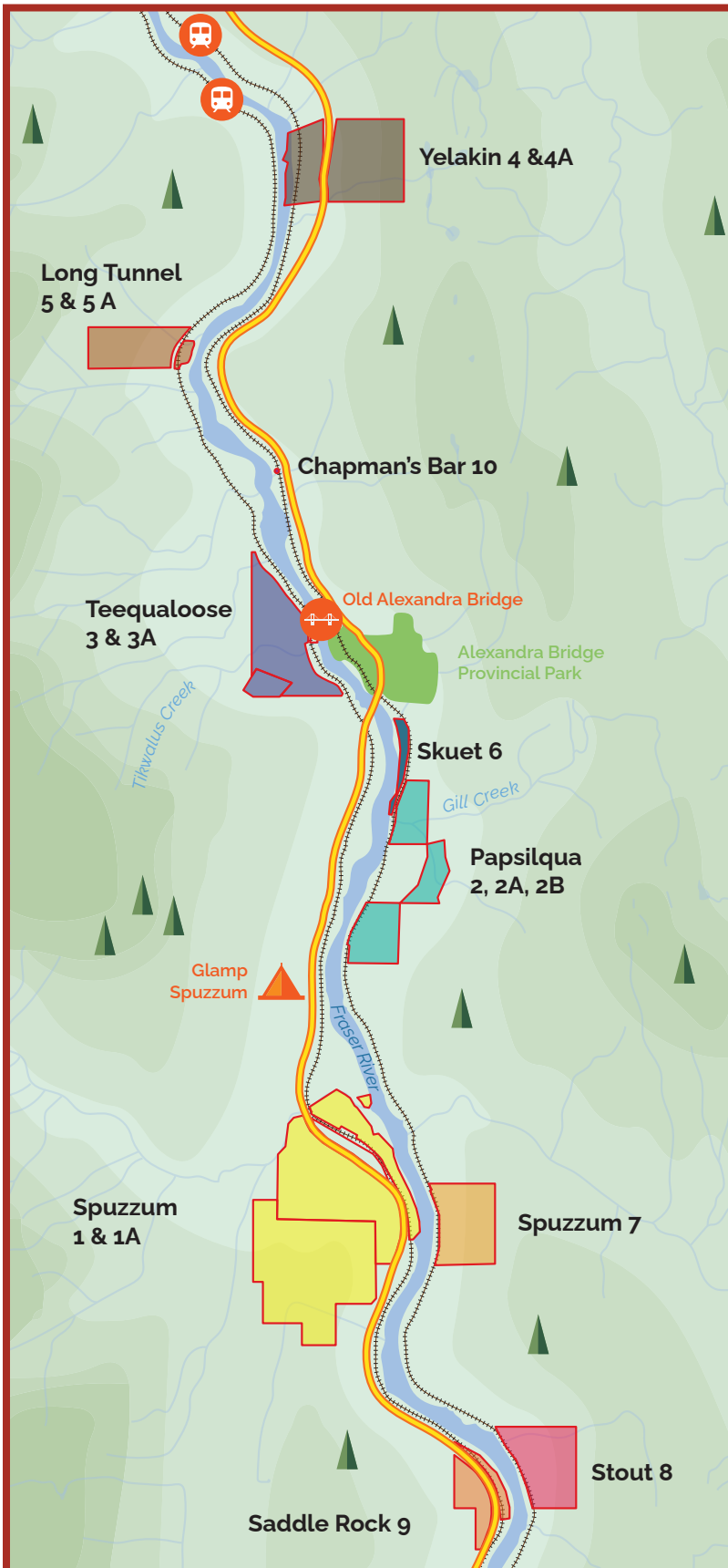


Figure 1: Spuzzum Overview map

It is important to note that the Land Use Plan is a living document. This means that the Land Use Plan will be reviewed every five years to and make changes as necessary to reflect our community needs.

1.2 Our Voice

The future of Spuzzum First Nation is rooted in our commitment to maintain our culture, traditions and strength as Nlkapamuxcheen people. The land use planning process is considered an important opportunity in bringing the community together to collectively create and "own" the future development and protection of our lands. Creating the Land Use Plan was based on a collaborative approach using a variety of Membership engagement activities including:

- Newsletters
- Open House
- Land Use Plan Survey
- Land Use Plan Workbook
- Meetings with CP Holders
- Drop-in sessions at our Administration (Band) Office

Information collected through our engagement program shaped and created this Land Use Plan – we are excited to share it with you.

1.3 The Land

The way of life for Spuzzum people has dramatically changed in the last 150 years, since the time of contact. The lives of our people, our land, our resources, our culture, and our language have all felt the violation of colonization. During this process the federal reservation system limited our access to resources within the full extent of our territory. Through the land use planning process we



are taking a step towards regaining control of our reserve lands. It is noted that this land use plan does not extend to our territory as a whole. As the stewards of our lands, it is expected that we will be involved in, and consulted on, land use decisions affecting our territorial lands.

Our reserve lands are located approximately 40 km north of Hope throughout what is now known as the "Fraser Canyon". Today Spuzzum First Nation has a land base of 648 ha and is made up of 16 individual reserves. Spuzzum 1A is where the majority of member housing and community services are located. **Figure 1** provides an overview of the Spuzzum reserve land locations (herein referred to as "Spuzzum Lands").

1.4 Planning Context

Our Land Use Plan provides Spuzzum First Nation with a decision making framework on how and where development and conservation is to be carried out on our lands. The Land Use Plan functions together with other Spuzzum First Nation policies, strategies, plans and by-laws, which are outlined in Section 3. Legislative & Policy Context of the Background Report. The Land Use Plan should therefore be read in the context of other existing policies, strategies, plans and by-laws.

1.5 Plan Preparation Process

TTThis Land Use Plan is our community's plan! The Land Use Plan was created in collaboration with Spuzzum First Nation Membership, staff, leadership and is endorsed by Chief and Council. The preparation of the Land Use Plan included four (4) phases.

• Phase 1

Launching the project and preparing a background report on Spuzzum First Nation. The Background Report provides an overview of the current conditions on Spuzzum lands including our people, economy, culture, and environment. Where possible the Background Report identifies potential land use needs, and highlights important planning considerations.

• Phase 2

Identifying land use objectives and gathering Membership's feedback on land use visions and options.

• Phase 3





Developing the land use plan framework which reflects the feedback gathered during the second project phase. This framework was reviewed and amended by Spuzzum First Nation and revised accordingly.

- **Phase 4**

Preparing the final land use plan document for adoption and implementation by Chief and Council and Administration..

1.6 How to Use the Plan

This plan is structured to provide Spuzzum First Nation with a logical and easy way to administer and implement the plan. The Land Use Plan is organized into 5 Parts, which are outlined below.

We invite you to take a look at Part 2 of the Land Use Plan for an overview of the various Planning Areas. Based on the Planning Area you are interested in, please refer to the corresponding Section in Part 3 of this Plan. The general policies that apply to all Spuzzum lands can be found in Part 3 of this Plan.

- **Part 1 – Introduction**

- **Section 1** – Provides context and sets the stage for the Land Use Plan.

- **Part 2 – Planning Areas and Land Use Definitions**

- **Section 2** – Provides an overview of the Planning Areas and a definition of the land use designations.

- **Part 3 – General Policies**

- **Section 3** – Provides a set of general policies that are to be applied to all Spuzzum Lands.

- **Part 4 – Specific Policies**

- **Sections 4 to 8** – Provides the vision, objectives, land uses considered, and policies for the different Planning Areas.

- **Part 5 – Implementation**

- **Section 9** – Provides direction on how to implement and update the Land Use Plan.







2.0

Land Use Planning Areas and Designations

2.1 Planning Areas

The Land Use Plan includes all 16 Spuzzum Reserves. The reserves have been grouped into five Planning Areas based on geographic proximity and the shared vision and objectives for the future development and preservation of those areas. Figures XX outlines the specific Planning Areas for Spuzzum lands.



SPUZZUM 1 & 1A PLANNING AREA

Community Core

Environmental & Cultural Enhancement

SECTION 4



SADDLE ROCK 9 PLANNING AREA

Commercial

Environmental & Cultural Enhancement

SECTION 5



PAPSILQUA 2, 2A & 2B PLANNING AREA

Future Community Hub

SECTION 6



TEEQUALOOSE 3 & 3A, SKUET 6, YELAKIN 4 & 4A PLANNING AREA

Commercial Eco-tourism

SECTION 7



STOUT 8, LONG TUNNEL 5 & 5A, SPUZZUM 7, CHAPMAN'S BAR 10 PLANNING AREA

Environmental & Cultural Enhancement

SECTION 8

Each Planning Area is made up of the following:

- **Vision** – Describes the desired future look and feel of the Planning Area.
- **Objective** – Sets out the long-term objectives for the Planning Area.
- **Land Use Designations** – Directs future land uses within the Planning Area.
- **Policies** – Provides the details about how the land is expected to be developed, conserved, or enhanced.
- **Land Uses Considered** – Provides an overview of the types of land uses that would support the vision and objectives of the Planning Area.

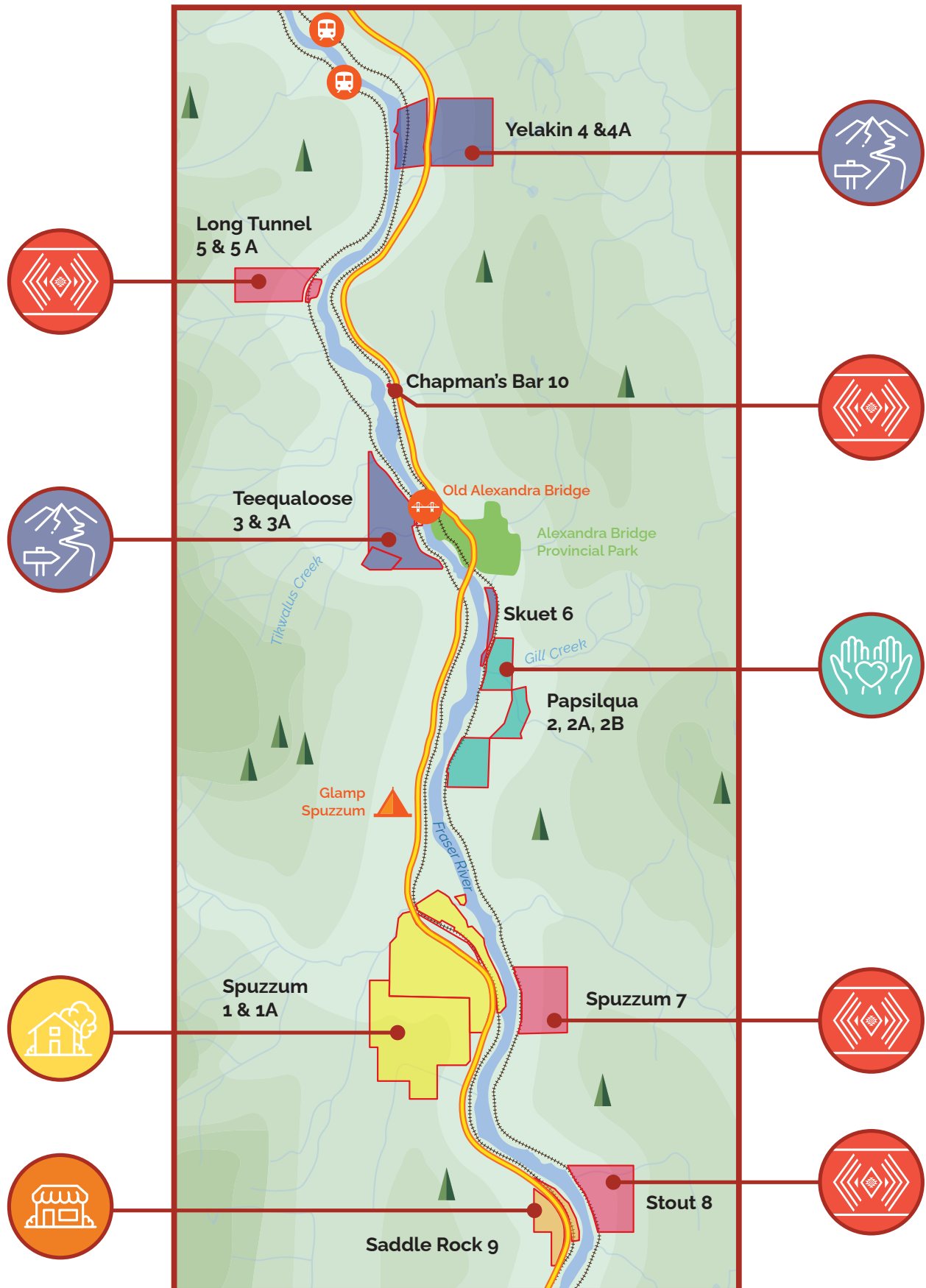


Figure 2: Land Use Designation



2.2 Land Use Designation Definitions

This section outlines the definitions of the land use designations found within the various Planning Areas. The boundaries of the Planning Areas are generally follow a combination of lot lines, environmental features, similar land uses, or roadways.

Each Planning Area has a narrative that describes the future vision of that area and outlines what may be possible within that designation. However, not all sites/properties will be able to support all types of activities outlined in the designation due to limitations created by context (e.g. adjacent uses) and site constraints (e.g. lot depth, grading). Appropriateness of each proposed development will be reviewed at the time of development application submission.

Community Core means a location that will act as the centre of Spuzzum First Nation, featuring a mix of housing including single-family homes, duplexes, townhouses, Elders lodging, tiny homes, employment, administration, recreation, community and cultural facilities. . Examples of employment uses may include a convenient store, tourism centre, and gift shop. Home-based businesses to support community members starting or enhancing their own business are also permitted as long as the business is appropriate for a residential setting. Community and cultural locations will be expanded to provide play areas for children and cultural meeting areas. Overall safety will be improved with the installation of sidewalks, signage, and lighting.

Commercial means a location that provides goods and services and could include uses such as gas stations, restaurants, overnight accommodation, and retail stores. The designation supports employment opportunities for Members and retail services for Members and non-members.

Future Community Hub means a location that provides for a variety of potential development opportunities to support community needs. These lands may be appropriate to include a mix of residential, community, and commercial uses. Further studies will be required to determine the best use of the land. Until road access is established to area's designated with this land use, it is envisioned that natural features will be protected to support current traditional, cultural, and spiritual practices, such as mushroom harvesting.

Environment & Cultural Enhancement means a location that is intended to remain as close to its natural state as possible, while providing opportunities for community access, including fishing and hunting activities. The vision is to promote environmental stewardship on the lands, while providing opportunities for the community to access areas for traditional, cultural, and spiritual practices. Enhancements ensure that the areas remain environmentally healthy, safe and accessible for Members.

Commercial Eco-Tourism means a location that promotes tourism-related economic development opportunities that respect the area's natural features and Spuzzum First Nation's traditional, cultural, and spiritual practices. Commercial eco-tourism activities may include an eco-lodge, camping, hiking, fishing, and boating, as well as guided tours.



3.0

General Policies

The following policies are to be applied to every development application within the Planning Areas identified in Section 3 and illustrated on *Figure 2*. In addition, successful development on Spuzzum Lands cannot be achieved without the development of associated servicing. Quality servicing and supporting infrastructure enables further development allowing the community to achieve social, economic, environmental, and political aspirations. Spuzzum First Nation will continue to strive to implement these policies, which may be subject to available budget and resources.



3.1 Applicable Policies and Legislation/Regulations

3.1.1 Land Use Plan Policies	a. All new development on Spuzzum Lands, including Certificate of Possession lands, Addition to Reserve (ATR) lands, or any other land under the jurisdiction of Spuzzum First Nation, must follow the policies and land use designations of this Land Use Plan.
3.1.2 Legislation/Regulations	b. All development must meet and follow all other applicable legislation and regulations including environmental, health and safety, etc.
3.1.3 Leasing/Renting	c. No Member shall lease or rent land (or any other form of land tenure) without the express written approval and permission of Spuzzum First Nation. All approved leasers/renters must abide by all policies found in this Land Use Plan. Spuzzum First Nation will maintain a lands inventory to manage and oversee all land tenures.
	d. Spuzzum First Nation will develop and adopt a <i>Squatter Control/Illegal Occupancy Policy</i> to effectively manage and eliminate illegal occupancy of Spuzzum Lands.

3.2 Land Development

3.2.1 Development Permit	e. Anyone proposing development on Spuzzum Lands is considered a developer.
	f. Spuzzum First Nation will develop and adopt a Development Permit process. This will include information such as ,but not limited to: <ul style="list-style-type: none">• Anyone proposing development, including a Certificate of Possession Holder, on Spuzzum Lands must apply for a Development Permit by submitting a Development Permit Application.• Prior to submitting a Development Permit Application it is recommended that the development applicant arrange a pre-application meeting with the Lands Department.• Depending on the type of development proposed, Spuzzum First Nation may require the development applicant to engage with Members on the proposed development. If community engagement is required, the development applicant must demonstrate how the comments from the community were considered in the development proposal.



	<ul style="list-style-type: none">• A Development Permit is required for all new development, soil transfer and major renovations on Spuzzum Lands and must be submitted to Spuzzum First Nation for approval. A Development Permit generally includes the following:• Completed Development Application Form• Development Application Checklist• Background studies as determined by Spuzzum Chief and Council and Departments• Development Application Fee• Site Plan (to scale)• Rationale for Land Use Plan Amendment, if applicable• Securities and Community Amenity Contribution, if applicable
3.2.2 Site Plan	<p>g. Background studies that may be required by Spuzzum First Nation prior to the approval of a Development Permit Application could include but are not limited to:</p> <ul style="list-style-type: none">• Biophysical, historical, cultural, archaeological studies to demonstrate that the natural and cultural environments on Spuzzum Lands are protected and/or enhanced.• Geotechnical and engineering studies to demonstrate that the proposed development can be completed in a safe manner. <p>h. As a precondition for development, applicants must prepare a Site Plan for approval by Spuzzum First Nation. The Site Plan may include, among other things, provisions for servicing, setbacks, minimum and maximum lot size, emergency services, parking, traffic, lighting, design guidelines and/or architectural plans, site lines, buffers, sustainability plan, energy plan, natural environment, etc.</p> <p>i. Servicing information must be prepared by a Professional Engineer, with sufficient detail on the level and type of servicing for the proposed development related to sanitary sewer, potable water, stormwater, solid waste and recycling disposal, electricity, telephone, and broadband.</p> <p>j. The development application should be circulated to the appropriate local Authority (e.g. Health Authority, ISC) to confirm that septic and drinking water standards are being met.</p>



3.2.3 Accessory Structures	<p>k. Accessory structures must be approved by Spuzzum First Nation but are permitted in Community Core and Community Hub designations as long as the following conditions are being met:</p> <ul style="list-style-type: none">• The square footage of the accessory structure must be less than the primary structure.• In residential areas, accessory structures must be setback a minimum of 1m from adjacent properties, as defined by Spuzzum First Nation.• All new accessory-building construction (e.g. shed, garage, greenhouse, larger-scale animal structures) in residential areas must be approved by Spuzzum First Nation.• Swimming pools, ponds and other human-made water features must be designed and constructed with appropriate safety features in place (e.g., fences, signage).
3.2.4 Non-Conforming Use	<p>l. If a pre-existing land use does not conform to the designation specified in this Land Use Plan at the time of adoption, it will be considered a legal non-conforming use (this does not apply to illegal squatters). This means that the use will be permitted until it is discontinued, at which time the use cannot be re-initiated without the applicant applying for a development permit and gaining approval from Spuzzum First Nation.</p> <p>m. Any alteration to structures that are considered a legal non-conforming use beyond normal maintenance will require prior approval from Spuzzum First Nation.</p> <p>n. Non-Conforming uses will be addressed in the Squatter Control/Illegal Occupancy Policy (once developed and implemented).</p>
3.2.5 Easements	<p>o. All new development bordering the designated buffer area of a right-of-way/easement (e.g., BC Hydro transmission lines and/or CN, CP railway) must be located outside the easement. The applicant of the development is required to obtain the following prior to any development taking place:</p> <ul style="list-style-type: none">• Review and approval by Spuzzum First Nation and the designated authority (e.g., BC Hydro and/or CN Railway) as applicable. <p>p. Spuzzum First Nation will strive to identify innovative land uses within the BC Hydro right-of-ways that could include walking trails, storage, parking, etc.</p>





3.2.6 Safety along the Railway Tracks	<p>q. All new development must have a minimum setback of 30 meters from the rail tracks and the proposed building as per the Guidelines for new Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.¹</p>
	<p>r. Spuzzum First Nation will engage and collaborate with Canadian Pacific Railway and Canadian National Railway to plan for safe rail crossing and safety along the rail lines and to minimize train-related noise impacts.</p>
3.2.7 Pool Safety	<p>s. To maintain safety and environmental integrity Spuzzum First Nation will develop a Pool Enclosure and Environmental Safety By-law or address safety and environmental integrity through the Land Use Zoning Bylaw.</p>
3.2.8 Joint Ventures	<p>t. To generate revenue on Spuzzum Lands, Spuzzum First Nation will target strategic opportunities for member and community-owned businesses by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.</p>

¹ Federation of Canadian Municipalities and the Railway Association of Canada (2013). Guidelines for New Development in Proximity to Railway Operations. Retrieved from http://proximityissue.wpengine.com/wp-content/uploads/2017/09/2013_05_29_Guidelines_NewDevelopment_E.pdf

3.3 Servicing & Infrastructure

3.3.1 Building Code	<p>a. All development must meet or exceed Provincial and National Building Code standards depending on the specific location and type of project/development.</p>
3.3.2 Site Servicing	<p>b. Prior to development or the expansion or redevelopment of an existing structure, the development applicant must determine the availability of appropriate servicing and plan for necessary infrastructure upgrades at their cost.</p> <p>c. Developers must consider future project/development expansion and the associated infrastructure needs.</p>
3.3.3 Servicing and Infrastructure Costs	<p>d. Servicing and infrastructure costs associated with development are the responsibility of the development applicant.</p>



3.3.4 Stormwater Management	e. Large developments must prepare a stormwater and/or surface drainage plan, demonstrating that the new development will not flood adjacent lands, manages storm water appropriately, does not direct potentially contaminated water into creeks, streams and rivers and uses low impact development principles wherever possible.
3.3.5 Septic and Sewage Systems	f. All new development must meet or exceed provincial environmental health standards for septic and sewage systems. The main contact is the local Health Officer or the Environmental Health Officer from Health Canada.
3.3.6 Coordination	g. To facilitate service delivery (e.g., emergency servicing) throughout Spuzzum Lands, Spuzzum First Nation will continue to coordinate with local, provincial and federal government agencies service providers.

3.4 Roads and Access

3.4.1 Safe Streets	a. New development must design roads to incorporate appropriate pathways, marked crosswalks, improved wayfinding signage, and other traffic controls that provide for a safe and efficient pedestrian environment.
3.4.2 Highway and Railway Crossing Safety Signage & Access	b. Spuzzum First Nation will work with the BC Ministry of Transportation and Infrastructure, Canadian National Railway, and CP Rail to ensure that Highway and railway track crossings are to be clearly marked to promote the safety of Spuzzum First Nation.
	c. In the spirit of reconciliation, Spuzzum First Nation will engage the Ministry of Transportation and Infrastructure to create safe highway passage between and along Spuzzum Lands. This could include constructing overpasses or underpasses to ensure the safety of our Members where our reserves are intersected by Highway #1, reducing the speed limit along key highway sections, providing access into and out of key areas to provide for safety and economic development opportunities.
	d. In the spirit of reconciliation, Spuzzum First Nation will engage Canadian National Railway and Canadian Pacific Railway to create safe rail access for our Members to access the Fraser River and other places within Spuzzum Lands.



3.4.3 Connectivity

- e. New development must ensure that road rights of way are dedicated/identified to connect to adjacent properties for potential future development and/or provide emergency access for existing development.
- f. Pedestrian trails and pathways must be designed to mitigate wildlife habitat and vegetation loss as much as possible and will consist of natural materials (e.g. gravel).
- g. No person shall install a gate blocking access into or out of Spuzzum Lands without the express written permission of Spuzzum First Nation. Spuzzum First Nation will share control of all gates on Spuzzum Lands.

3.5 Community

3.5.1 Lighting

- a. Where possible, Spuzzum First Nation supports street and pathway lighting to increase safety of Members.
- b. All new development should incorporate appropriate lighting during the construction stage.

3.5.2 Signage

- c. All buildings or areas that include signage on Spuzzum Lands must obtain approval from Spuzzum First Nation and meet the following criteria:
 - Free Standing signs must not block visibility on roadways.
 - Back lit signage is not supported.
 - Third party billboard signs, even on CP lands, must be approved by Spuzzum First Nation.

3.5.3 Design Guidelines

- d. Spuzzum First Nation may create Design Guidelines, which must be followed if implemented. These Design Guidelines will provide standards for appropriate building design, landscaping, community art, and streetscaping consistent with the intended character of the community.
- e. All major developments, both non-residential and multi-lot residential developments, must be visually pleasing and reflect Spuzzum values and culture. Dedication/identification or construction of community spaces to Spuzzum First Nation ancestors with plaques, artwork, and other types of signage is encouraged.
- f. Spuzzum First Nation promotes the design and redesign of new and existing developments to be visually pleasing and reflective of Spuzzum First Nation's values.

3.6 Culture and Traditional Use

3.6.1 Archeology and Cultural Heritage	<p>a. All development applicants must demonstrate that the proposed development does not cause any adverse impacts on known sacred sites, culturally significant sites, historical sites, and burial sites, as well as archaeological resources. If impacts are expected, the development applicant is required to demonstrate how these will be mitigated as part of the Development Permit Application.</p> <p>b. If archaeological resources are discovered during construction, all development must stop and Spuzzum First Nation must be consulted.</p> <p>c. All development must adhere to the Spuzzum First Nation Heritage Policy and Guiding Principles.</p>
3.6.2 Mapping of Significant Cultural and Historic Sites	<p>d. a) Spuzzum First Nation will update the mapping of Significant Cultural and Historic Sites when new areas are identified. Significant Cultural and Historic Sites set aside for protection include, but are not limited to, sacred sites, culturally significant sites, historical sites, and burial sites.</p>
3.6.3 Nlaka'pamuctsin	<p>e. a) Recognizing the value of traditional place names, Nlaka'pamuctsin (also known as the Nlaka'pamux ('Nthlakampx') language) names should be used to identify environmental features and landmarks where possible.</p>





3.7 Environmental Enhancement

3.7.1 Environmental Integrity	<p>a. All new development must consider and respect the environmental integrity of the lands within the Planning Area.</p>
3.7.2 Environmental Impacts	<p>b. All development applications must demonstrate that there will be no adverse impacts on the natural and cultural environment, including but not limited to: ground and surface water, soil quality, noise, air quality, wildlife, vegetation, and cultural sites. If impacts are expected, the application must demonstrate how these will be mitigated including reclamation plans if applicable.</p>
	<p>c. As part of the development application, an Environmental Assessment may be required to assess the potential environmental impacts of a proposed development.</p>
3.7.3 New Development in Proximity to Shoreline and Watercourses	<p>d. A setback from the high water mark of 30m is required for all creeks and watercourses and/or determined and approved by Spuzzum First Nation and in consideration of applicable provincial Riparian Areas Regulation and Department of Fisheries and Oceans (DFO) standards. Upon its discretion, Spuzzum First Nation may exercise the right to increase this setback (e.g., to 40 m).</p>
	<p>e. If development is proposed in the vicinity of a creek or watercourse, the developer must submit a report by a professional biologist indicating that the setback has been maintained and the development will not cause impacts to the creek or watercourse.</p>
	<p>f. All new development in proximity to the shoreline and watercourses is required to maintain the natural shoreline vegetation as an undisturbed buffer between the shoreline and structures, in order to preserve and enhance the visual and environmental integrity on Spuzzum lands.</p>
3.7.4 Planting	<p>g. Spuzzum First Nation encourages the preservation of existing natural features including forest cover in site design as much as possible.</p>
3.7.5 Medicinal Plants	<p>h. Spuzzum First Nation encourages the cultivation of medicinal plants and gardens to honour and share traditional practices across generations.</p>



3.7.6 Fish Habitat	<p>i. Spuzzum First Nation must ensure the preservation and enhancement of fish habitats and linkages between environmental features, including (but not limited to) Spuzzum Slough, Fraser River, wetlands, etc.</p>
3.7.7 Species at Risk	<p>j. All development applicants must assess whether the proposed development will impact the habitat of Species at Risk, or other species that are of importance to Spuzzum First Nation. Spuzzum First Nation must be informed immediately of any findings.</p>
3.7.8 Invasive Species	<p>k. All efforts must be made to prevent and eliminate the spread of invasive species on Spuzzum lands (e.g., noxious weeds).</p>
3.7.9 Remediation Plan	<p>l. Developers may be required to submit a Remediation Plan, for approval by Spuzzum First Nation, for projects that include (but are not limited to) reclamation plans; the removal or stabilization of any structures and workings; the reclamation and re-vegetation of the surface disturbances wherever feasible; methods for protection of water resources; a cost estimate of the work required for closure and reclamation of the project site; and a plan for ongoing and post-closure monitoring and reporting at the site.</p>
3.7.10 Climate Change	<p>m. Spuzzum First Nation encourages development that incorporates climate change mitigation and climate change adaptation measures. Climate change mitigation refers to reducing GHG emissions, which can be achieved through greater use of renewable energy sources (e.g., solar), water harvesting, and focus new development in existing built-up areas.</p> <p>n. Spuzzum First Nation encourages the use of green building design (e.g., LEED) and the use of renewable energy to lower long-term costs and reduce environmental impacts.</p>





Spuzzum 1 & 1A Planning Area

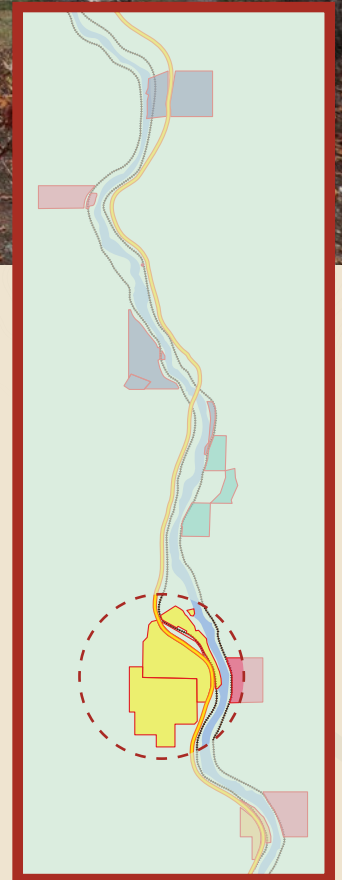




Figure 3: Spuzzum 1 & 1A



Spuzzum 1 and 1A are the heart of the community and serve as the “Community Core”. The Community Core is envisioned to continue to grow as the place where our Members live, work, play, and gather. The vision is to balance the development of new housing, administration, recreation, community, and commercial uses with the preservation of the cultural and spiritual heritage of Spuzzum First Nation. Signage at the south and north end of the Community Core along the highway will welcome people to our community while also asserting our rights within the larger region.

New housing will be focussed to the Community Core through well-planned subdivisions and infrastructure expansions to serve the longer term residential needs of our community. It is anticipated that residential development will be phased to meet the short and long-term needs of our Members who want to call Spuzzum First Nation home. Infilling and new homes will be directed to the existing residential areas to the east and west of Highway One with additional phased housing planned for the “13 Acre Parcel” west of the highway over the longer-term.

New community buildings servicing the spiritual, physical and mental health, and social well-being of our Members will be concentrated into the Community Core. Administration buildings and services will also be located here to help create a centralized location for our Members to access the programs and services they need to create strong, thriving individuals and families.

Commercial ventures are encouraged along the highway to help provide economic and employment opportunities for the community. Business ventures should be compatible with residential uses and be developed to enhance community well-being such as providing employment opportunities, and showcasing Nlaka’pamux art and design features. Access into and out of Spuzzum First Nation commercial areas along the highway will need to be considered and planned for in partnership with the Ministry of Transportation and Infrastructure (MoTI).

Our cultural and spiritual areas, including the cemetery, will be preserved and protected in this area and all new development must consider potential impacts to these important sites and plan for ways to avoid such impacts. Access to the Fraser River will be maintained for all Members and traditional uses are permitted throughout the Community Core.

As the primary area for our Members to live, work and play we plan to create a network of paths to connect the different locations within the Community Core to one another. As the Community Core expands to the west of Highway One it will be important to work with the MoTI to design safe highway crossings for our Members to safely access both areas including the reduction of the speed limit through our community. All development and future activities must also consider safety in relation to the rail line that runs through the eastern portion of the Community Core.





4.1 Objectives

- ▶ Create a strong and thriving community core
- ▶ Protect, maintain, and enhance current housing stock
- ▶ Provide a variety of housing options for Members including single detached, duplex, triplex, Elders lodging
- ▶ Provide space for a range of community services, spaces, and facilities
- ▶ Plan for infrastructure development to meet our current and long term needs
- ▶ Promote economic development along the highway, where possible
- ▶ Provide employment opportunities for Members
- ▶ Create a safe and pedestrian-friendly community with a focus on highway access and highway and rail crossings
- ▶ Protect and enhance the environment
- ▶ Protect and celebrate our Nlaka'pamux culture



4.2 Land Uses Considered

• Community

- Institutional Buildings (e.g., administration building(s), Health Care Facility, School, Daycare, Gymnasium)
- Emergency Services (e.g., Fire, Police)
- Parks, Playgrounds, Community Gardens
- Cemetery

• Housing

- Single-Family Homes, Duplex, Townhouse, Triplex, Elders Lodging,
- Playgrounds, community gardens

• Commercial

- Goods and Services (e.g., Corner Store, Restaurant, Farm Stand)
- Home-Based Businesses (e.g., Barber/Hairdresser, Accountant, Consultant)

• Recreation & Environmental Enhancement

- Multi-use trails
- Parks
- Boat Launch
- Beach

• Culture

- Traditional Use Activities and Structures (e.g., plant harvesting, fish storage)

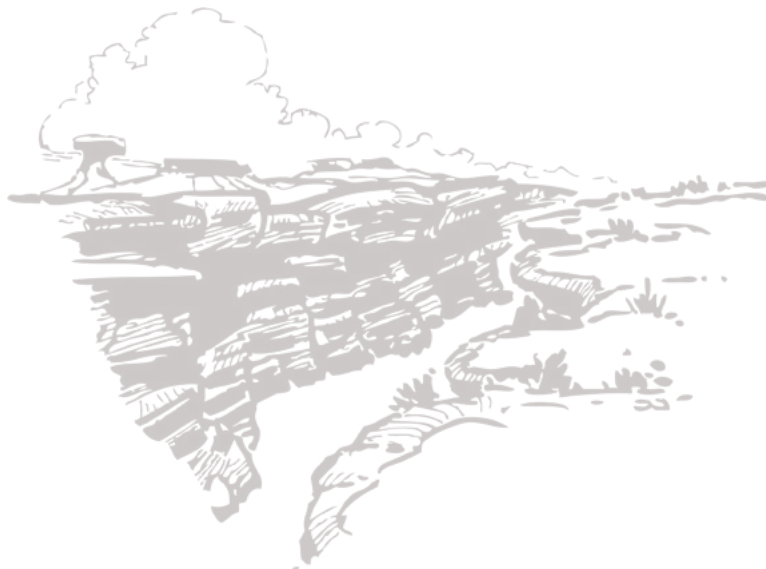


4.3 General Policies

4.3.1 General Policies	a. General Policies identified in the Spuzzum First Nation Land Use Plan shall be adhered to for all development.
4.3.2 Mixed Land Uses	b. A mixture of residential, commercial, community, and recreational opportunities is encouraged in the Community Core so that Members can live, work, and gather on Spuzzum Lands.

4.4 Infrastructure

4.4.1 Community Infrastructure Expansion	a. Spuzzum First Nation will complete a Capital Infrastructure Plan of the Community Core to efficiently plan for the long-term infrastructure development of Spuzzum 1 and Spuzzum 1a..
4.4.2 Slope Stability	b. Any new development is expected to assess and where necessary mitigate the risk of slope stability.
4.4.3 Subdivision	c. Prior to the development of a subdivision, a subdivision plan must be submitted to and approved by Spuzzum First Nation. Additional planning must include provisions for servicing, setbacks, minimum and maximum lot size, emergency services, design guidelines, site lines, buffers, etc.
4.4.4 Highway Access	d. In the spirit of reconciliation, Spuzzum First Nation will engage with the Ministry of Transportation and Infrastructure to discuss and plan for safer and better access into and out of the Community Core including the safe crossing of pedestrians and traffic between the west and east areas of Spuzzum 1.





4.5 Housing

4.5.1 Infilling	a. New housing shall be directed to the east and west side of Spuzzum 1 and 1a where existing housing is located, until such time that new residential land is required.
4.5.2 Housing Options	b. Spuzzum First Nation supports a variety of housing options including but not limited to, single detached, duplexes, and triplexes that support the different needs of Elders, singles, young adults, and families.
4.5.3 Partners in Housing	c. Spuzzum First Nation will seek opportunities for partnerships with other agencies (e.g., CMHC) to create innovative housing that is accessible to residents with low incomes and/or special needs.
4.5.4 Secondary Dwelling Units	d. Spuzzum First Nation will consider housing developments that allow more than one dwelling type on the same lot (e.g., carriage home), particularly to meet the needs of family members, provided that site servicing is sufficient.
4.5.5 Parks	e. Parks and parkettes including amenities for outdoor leisure and children's play facilities are encouraged in residential areas.
4.5.6 Healthy Community	f. New residential development shall promote connectivity through multi-use pathways, sidewalks, and trails where possible. New residential development will also dedicate rights of way for community amenities, including but not limited to parks, public space, public squares, rest areas and community art.



4.6 Community & Recreation

4.6.1 Shared Uses	<p>a. Spuzzum First Nation encourages and promotes the shared use of community lands and buildings to maximize benefits and cost efficiencies. Spuzzum First Nation encourages the development of new community facilities and amenities (i.e., cultural centre, daycare) in close proximity to residential and commercial areas. Where possible, existing and future community facilities (e.g., recreation) should strive to create shared use spaces, to contribute to a vibrant, communal user experience.</p>
4.6.2 Cemetery	<p>b. A cemetery is considered a permanent use and may not be re-designated.</p> <p>c. Spuzzum First Nation supports development that supports the function of a cemetery within the Community Core.</p> <p>d. As appropriate, Spuzzum First Nation will undertake a needs assessment to determine if additional cemetery lands are required.</p>
4.6.3 Connectivity	<p>e. The Community Core will include a network of pathways that connect locations to other areas within Spuzzum First Nation.</p>
4.6.4 Accessibility of Beach Areas	<p>f. Spuzzum First Nation promotes communal access to beach areas along the Fraser River and other waterways for Members use and enjoyment.</p>
4.6.5 Community Spaces	<p>g. Spuzzum First Nation encourages the development of spaces for resting, sitting, or gathering. Such uses may include, but are not limited to, benches and waste collection bins, along walkways and trails.</p>



4.7 Commercial

4.7.1 Commercial Uses	<p>a. Spuzzum First Nation permits small-scale businesses that serve the needs of the community as well as visitors on a daily and occasional basis. Such uses may include, but are not limited to, convenience store, restaurants, personal service shops, and storage units.</p> <p>b. Spuzzum First Nation supports economic development opportunities along the highway to take advantage of visitors traveling by.</p>
4.7.2 Home-Based Businesses	<p>c. Member-owned home-based businesses are encouraged and supported by Spuzzum First Nation. Home-based businesses that include clientele coming to a residence, may interact with the environment, or includes the distribution of alcohol or controlled substances/materials must be approved by Spuzzum First Nation. If it is determined that a resident has a home-based business, additional information may be required to determine if approval is required and permitted.</p> <p>d. Spuzzum First Nation will develop and adopt a Home-Based Business Policy to regulate and manage home-based businesses.</p> <p>e. Home-based businesses should have their operations restricted to inside the home or accessory buildings.</p> <p>f. Home-based businesses must not include any illegal activities and shall not create any negative impacts on adjacent residents.</p> <p>g. Beyond parking of vehicles related to the home-based business (e.g., welding trucks, etc.), there must be no outside storage.</p> <p>h. Business signage is permitted through written authorization from Spuzzum First Nation.</p>
4.7.3 Adjacent Uses	<p>i. The use of buffers and setbacks are encouraged to minimize undesirable impacts (i.e., visual and noise impacts) between differing land uses, in particular residential development.</p>
4.7.4 Parking	<p>j. Onsite parking should take into account safe and efficient access, egress and circulation.</p>
4.7.5 Accessibility	<p>k. All new development must demonstrate that consideration has been given to make new community buildings and uses accessible to all people, to the greatest extent possible. Examples of accessible design features may include universal washrooms, barrier-free paths of travel, adaptable seating and power door operators.</p>

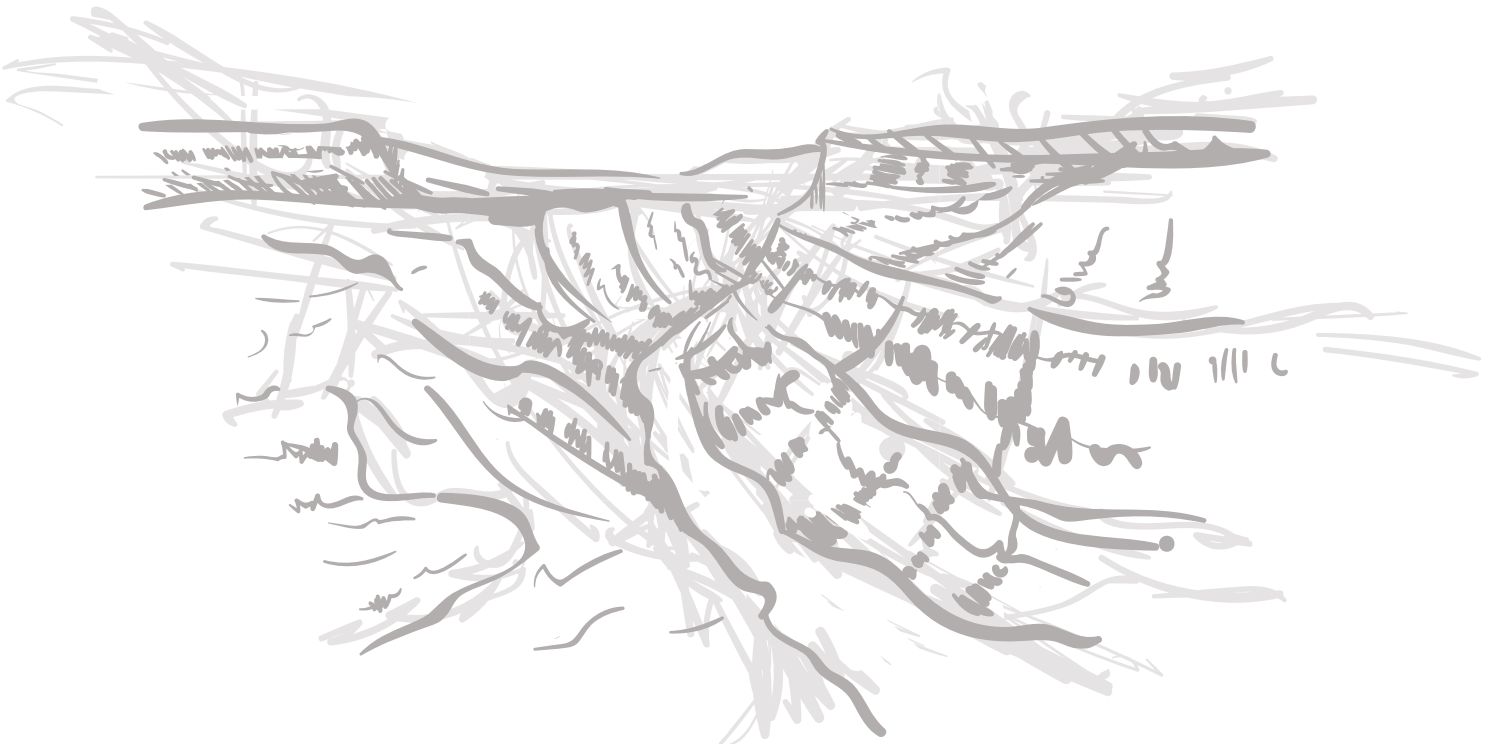


4.8 Passive Recreation & Environmental Enhancement Policies

4.8.1 Passive Recreational Uses	<p>a. Spuzzum First Nation encourages the development of low-impact recreational uses and accessory uses. Such uses may include, but are not limited to, trails, and picnic facilities which will have no significant negative impact on natural heritage features or cultural and historic sites.</p>
4.8.2 Preservation, Protection and Enhancement	<p>b. Spuzzum First Nation will work to preserve, enhance, and restore environmental features throughout the Community Core, such as along the Fraser River and Spuzzum Creek.</p>
4.8.3 Spuzzum Creek	<p>c. While Spuzzum First Nation supports the development of environmental friendly recreational opportunities for Spuzzum First Nation Members and non-members, Spuzzum Creek is set-aside and protected for community-use only.</p>

4.9 Culture

4.9.1 Traditional Uses	<p>a. Traditional uses, practices, and activities are permitted throughout the Community Core.</p>
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Saddle Rock 9 Planning Area

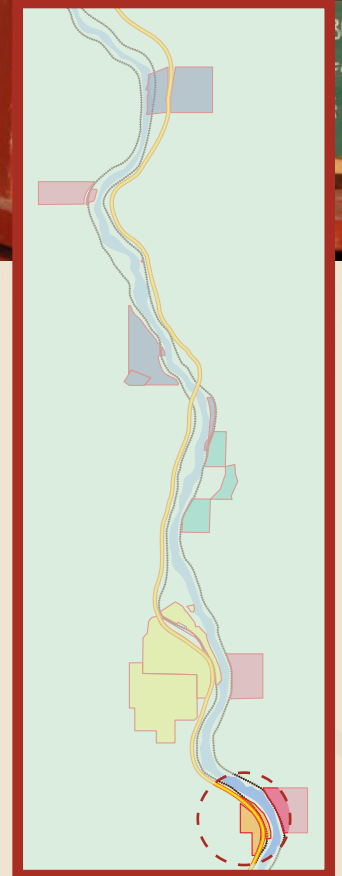




Figure 4: Saddle Rock 9



Saddle Rock 9 is our most southern reserve and is a primary entry point to our community. To support economic development within Spuzzum First Nation, we envision creating a commercial area along the western portion of Highway #1 that maximizes the highway frontage offering a small selection of goods and services that caters to both our Member's needs and people travelling through the Fraser Canyon. Infrastructure within this area will need to be planned for to help support the development of commercial spaces. Future access into and out of this commercial area will need to be developed in collaboration and in cooperation with the Ministry of Transportation and Infrastructure (MoTI).

The remaining lands within Saddle Rock 9 (west of the commercial area and east of Highway #1) are to remain as close to their natural state as possible. Traditional activities and land uses are encouraged in these areas and access to the Fraser River for our Members will be maintained. Cultural and eco-based tourism activities and land uses are supported in this area so long as they honour our teachings and respect the integrity of the environment.

Commercial development within Saddle Rock 9 shall carefully be planned so as to respect the natural environment and adjacent land uses. Natural buffers between the future commercial and environmental areas are encouraged to reduce visual and noise impacts. Opportunities to showcase our culture and heritage through art, signage, language (Nlaka'pamuctsin) and landscaping are also promoted throughout Saddle Rock 9.

5.1 Objectives

- ▶ Assert our presence within the larger region;
- ▶ Promote commercial development in strategic locations within Spuzzum First Nation;
- ▶ Provide employment and economic development opportunities for Spuzzum First Nation and Members;
- ▶ Support the creation of tourism-based activities that provide recreational and natural outdoor experiences on Spuzzum Lands;
- ▶ Protect the environment and banks of the Fraser River.

5.2 Land Use Considered

• Commercial

- Goods and Services (e.g., Corner Store, Restaurant, Farm Stand)
- Gas Station
- Accommodation (e.g. Bed & Breakfast, Rental Cabins)
- Cultural Centre
- Tourism-based Amenities



• Environmental & Cultural Enhancement

- Nature Trails and Parks, Beach Area
- Traditional Use Activities and Structures
- Short-term Stay Cabins

5.3 General Policies

5.3.1 General Policies

- a. General Policies identified in the Spuzzum First Nation Land Use Plan shall be adhered to for all development.

5.4 Highway Commercial Policies

5.4.1 Highway Commercial Uses

- a. Spuzzum First Nation supports the development of highway commercial uses that provide revenue for Spuzzum First Nation and employment for Members.

5.4.2 Gateway Signage

- b. Spuzzum First Nation will develop signage at the south end of Saddle Rock 9 Planning Area to establish a "gateway" into the community.

5.4.3 Existing Infrastructure

- c. All development must determine the extent to which existing infrastructure and servicing is able to support the proposed development and where inadequate/insufficient plan and provide for infrastructure upgrades.

5.4.4 Highway and Railway Crossing Safety Signage & Access

- d. Spuzzum First Nation will work with the BC Ministry of Transportation and Infrastructure, to design and construct safe access into and out of Saddle Rock 9, west of Highway #1.
- e. Spuzzum First Nation will engage Canadian National Railway and Canadian Pacific Railway to create safe rail access for our Members to access the Fraser River within Saddle Rock 9.

5.5 Environmental & Cultural Enhancement Policies

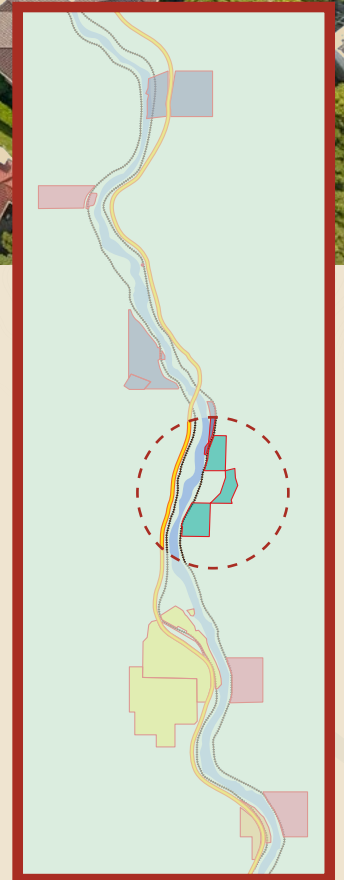
5.5.1 Passive Recreational Uses

- a. Spuzzum First Nation encourages the development of low-impact recreational uses and accessory uses. Such uses may include, but are not limited to, trails, and picnic facilities which will have no significant negative impact on natural heritage features or cultural and historic sites.



6.0

Papsilqua 2, 2A & 2B Planning Area





**SPUZZUM
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Papsilqua 2 2A & 2B



Legend

- Spuzzum Boundary
- Water Body
- Environmental and Cultural Enhancement
- Future Community Hub
- Railroad Track
- Highway 1
- Road
- Trail
- Fishing Site

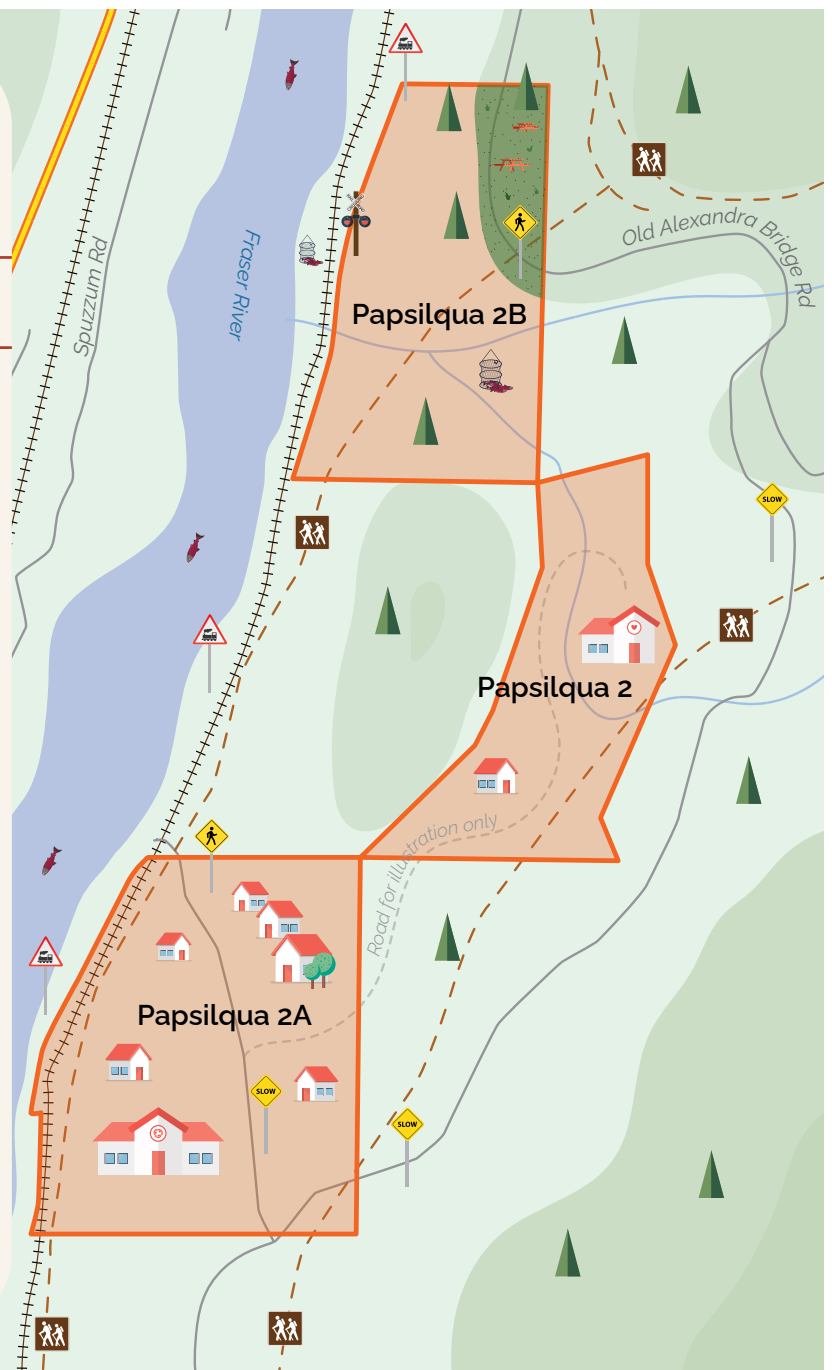
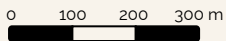
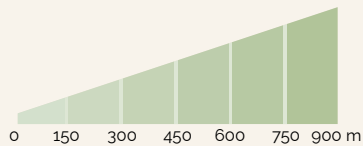


Figure 5: Papsilqua 2, 2A & 2B





Papsilqua 2, 2A and 2B's (Papsilqua) flat terrain and proximity to Skuet 6 and the Alexandra Bridge Park provides a variety of potential future development opportunities to support community needs with a focus on healing, social well-being and togetherness. These lands may be appropriate to include a mix of residential, commercial, and community uses for Members. We envision Papsilqua emerging as our next community area which will allow us to support our growing population and future generations.

We will need to carefully plan out access into this beautiful area and a long term sustainable master infrastructure plan (i.e., not on a lot by lot or development by development basis) is required to meet our future community vision. We will develop Papsilqua as a well-planned community that provides a variety of housing options to meet the various needs of our Members. Community facilities and small scale commercial uses would provide local goods and services to our Members. Parks and outdoor spaces should be interspersed within Papsilqua along with a network of trails to connect this area to other parts of Spuzzum Lands. Community gardens and traditional land uses are encouraged here to allow for daily connection to our land and culture. Access to the river would be maintained and we will strive to find innovative solutions for dealing with the various easements crossing our lands.

Until road access and sufficient infrastructure is established to Papsilqua it is envisioned that current traditional, cultural, and spiritual practices will continue, and that natural features will be protected and enhanced.

6.1 Objectives

- ▶ Set aside potential developable lands to meet future residential, economic, and community development needs;
- ▶ Consider the location of potential developable lands when making land use and servicing decisions;
- ▶ Provide development guidelines for Members and third party developers to ensure appropriate fees are paid, and Spuzzum culture is maintained;
- ▶ Protect the environment and banks of sensitive waterways; and
- ▶ Protect the area for traditional, cultural, and spiritual practices.



6.2 Land Use Considered

• Future Community Hub

► Housing

- Single-Family Homes, Duplexes, Townhouses, Elders Lodging, Tiny Home, Small, Low Story Apartments
- Playgrounds, Community Gardens

► Commercial

- Goods and Services (e.g., Grocery Store, Restaurant, Farm Stand)
- Home-Based Businesses (e.g., Barber/Hairdresser, Accountant, Consultant)
- Storage

► Community Uses and Buildings

- Institutional Buildings (e.g., administration building(s), Health Care Facility, School, Daycare, Gymnasium)
- Emergency Services (e.g., Fire, Police)

► Recreation and Parks

- Parks, Playgrounds, Community Gardens

► Cultural

- Cemetery/Burial Grounds
- Ceremonial Grounds
- Traditional Use Activities





6.3 General Policies

6.3.1 General Policies	a. General Policies identified in the Spuzzum First Nation Land Use Plan must be adhered to for all development.
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6.4 Future Community Hub Policies

6.4.1 Concept Plan	a. All new commercial, community use and multi-residential development requires the submission of a Concept Plan prior to any development taking place to Spuzzum First Nation, and other regulating authorities (e.g., Health Canada) for review and approval.
6.4.2 Site Servicing	b. All new development must demonstrate that the appropriate servicing is available to support the proposed use prior to any development taking place.
6.4.3 Environmental Enhancement	c. Plants, wildlife, and fish who call the area their home must be protected and not negatively impacted by the proposed development. If impacts are expected, the application must demonstrate how these will be mitigated.
6.4.4 Development in Proximity to Waterways and Wetlands	d. All future development must demonstrate that all waterways (e.g., Gilt Creek) and wetlands are protected and appropriate riparian buffers are in place. It is the responsibility of the development applicant to consult applicable provincial Riparian Areas Regulation and federal Department of Fisheries and Oceans (DFO) standards when determining setback requirements.

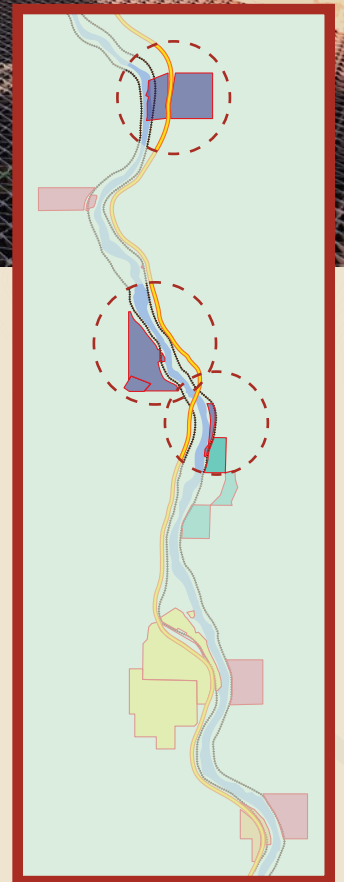


6.4.5 Community Use	<p>e. Future development must protect the traditional, cultural, and spiritual practices of Spuzzum First Nation.</p> <p>f. Future development must focus on providing a space for healing by taking into consideration the collective benefits, uses and activities that support the overall health and well-being of Spuzzum First Nation.</p>
6.4.6 Development of Guidelines	<p>g. Spuzzum First Nation may develop guidelines for development on lands designated as Future Community Hub. The intent of the guidelines is to provide guidance on building siting, form and character, landscaping, building materials, parking, buffers/fences, gates, etc.</p>
6.4.7 Archaeology and Cultural Resources	<p>h. All proposed development in the Future Community Hub planning area shall take into account archaeological and cultural resources in the area. This could include conducting a site-specific archaeological assessment for review by Spuzzum First Nation.</p> <p>i. The Spuzzum First Nation Cultural Heritage Resources Policy applies to development within Papsilqua.</p>
6.4.8 Gates	<p>j. No person shall install a gate blocking access into or out of Spuzzum Lands without the express written permission of Spuzzum First Nation. Spuzzum First Nation will share control of all gates on Spuzzum Lands.</p>
6.4.9 Road Network	<p>k. Spuzzum First Nation supports the development of master roads/transit and access plan for the Future Community Hub Planning Area as part of the overall long-term planning required for Papsilqua.</p>



7.0

Teequaloose 3 & 3A, Skuet 6, Yelakin 4 & 4A Planning Area





Yelakin 4 & 4A Teequaloose 3 & 3A Skuet 6



Legend

- Spuzzum Boundary
- Water Body
- Alexandra Bridge Provincial Park
- Railroad Track
- Highway 1
- Road
- Trail
- Fishing Site
- Old Alexandra Bridge

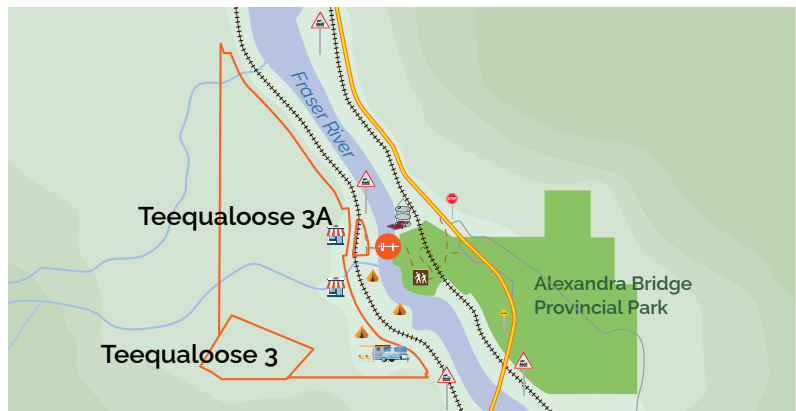
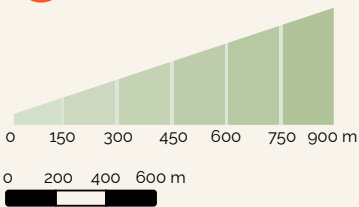


Figure 6: Teequaloose 3 & 3A, Skuet 6, Yelakin 4 & 4A





Teequaloose 3 and 3A and Skuet 6 and Yelakin 4 and 4A are uniquely positioned along the Fraser River and are suited for future commercial eco-tourism development, providing opportunities for economic development and Member employment. Our vision is to protect and enhance environmental and cultural features while providing opportunities for recreational activities for our Members and non-members, such as swimming, hiking, fishing, eco-tourism, boating, and camping. Tourism-based activities will balance the protection of environmental and cultural features. While much of the land is characterized by steep slopes, opportunities may exist for a convenience store, outfitter or tourism information centre.

7.1 Objectives

- ▶ Protect the environment and the banks of sensitive waterways.
- ▶ Protect the area for traditional, cultural, and spiritual practices.
- ▶ Provide employment opportunities for Spuzzum First Nation Members.
- ▶ Balance economic development with honouring Spuzzum traditional, cultural, and spiritual practices.
- ▶ Provide environmentally friendly recreational opportunities for Spuzzum First Nation Members and non-members.

7.2 Land Use Considered

• Eco-Tourism

- Cabins (un-serviced, rental), Campground
- Tourist Booth, Craft/Souvenir Shops, Farm Stands, Tourism Facilities, Outfitters Facilities, Hunting and Fishing Camps
- Resort & Conference Centre
- Culture Camps, Historical Camps, Harvesting Areas





7.3 General Policies

7.3.1 General Policies	a. General Policies identified in the Spuzzum First Nation Land Use Plan shall be adhered to for all development.
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7.4 Eco-Tourism Policies

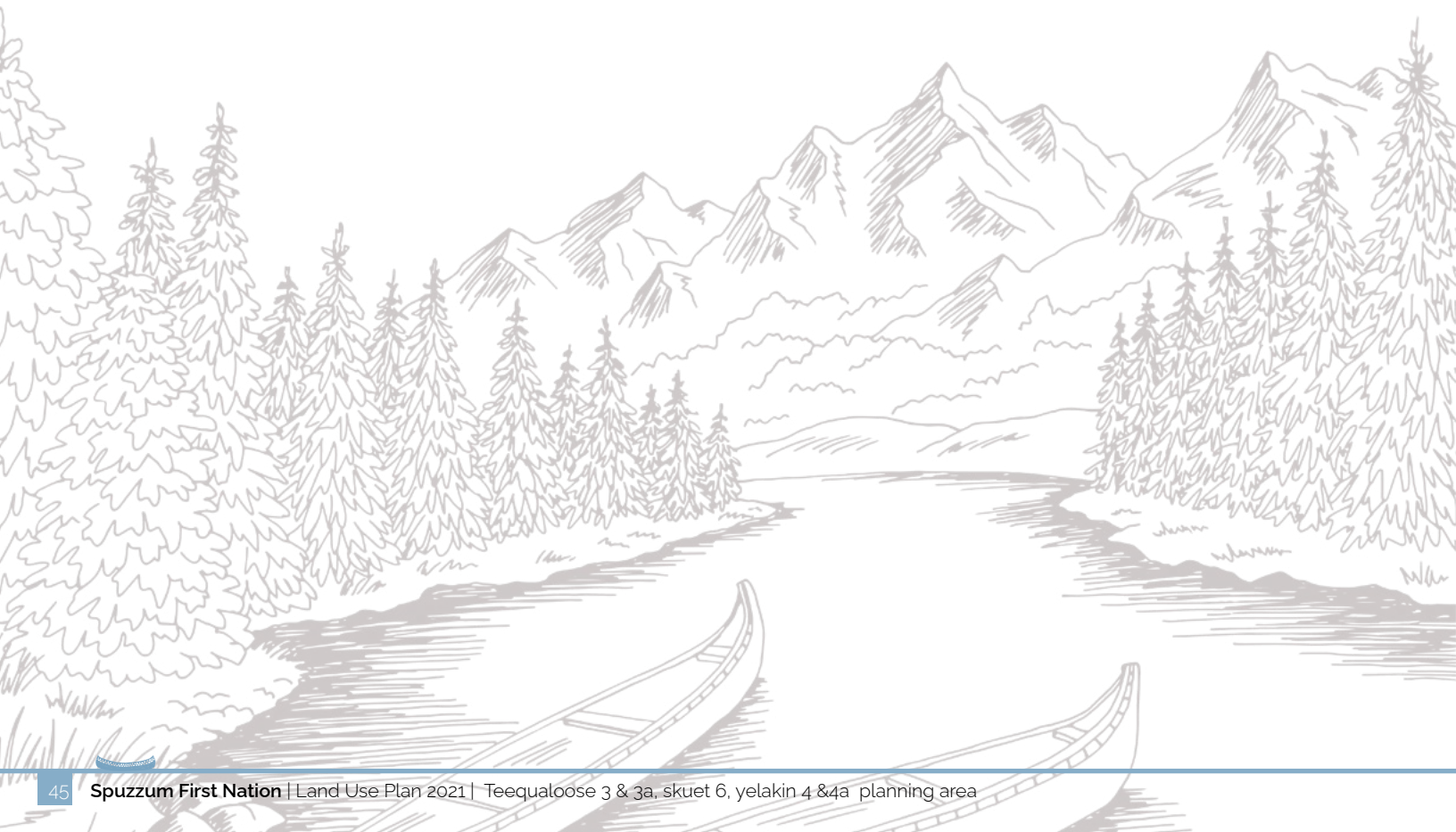
7.4.1 Recreational Facilities	a. All new recreational facilities must adhere to appropriate building standards, development processes and ensure safety provisions, including lighting, signage, and access for emergency response vehicles. Spuzzum First Nation encourages the use of green building design.
7.4.2 Significant Cultural and Historical Sites	b. All development and recreational activities must demonstrate that significant cultural and historical sites on Spuzzum Lands are respected, honoured, and protected.
7.4.3 Archaeology and Cultural Resources	c. All proposed development and land use activities shall take into account archaeological and cultural resources in the area. This could include conducting a site-specific archaeological assessment for review by Spuzzum First Nation.
	d. The Spuzzum First Nation Cultural Heritage Resources Policy applies to development within Papsilqua.
7.4.4 Interpretive Signage	e. Pre-approved signs that promote environmental, cultural, historical, and traditional education and awareness are encouraged.
7.4.5 Amenity Space	f. Amenity spaces are encouraged for resting, sitting, or gathering. Such uses may include, but are not limited to, benches, waste collection bins, picnic tables, BBQ areas, and covered shelters, along walkways and trails.
7.4.6 Accessibility	g. New recreation and park development must demonstrate how consideration has been given to make these spaces accessible to all people, to the greatest extent possible. Examples of accessible design features may include universal washrooms, barrier-free paths of travel, adaptable seating and power door operators.
7.4.7 Expansion or Redevelopment	h. For any development, the development applicant is responsible for determining, through appropriate agencies and professionals, whether the required servicing is available before expanding or redeveloping existing and new recreational uses and facilities.



7.4.8 Traditional Land Use Review	i. Spuzzum First Nation may require that a Traditional Land Use Review be undertaken prior to any new development to determine whether a cultural and historic site has previously been identified.
7.4.9 Partnerships	j. Spuzzum First Nation will actively participate in local and regional tourism planning initiatives to promote the area as an eco-tourism destination.

7.5 Environmental & Cultural Enhancement Policies

7.5.1 Preservation and Enhancement	a. Limited, low-intensity development may be permitted within natural areas based on approval by Spuzzum First Nation. Clearing of existing trees or natural vegetation should be limited and permitted only to establish minimum building sites and for maintenance purposes.
7.5.2 Development in Proximity to Waterways	b. All development must demonstrate that the banks of the Fraser River, Tikwalus Creek and other water features are protected and an appropriate riparian buffers are in place. It is the responsibility of the development applicant to consult applicable provincial Riparian Areas Regulation and federal Department of Fisheries and Oceans (DFO) standards when determining setback requirements.

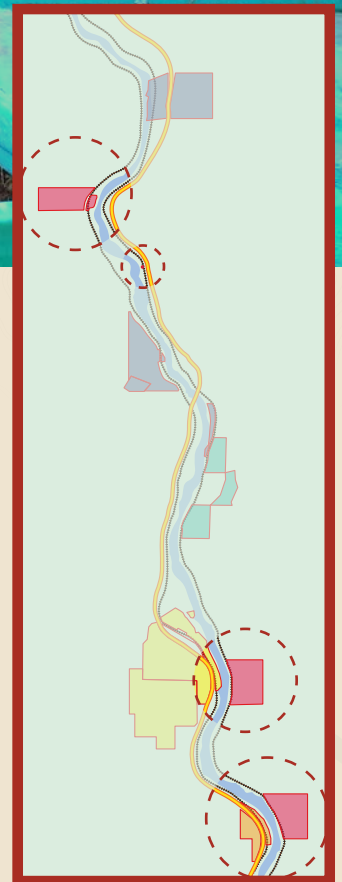






8.0

Stout 8, Long Tunnel 5 & 5A, Spuzzum 7, Chapman's Bar 10 Planning Area





SPUZZUM
FIRST NATION

Long Tunnel 5 & 5A
Chapman Bar 10
Stout 8
Spuzzum 7



Legend

- Spuzzum Boundary
- Water Body
- Environmental and Cultural Enhancement
- Railroad Track
- Highway 1
- Road
- Trail

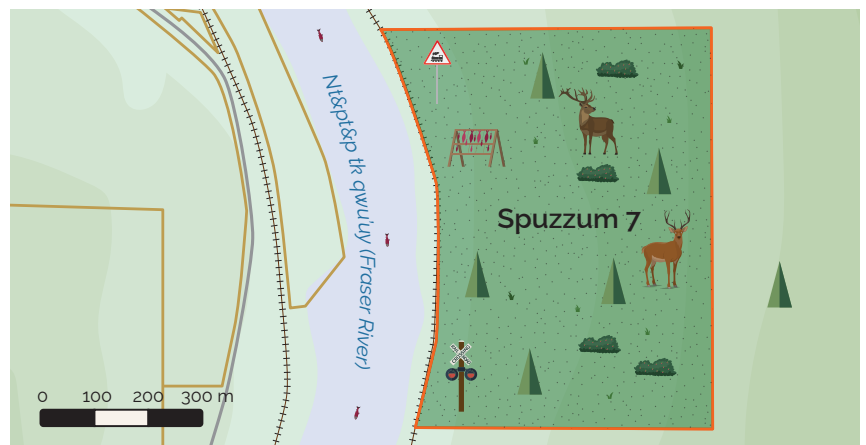
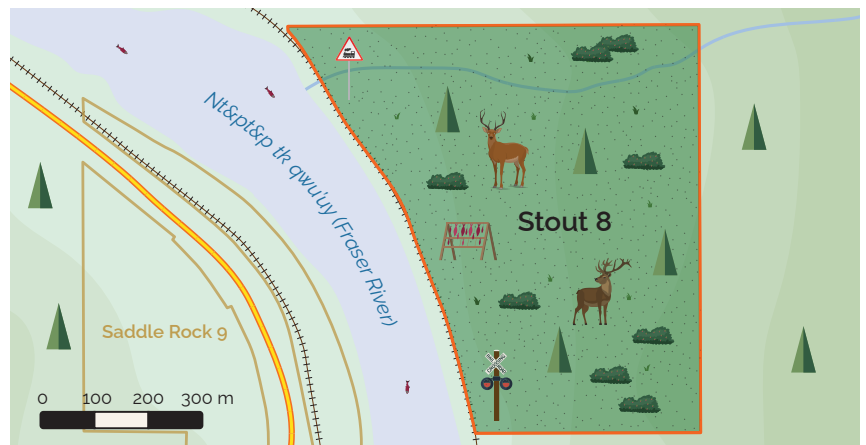
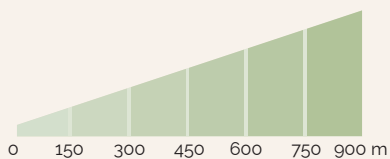


Figure 7: Stout 8, Long Tunnel 5 & 5A, Spuzzum 7, Chapman's Bar 10



Stout 8, Long Tunnel 5 and 5A, Spuzzum 7 and Chapman's Bar 10 are areas designated for environmental and cultural enhancement. These areas are intended to remain as close to their natural state as possible, while providing opportunities for our Members to access the area. The vision is to promote environmental stewardship on the lands, while ensuring community access for traditional, cultural, and spiritual practices.

8.1 Objectives

- ▶ Protect the environment.
- ▶ Protect the banks of sensitive waterways.
- ▶ Protect the area for traditional, cultural, and spiritual practices.
- ▶ Provide recreational opportunities for Spuzzum First Nation Members.

8.2 Land Use Considered

• Environmental & Cultural Enhancement

- Culture Camps, Historical Camps, Harvesting Areas

8.3 General Policies

8.3.1 General Policies	a. General Policies identified in the Spuzzum First Nation Land Use Plan must be adhered to for all development.
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8.4 Eco-Tourism Policies

8.4.1 Environmental Enhancement	a. Development is restricted to promote the preservation and enhancement of significant environmental features and the promotion of the restoration of linkages between these features.
8.4.2 Community Access	b. Members will not be restricted from accessing the area for short-term camping and recreational purposes, provided the land and resources are respected.
8.4.3 Cultural and Spiritual Uses	c. Land uses should focus on the collective benefits, uses and activities that support the overall health and well-being of Spuzzum First Nation.
8.4.4 Interpretive Signage	d. Pre-approved signs that promote environmental, cultural, historical, and traditional education and awareness are encouraged.





Implementing the Plan

Spuzzum First Nation has developed this plan for all Members to benefit, and for all Members to follow for future decisions made about use of the land. Implementing the Land Use Plan Spuzzum First Nation puts the land use designations and objectives into action and honours the community's efforts in creating this plan. The plan's success is dependent on integrating these policies into decision-making processes.



9.1 Circulate the Land Use Plan

To successfully implement the Land Use Plan, it is important that Spuzzum First Nation Members, including CP Holders, potential developers and other stakeholders are aware of the Plan. By circulating the Plan, people are made aware of the intended land use designations, objectives, and policies and they can proactively and effectively coordinate their efforts with Spuzzum First Nation. The plan will be made available on Spuzzum First Nation's website and in hardcopy at the Band Office.

9.2 Community Involvement

Meaningful community participation is a key component of creating a plan that is reflective of community values. Spuzzum First Nation is committed towards consistent engagement and consultation process with Spuzzum First Nation Members for matters related to land use planning and development of Spuzzum Lands. Spuzzum First Nation will provide an informed, transparent, consistent, and credible process for making land uses decisions on Spuzzum Lands.

9.2.1 Policies

9.2.1.1 Community Consultation Process	a. A consultation process for amendments to this Land Use Plan will be created by Spuzzum First Nation that articulates processes for community involvement and input.
	b. Any third party development, or large developments proposed by a Member, must create and implement a community consultation process, as approved by Spuzzum First Nation.
9.2.1.2 Delivery of Information	c. Public information relating to land use planning matters will be communicated with Members through the community newsletter and on the Spuzzum First Nation website.
9.2.1.3 Information from Developers	d. Developers or applicants of land use activities may be requested to provide relevant and up-to-date information to Spuzzum First Nation Members on an on-going basis regarding development or land use activity proposals on Spuzzum Lands.

9.3 Development Process

All land development and related activities on Spuzzum First Nation lands must follow the applicable Spuzzum First Nation Development Processes including following all procedures and acquiring all necessary permits and approvals.

[To be completed]



9.4 Non-Conforming Use

If a land use does not conform to the land use designation in the Land Use Plan but existed prior to the adoption of the Land Use Plan it will be referred to as a “Legal Non-Conforming Use” in accordance with Spuzzum by-laws and policies. Non-conforming or “grandfathered” uses will continue to be permitted unless the use is discontinued. Any new alteration of the land use, after the time of adoption of this Land Use Plan, will require prior approval by Chief and Council.

9.5 Plan Variance and Amendment

A minor variance may be requested when unsubstantial changes to the Land Use Plan are required. Minor variances are those that:

- Improve the clarity of the Land Use Plan and thereby contribute to a better decision-making process;
- Update the Land Use Plan in respect to changes in land management processes;
- Do not compromise the vision or objectives of the land use designations;
- Would not result in a precedent (likely to lead to a number of similar requests).

A major amendment may be requested when substantial changes to the Land Use Plan are required. Major amendments are those that:

- Add lands to, or remove lands from the Spuzzum First Nation Land Use Plan;
- Alter the boundaries of existing land use designations;
- Add or remove land use designations;
- Add or remove a land use policy; or
- Would approve a development that is not in accordance with the vision and/or objectives of its land use designation.

9.5.1 Policies

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| <p>a. Minor variances to the Land Use Plan will be considered provided that they meet the standard of an unsubstantial change, as described above.</p> |
| <p>b. Major amendments to the Land Use Plan are expected to involve substantive research and discussion prior to a decision being made by Spuzzum First Nation.</p> |

9.6 Monitoring and Review



The anticipated outcome of the Spuzzum First Nation Land Use Plan is that it be formally adopted and used to guide land use and development on Spuzzum Lands. The Land Use Plan will be monitored and reviewed on a regular basis to ensure that it continues to reflect the needs of Spuzzum First Nation. The Land Use Plan will be reviewed approximately every five (5) years and amendments will only be made if it is determined that these changes will benefit the community.

The implementation of the Land Use Plan will be led by the Lands Department and Administration.

9.6.1 Policies

- a. Every five (5) years, a comprehensive review of the Land Use Plan will be completed.
- b. Spuzzum First Nation shall create a community consultation process for amendments to this Land Use Plan.
- c. Spuzzum First Nation shall work to ensure that all confidential information be protected and access will be controlled to prevent the misuse of private information.





9.7 Supporting Documents

Supplemental documents, studies, plans and by-laws could be completed to achieve some of the objectives and policies included in our plan including but not limited to:

- Development Permit Process
- Subdivision, Development and Servicing Law (Bylaw)
- Soil and Fill Management Bylaw
- Updates to the Spuzzum First Nation Heritage Policy and Guiding Principles (to confirm appropriate archaeology protocols are in place (e.g., Archaeological Overview Assessment)
- Design Guidelines
- Squatter Control/Illegal Occupancy Policy
- Housing Needs Assessment
- Transportation Plan
- Capital Infrastructure Plan
- Asset Management Plan
- Emergency Preparedness Plan
- Environmental Inventory
- Native Plan Species List
- Home-Based Business Policy
- Swimming Pool Enclosure and Environmental Integrity Bylaw





tmíx^w | Our land
x^wúy' | Our Future
nkseytkn | Our Family



SPUZZUM
FIRST NATION

Our Land. Our Future. Our Success. Forward Focused Nation Building.