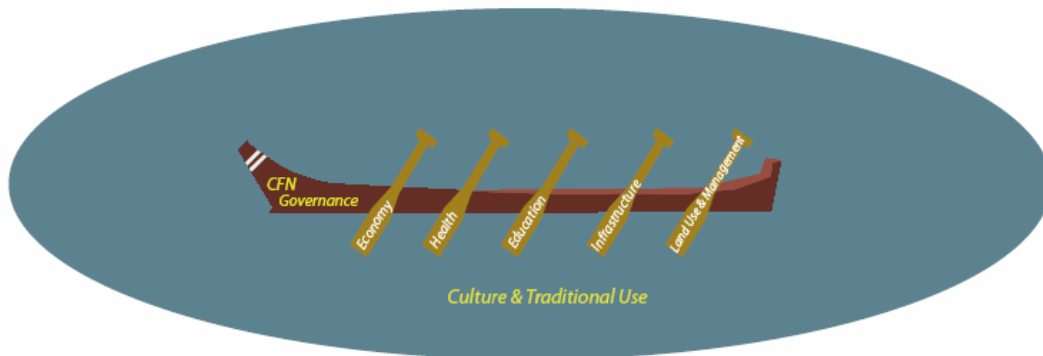




CHEMAINUS FIRST NATION COMPREHENSIVE COMMUNITY PLAN (CFN CCP)

Prepared by:

THE CHEMAINUS FIRST NATION



CFN governance includes economic development, the health and well being of the Nation, education (both formally and informally), infrastructure, and land use and management. This is all built upon, and reflects, CFN culture and the Nation's traditional uses of the land.

In cooperation with:

HEMMERA

In association with:

Holland Barrs Planning Group
Kerr Wood Leidal Associates Ltd.
MVH Urban Planning & Design Inc.

June 2007

ACKNOWLEDGEMENTS

The CFN Comprehensive Community Plan represents the shared vision of the Chemainus First Nation community and provides a framework and a road map to assist in achieving that vision. This plan is the result of an extensive comprehensive community planning (CCP) process which was facilitated by the CFN and Hemmera over a 16 month period, from March 2006 to June 2007.

This document was prepared by Hemmera *et al*¹, in cooperation with Peter Seymour Jr. of the Chemainus First Nation, and with the Naut'sa mawt Tribal Council.

This plan is really the synthesis of the hopes and ideas of the community and would not have been possible without the enthusiastic cooperation of many community members who generously gave their time and ideas. Peter Seymour Jr. and Hemmera *et al* would like to express appreciation to the many individuals who participated in the community focus groups, open house and workshops, as well as the members of the CFN CCP Steering Committee and Band staff.

PROJECT STEERING COMMITTEE

- Terry Sampson, Chief (2005-2007)
- Warren Johnny, Natural Resources Manager
- George Harris, Capital & Public Works Manager (Former)
- Brian Booth, Capital & Public Works Manager
- Charlotte Elliot, Education Manager
- Stephen Olsen, Band Administrator

CHEMAINUS FIRST NATION PLANNING COORDINATOR

- Peter Seymour Jr., Economic Development Officer

FUNDING

Funding for the CFN CCP was made available by Western Economic Diversification and by Indian and Northern Affairs Canada, with ongoing technical support from the Naut'sa mawt Tribal Council (Gary Reith).

¹ Holland Barrs Planning Group, Kerr Wood Leidal, MVH Design

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	COMPREHENSIVE COMMUNITY PLANNING (CCP)	1
1.2	BENEFITS OF COMPREHENSIVE COMMUNITY PLANNING	2
1.3	OVERVIEW OF THE CFN CCP	4
2.0	ABOUT THE CHEMAINUS FIRST NATION.....	6
2.1	CHEMAINUS FIRST NATION HISTORY	6
2.2	KEY FACTS ABOUT THE CHEMAINUS FIRST NATION	7
2.3	COMMUNITY BASELINE	8
2.3.1	ECONOMY	8
2.3.2	HEALTH & WELL BEING	10
2.3.3	GOVERNANCE & BAND MANAGEMENT	13
2.3.4	CULTURE & TRADITIONAL USE	17
2.3.5	EDUCATION	19
2.3.6	INFRASTRUCTURE	20
2.3.7	LAND USE & MANAGEMENT	24
3.0	THE COMMUNITY STATEMENT.....	34
3.1	VISIONING.....	34
3.2	ELDERS VISIONING SESSION.....	36
3.3	YOUTH VISIONING SESSION	36
3.4	COMMUNITY VISIONING SESSION.....	37
3.5	OPEN HOUSE SESSION.....	38
3.6	SUMMARY	38
4.0	FOCUS GROUP SESSIONS.....	40
4.1	PURPOSE.....	40
4.2	FOUR CORNERS (IR#12)	40
4.3	COMMUNITY HUB (IR#13).....	41
4.4	SUMMARY	43
5.0	DESIGN WORKSHOP.....	44
5.1	PURPOSE.....	44
5.2	COMMUNITY HUB – CHEMAINUS IR#13	44
5.3	SUMMARY	45
6.0	OPEN HOUSE	46
6.1	SUMMARY	48
7.0	DIRECTIONS.....	50

7.1	ECONOMY	50
7.2	HEALTH & WELL BEING	53
7.3	GOVERNANCE & BAND MANAGEMENT	55
7.4	CULTURAL & TRADITIONAL USE.....	59
7.5	EDUCATION.....	61
7.6	INFRASTRUCTURE.....	63
7.7	LAND USE & MANAGEMENT.....	66
8.0	CONCLUSION	78
9.0	NEXT STEPS.....	79
9.1	IMPLEMENTATION AND MONITORING	79
10.0	REFERENCES.....	85

Appendix

- Appendix 1 - CFN CCP Communication Samples
- Appendix 2 - CFN Community Land Use Plan (DRAFT) 2005
- Appendix 3 - Compiled CFN Department Organization Charts
- Appendix 4 - Community Accord
- Appendix 5 - Groundwater Report
- Appendix 6 - IR13 Land Designations
- Appendix 7 - IR13 Red & Blue Listed Species
- Appendix 8 - Visioning – Phase I Report
- Appendix 9 - Four Corners Area Map
- Appendix 10 - IR13 Attribute and Proposed Use Maps
- Appendix 11 - Community Hub Concept Drawings
- Appendix 12 - CFN Off-Reserve & IR11 Summary Mail-Out

1.0 INTRODUCTION

The Chemainus First Nation community mission statement is:

To promote a sustainable community ... that is harmonious with the Chemainus First Nations people's lifestyle and natural environment.²

Sustainable community development can be defined³ as meeting the needs of the present generation without compromising the ability of future generations to meet their needs. The foundation of sustainable community development is the equal consideration of the social, economic, and ecological values in all decision making.

The Chemainus First Nation (CFN) has a rich history and culture, providing the membership with a strong foundation to build upon. In keeping with this tradition, Chemainus Chief and Council initiated a Comprehensive Community Plan (CCP) process in February 2006 to develop a **shared "vision"** for the CFN that would result in a sustainable community and a roadmap to achieve that vision.

In February 2006, Chemainus Chief and Council initiated a Comprehensive Community Plan (CCP) process to develop a shared "vision" for the Chemainus First Nation that would result in a sustainable community and a roadmap to achieve that vision.

A CCP outlines a vision and describes the goals, objectives, strategies and policies that will guide the decisions and actions of a community to move it from its current position to a desired future (the vision). The CCP embodies the wishes, desires and ideas of the whole community and, therefore, all decisions made by Chief and Council and all departments should be consistent with the Plan. However, this does not mean that the Plan can't change to adapt to different circumstances or new information that arises. However, if changes are to be made or decisions are inconsistent with the Plan, they should be justified and the community consulted.

1.1 Comprehensive Community Planning (CCP)

Comprehensive community planning involves the development and implementation of community strategies designed to achieve a 'balancing act' of sustainable development, environmental stewardship, resource management, standard of living, and socio-economic conditions⁴. Such an approach encompasses not only land use planning and physical assets, but also long term strategic planning for the future, keeping in mind the social, economic, geographic and political realities of the community.

² Chemainus First Nation Physical Development Plan, 1999

³ The Bruntland Report, or Our Common Future, is the report made by the World Commission on Environment and Development in 1987. It is often called the Bruntland report after the chairperson of the commission, the then Prime Minister of Norway, Mrs Gro Harlem Bruntland.

⁴ As detailed in the (INAC publication), "CCP Handbook: Comprehensive Community Planning for First Nations in BC".

The CCP allows the Nation to be proactive in directing its efforts and resources toward the journey that it has set for itself. It also enables it to react appropriately when various challenges and opportunities are presented.

The Nation's community plan can serve in a number of capacities including⁵:

- as a **'blueprint'** for the community's physical, economic and social development;
- as a **'springboard'** for community projects;
- as a basis for land and resource management;
- as a **communication tool**, for education and awareness - internally and externally;
- in support of resource requirement justification (funding applications);
- as a **business tool** providing background information for the community as a whole, or for community members, in building business relationships with other First Nations, municipalities or private sector partners;
- as a **basis for community decision-making** and Chief and Council's **contract of accountability and transparency to community membership**.

1.2 Benefits of Comprehensive Community Planning

Comprehensive community planning provides a framework and process for the community to explore its core values, establish a vision for the future, and work toward achieving that vision.



Planning can benefit the entire community by creating positive change in a proactive way, while also protecting the values of the community. Planning can improve the performance of the band administration and any related organizations, and also enhance the community's governance tools and capacity.

⁵ CCP Handbook: Comprehensive Community Planning for First Nations in British Columbia, Indian and Northern Affairs Canada. 2006. http://www.ainc-inac.gc.ca/bc/proser/fna/ccp/ccphb/ccphb01_e.html#wccp

⁶ CCP Handbook: Comprehensive Community Planning for First Nations in British Columbia http://www.ainc-inac.gc.ca/bc/proser/fna/ccp/ccphb/ccphb01_e.html#wccp

Once in place, an effective community plan can⁷:

- **Empower the community.** The community becomes more self-aware, creates its own future, and has the tools to respond to change in an effective manner.
- **Improve performance.** Having a plan leads to informed decision-making, combines fragmented efforts and decreases duplication, enables efficient use of resources, and identifies and solves organizational problems.
- **Build teamwork and expertise.** Planning improves communications within the Nation's government, builds managerial and staff skills and supports capacity-building efforts.
- **Coordinate future development.** The planning process identifies the community's priorities for the use of its land base and territory, anticipates future infrastructure and development needs, and helps to prevent conflicting developments.
- **Protect resources.** The community is able to identify and protect vulnerable or valuable areas, traditions, or cultural values and practices.
- **Celebrate traditions and culture.** The cultural aspects of the community may be a focus of the planning process.
- **Promote healing and reconciliation.** Planning helps the community to work together to proactively address negative or painful community issues by establishing a positive vision for the future, and by taking the steps necessary to achieve that vision.
- **Create economic opportunities.** Examining and identifying sustainable economic opportunities is an essential part of creating a Comprehensive Community Plan. Having a plan in place will also help to attract investment.

The scope of comprehensive community planning may vary greatly depending on where the community's interests are in relation to matters such as treaty negotiations, approach to governance, and the extent to which it is addressing land and resource issues within its traditional territories.

The following factors are seen as essential to a successful community planning process:

- The need for a shared community vision;
- Long-term commitment by the Chemainus Band Council and community members;
- Recognized leadership;
- Resources including financial, physical and human;

⁷ CCP Handbook: Comprehensive Community Planning for First Nations in British Columbia http://www.ainc-inac.gc.ca/bc/proser/fna/ccp/ccphb/ccphb01_e.html#wccp

- Community and political support;
- A realistic appraisal of the current situation within the community;
- A desire to build on the accomplishments and efforts of the past;
- An inclusive process (everyone is welcome to participate) and the ability to work as a team;
- A strong commitment and the ability to take the required time to work through the various stages of the community planning process; and
- A commitment to use the plan as a tool and to modify and make adjustments as required ('a living plan').

The above factors are essential to a successful community planning process, as well as, and perhaps most importantly, the commitment of at least one First Nation member to serve a primary role in the planning process; a crucial component to the success of the CCP process.

Coupled with the above factors essential to a successful community planning process is the ongoing effective communication to the Nation members throughout the community planning process. Communication was the cornerstone to the entire CFN CCP process; the community was guided along throughout the more than year process with ongoing community newsletter updates, articles in publications such as Native News, and the Klahowya (Naut'sa mawt Tribal Council newsletter), postings on the local community billboards, and letters to households both to on and off-reserve members (**Appendix 1**) .

1.3 Overview of the CFN CCP

The Chemainus First Nation (CFN) maintains a safe and caring community spanning three reserves (IR #11 - #13), with IR#10 (~6 ha) not having any CFN members residing on it. The CFN Chief and Council are working towards the goal of a community based on self-determination. Like other rural communities, the CFN community treasures its unique rural lifestyle while balancing the natural environment with economic prosperity.

The CFN CCP is a reflection of the community's vision and long term goals. There is the desire to thoughtfully develop IR#12 (also referred to as the Four Corners Area⁸) as primarily a commercial development area complimented by a small institutional development area, a potential non-Aboriginal housing development on the west side, and rural residential in the northeast area of the reserve.

⁸ Refer to the Four Corners Development Plan for the Chemainus First Nation, May 2007 report by CFN in cooperation with the Boulevard Transportation Group for detailed information on the options for IR#12.

IR#13 serves as the main 'hub' of the Nation, containing most of the residential developments supporting the community, as well as the community centre, Elders centre, daycare centre, and the youth centre. Further CFN residential development is encouraged to occur within IR#13 and includes the areas already hosting the family housing 'nodes' (ie. Kulleet Bay and Shell Beach), as well as to consider the immediate surroundings of the area allocated as the 'Community Hub'. This is to increase the opportunity for community members to be able to walk (thus reducing the reliance upon motorized transportation) to the various community services within the Community Hub, and to work towards drawing future residential development within the one area.

Goals and Objectives

The CFN CCP process has resulted in the descriptions of the main goals and objectives shared by the community participants, and further defined by the Steering Committee and Band Council. The common goals and objectives identified by the community are in the key areas of **economy, health and well being, governance and band management, culture and traditional use, education, infrastructure, and land and resource management**. Further to these are the strategies provided for each of the key areas listed to put the goals and objectives into action.

Each of the above areas serves to guide the actual administration of the CFN CCP reserve lands through the prioritizing of objectives within each key area.

Community Endorsement

The final step in the CFN CCP development process requires community and Chief and Council endorsement of the CFN Comprehensive Community Plan (e.g. vote, community meeting, traditional process). In addition to endorsement, Chief and Council have provided a written record of their acknowledgement, endorsement and support of Plan.

2.0 ABOUT THE CHEMAINUS FIRST NATION

2.1 Chemainus First Nation History

The name 'Chemainus' is derived from the Island Halkomelem word "Tsa-mee-nis" meaning "bitten breast". The horseshoe shape of the bay and range of hills near the reserve have the appearance of a man lying prone with a deep cleft in his chest.

Historically, the Chemainus maintained villages located in Ladysmith Harbour, Kulleet Bay, and in the lower reaches of the Chemainus Valley. Today, most Chemainus reserves and settlements are located in the northern part of the Hul'qumi'num territory⁹, with two small reserves in the lower Chemainus Valley.

The Chemainus people have traditionally lived in winter villages located on three sites in the northernmost part of the Hul'qumi'num territory — in Kulleet Bay, in Sibell Bay, and in the Coffin Point area. Located just south of Yellow Point, Kulleet Bay was an important area for the Chemainus; it was not only a protected natural harbour but was also very rich in marine resources such as shellfish and (in season) herring. The permanent village here, named *shts'emines*, is the origin of the English name Chemainus. This is also the origin of the name for the Chemainus people; The Indian Reserve Commissioner Gilbert Malcolm Sproat referred to the residents of this village as the 'Chemainus Indians proper' to distinguished them from other Chemainus peoples, such as those living at Sibell Bay.

Sibell Bay, located northeast of Sharpe Point and directly across Ladysmith Harbour from the present-day location of the town of Ladysmith, is the site of the second Chemainus permanent winter village. The Hul'qumi'num name for this place is *thek'min* (anglicized to 'Sicameen'), meaning 'spearing place' which indicates that it was a good place to spear fish. This area was also rich in shellfish such as clams, oysters, and scallops. Within Sibell Bay, Shell Beach is the site of the settlement, and at one time the people living here were known as the "Shell Beach Band."

There is also evidence of a third Chemainus village site, at Coffin Point, known as Kumalockasun. The Kulleet Bay and Sibell Bay sites were incorporated into the Chemainus' 1082-hectare main reserve (Chemainus No. 13) which was finalized by the Royal Commission in 1913. The Coffin Point area was excluded from this reserve.

⁹ http://www.hulquminum.bc.ca/hulquminum_people/chemainus

2.2 Key Facts About the Chemainus First Nation

The Chemainus Indian Band (Chemainus First Nation) is located at Ladysmith Harbour and Stuart Channel which is approximately 30 km south of Nanaimo. The reserves cover 1225 hectares and consist of four reserves, three of which are populated, the largest being the Chemainus #13 reserve. The reserves were delineated and allotted by Joint Commission in 1877 and its people are part of the Coastal Salish linguistic group.

The Chemainus Nation reserves are home to 616 Chemainus Nation members, with another 400 living off the reserves and 118 members living on other non-Chemainus Nation reserves¹⁰ resulting in a current estimated CFN population of 1134 members.

The Band has a contract with the municipalities of North Cowichan and Ladysmith for fire protection. The municipality of Ladysmith also provides policing and health care to the people of the reserve.

Naut'sa mawt Tribal Council

The Naut'sa mawt Tribal Council (NmTC) represents the Coast Salish linguistic group and includes the First Nations of Chemainus, Halalt, Homalco, Klahoose, Malahat, Nanoose, Sliammon, Snuneymuxw, Tsawwassen and Tseil-Waututh. NmTC's role is to advise its members in a sustainable, adaptive and accountable manner in the areas of economic development, financial management, community planning, technical services and governance¹¹. The Tribal Council expresses the political views of its members to all levels of government and provides a forum for information and resource sharing among its members through strategic planning, capacity building and development of a resource library.

Hul'qumi'num Treaty Group

Representing eight of the ten Coast Salish groups is the Hul'qumi'num Treaty Group (HTG), which was founded in 1993 to jointly negotiate a comprehensive treaty with British Columbia and Canada in the BC Treaty Process. The HTG represents over 6,200 members in the following First Nations: Chemainus First Nation, Cowichan Tribes, Halalt First Nation, Lake Cowichan First Nation, Lyackson First Nation, and Penelakut Tribe. Hul'qumi'num is the shared language that connects each of these Nations, as well as their common traditional territory, culture, and history¹².

¹⁰ Indian & Northern Affairs Canada Census January 2007.

¹¹ <http://www.nautsamawt.org/>

¹² <http://www.hulquminum.bc.ca/news>

The Coast Salish Nations intermarried resulting in strong intertribal connections and alliances with the other Coast Salish Nations. Inter-tribal canoe races, sports events, bone games, and winter dancing in the longhouse continue to nurture these inter-tribal relationships.

2.3 Community Baseline

As mentioned above, at the outset of a planning process there is the requirement to establish the community baseline – establish the what, where, when, how, and why of the community in all of the major operational areas in order to determine what is known to date about the community and the required follow up to address any identified information gaps. A review of all relevant information related to comprehensive community planning was undertaken. This included the 1999 *Physical Development Plan*, the CFN *Land Use Plan* (Draft), 2005, available historical studies and mapping, engineering studies, socio-demographic data, and housing data to name a few of the sources accessed to complete the CFN CCP.

Community-specific information was obtained through interviews with staff at the Band Office in their specific areas of expertise (housing, lands officer, capital programs officer, maintenance officer, etc), as well as through the numerous engagement sessions conducted in the community in 2006 and 2007.

The challenge in compiling information about the Nation and the reserve lands, with the intent to develop a community baseline, is that the Nation consists of four separate reserves (IR#10, IR#11, IR#12, and IR#13) with notable distance between each reserve, especially IR#12 and #13s' distance from IR#10 and #11. The fragmentation of the reserves and membership population results in the need to provide the necessary detail for not one but multiple communities within the CFN.

Throughout the Chemainus First Nation Comprehensive Community Planning process, the Chemainus First Nation Physical Development Plan, April 14, 1999, and the CFN Draft Community Land Use Plan (never finalized; **Appendix 2**), 2004, served as baseline reference documents with the intent to build on what is already known and what has since changed and required updating.

2.3.1 ECONOMY

The Chemainus First Nation own and operates a Husky gas station located on IR#12 Oyster Bay, alongside the CFN's A&W family restaurant. The CFN members managing the Husky station were awarded the prestigious 2004 Standard of Excellence Award and the 2006 Standard of Excellence Award from the Husky Energy Inc. for overall standard of service provided to customers on an ongoing basis.

Employment Rates

The overall employment rate¹³ for the CFN member living on-reserve is 36.6%, with the overall participation rate¹⁴ at 46.5%. With both figures given, the male and female ratio is not significantly different with the male population only slightly higher for participation, and the female population only slightly higher for the employment rate. Overall, the CFN membership's employment rate and participation rate are notably less than the provincial average (employment rate (62.5)¹⁵ and participation rate (64.6)) as is the case for all First Nation communities throughout the province.

Existing Employment Sectors

The CFN owned and operated gas station and family restaurant provide significant employment opportunities for the CFN membership with the Husky employing approximately 25 positions and the A&W providing approximately 15 positions year round.

Another significant employer on reserve is the Band Office with approximately 25 employees year round, with the addition of seasonally employed members for summer programs and so forth.

The sector breakdown for the employed portion of the population focuses on health and education (the largest employment sector), agriculture and agricultural related occupations, manufacturing and construction industries, wholesale and retail trade, finance and real estate, as well as other less familiar sectors such as tourism and culture.

The median income is about \$7,000 a year, about one-third that of the average British Columbian¹⁶.

Existing Human Resources (skills, education, trades)

The CFN membership has made a number of great strides in the last five to ten years in terms of increasing the level of education each member attains as well as post-secondary skill and trade development.

There are CFN members whom make their living as fishermen (6-10), forestry workers (~12), and within the shellfish fishery (20-30). There are ~130 community members whom work for the Nation within the various departments administrated by the CFN (see Section 2.3.3 Governance for a list of programs).

13 Refers to the number of persons employed in the week (Sunday to Saturday) prior to Census Day (May 2001), expressed as a percentage of the total population 15 years of age and over.

14 Refers to the labour force in the week (Sunday to Saturday) prior to Census Day (May 15, 2001), expressed as a percentage of the population 15 years of age and over.

15 Statistics Canada: <http://www40.statcan.ca/l01/cst01/lfs04j.htm>

16 Miro Cernetig, "\$1 billion fails to land one treaty: First Nations pay the price while lawyers clean up". Vancouver Sun, Wednesday, November 29, 2006. www.canada.com/vancouvernews/

As well, CFN members are employed in a number of other occupations such as management, business, finance and administration, natural and applied sciences and related occupations, social science, education, art, culture, recreation and sport, sales and service occupations, trades, transport and equipment operators as well as other related occupations. The one area of occupation currently not fulfilled by any CFN members (as of the May 2001 census) is health.

2.3.2 HEALTH & WELL BEING

The health of any community includes physical well-being, level of education, employment and so forth. The federal government uses a community well being index¹⁷ in order to establish a fairly course gauge of where each community is across the country in terms of general well being. The community well being (CWB) index is derived from variables such as income, education, labour force activity, and housing conditions in the overall 'score'. The CFN community well being index, at 58 out of 100, indicates¹⁸ that there is a continued requirement to explore ways to work towards bettering the lives of the CFN community members. The average non-Aboriginal well being index rating from throughout the province is 85. The average First Nations community well being index rating is 70, resulting in the CFN community to be ranked relatively low compared to both Aboriginal communities and non-Aboriginal communities.

The well being index does not reflect issues such as alcohol and drug addiction, impacts of poverty on the individual, family, and community, as well as the issues related to youth. These are issues that the CFN addresses on an ongoing basis with very limited resources.

There is approximately 450 members residing on reserve (all three CFN reserves) who are 19 years of age and older. There are approximately 140 of these members on social assistance (31%) on an ongoing basis (including spouses if applicable). There are 52 members (11.6%) on old age pension. Currently there are 12 members (2.7%) attending post secondary and receiving a living allowance.

The forecasted population growth of the Chemainus First Nation, living both on- and off-reserve, is anticipated to reach approximately 1,550 members by 2013. This represents a 5.3% annual growth population rate based on the current population. The challenge faced by the CFN is to adapt the numerous education, health, and other programs to accommodate the current growth rate with very limited resources.

¹⁷ The Community Well Being index (CWB), Indian and Northern Affairs Canada's Research and Analysis Directorate.

http://sdiprod2.inac.gc.ca/fnprofiles/FNProfiles_Wellbeing_e.asp

¹⁸ The CWB is calculated using data derived from the 2001 CENSUS OF CANADA. Four indicators (education, labour force activity, income and housing) are combined to give each community a well-being score from zero(0) and one hundred (100), with one hundred being the highest.

Housing

There are approximately 265 dwelling units on the Chemainus Nation reserves¹⁹. Housing demand continues to be an outstanding issue for the CFN. The community need for suitable housing continues to outstrip the on-reserve supply²⁰. The continued anticipated annual housing requirements are approximately 13 units for the on-reserve membership based on the population growth trend, migration of Band members from on- and off-reserve, as well as those members currently on a housing waiting list. During the CFN CCP process, participants shared the concern that there are a number of non-reserve CFN members wishing to return home but are unable to secure suitable housing in order to do so. The annual housing requirement noted above (13 units annually) does not reflect the off-reserve member demand.

Sh'ulh-etun Health Society

The Sh'ulh-etun Health Society: *Community Health Plan Update* provides a list of the various programs developed to address the society's mandate regarding healthy communities. The programs include mental health, health wellness based on cultural and community realities, as well as emergency preparedness in order to address issues such as storms and power outages.

The issues of health and well being, and the various CFN health programs, are administered through the H'ulh-etun Health Society²¹. The H'ulh-etun Health Society (the 'Society') serves the Chemainus First Nation, Penelakut First Nation, Lyackson First Nation as well as the Malahat and Halalt First Nations. The Society was created in 1994 as a means of controlling its own health programs and services. This was followed by the signing of a Transfer Agreement with Health Canada during the same year.

The Community Health Plan was revised in September, 1999 and again in October 2001.



The Society is currently developing a comprehensive community health plan that includes community health and home and community care programs. This plan will also include cross-discipline strategies for

¹⁹ Based on the extrapolation of the figures provided in the 1999 PDP (pg. 27).

²⁰ Refer to 1999 PDP, Section 3.2, for further detail on housing.

²¹ <http://www.vifn-ehealth.ca/>

major health issues or a process for developing and implementing the strategies. The plan will include community-based and statistical indicators of outcomes of the programs and services.

Included in the development of the Health Plan is the development of strategic approaches aimed at addressing underlying causes of poor health. This requires coordination with other departments such as economic development, education, housing, and treaty negotiations. There is also the intent to develop a health information system that documents health status, immunization rates, program outcomes and demographic information in a coordinated and effective manner in order to better track the successes of the various programs and to ensure the Nation's health needs are being met appropriately.

The Society Community Health Plan Update (Health Plan), January 2006, details how the underlying socio economic conditions, history and unresolved land question in all the H'ulhetun member First Nations continue to hamper opportunities for their people to enjoy, at a minimum, the same health status as their non Aboriginal neighbours. There is the recognition by the Society that detrimental health determinants need to shift in order for significant changes to the health status of the CFN membership to occur.

With the anticipated completion of the CFN CCP, the Nation's commitment to self-determination may ultimately provide the opportunity for the Nation to address the impacts of the health determinants. Through the generation of revenue via business development and ongoing stable employment base, members of the CFN will be able to gradually address the various socio-economic health determinants, thus potentially addressing the various challenges to realizing their overall vision.

Community Vision for Health

"Communities living in harmony with oneself and one's neighbour, pulling together, creating possibilities, achieving a safe and holistic state of well being that includes embracing and celebrating community traditional beliefs and practices".²²

H'ulh-etun Health Society Mission Statement

"H'ulhetun"- Better quality of health for everyone.

The mission statement is based on the traditional value and belief that is the inherent right of everyone to have the best quality of health. It is further based on the belief and conviction, that the way to heal oneself is through empowerment, education and awareness as well as skill building and obtaining knowledge about disease processes and healthy alternative lifestyles.

²² Bibber, Marilyn. Sh'ulh-etun Health Society: Community Health Plan Update

Priority Health Needs

The priority health needs have not changed significantly over the past number of years and include mental health, diabetes, asthma, heart disease, youth, and maternal and child health as significant areas of concern to all H'ulhetun communities.

2.3.3 GOVERNANCE & BAND MANAGEMENT

The Chemainus First Nation follow the conventional form of government directed by the Indian Act with the Band Council serving as the local elected officials held accountable by the CFN membership. The Band Council, consisting of the Chief and ten Councilors, are elected every two years in April. The number of electees reflects the membership ratio of one councilor to every one hundred members.

Band Office - Departments

There are a number of different departments within the band administration that employ primarily CFN members, with further skills provision on contract as required. The departments within the CFN Band administration include²³:

Office Administration

Office administration provides secretarial service to the Band Council by recording and transcribing minutes from Council, general band, and other meetings as required. The secretary ensures that required documentation is provided at the meetings and maintains a tracking system to provide easy access to Council motions and decisions.

Social Services

This program oversees all of the CFN's social development needs including: children and family welfare social assistance; elder care and many other social needs initiatives. The social services administrator develops and maintains an annual program budget, including locating and acquiring outside sources of funding for the program. The administrator supervises numerous staff in this department, and provides client counseling and advocacy as required.

Health

The health administrator interacts with other government's agencies, medical professionals, and CFN members on health services issues; identifies community health issues and develops programs to

²³ Department descriptions are provided by the CFN and further augmented via the Musqueam First Nation Governance web site:

<http://www.musqueam.bc.ca/Governance.html>

address them; identifies outside sources of funding and develops proposals to obtain program funding. The administrator also oversees all staff and volunteers working in CFN's Health Program.

Economic Development

The economic development officer reports to the senior administrative officer (band manager) and is responsible for facilitating community and economic development planning and initiatives; identifying and fostering community economic development opportunities; securing funding for economic development activities and programs; assisting local organizations, businesses and individuals with establishing economic development plans and projects; and promoting the community in order to expand economic development opportunities for the CFN membership.

Housing

The housing administer oversees the Housing department of the CFN. The administrator oversees contractors, and is responsible for scheduling and assigning work and ensuring quality products and service is provided to the CFN to maintain band owned housing, buildings. The administrator also maintains the housing waiting lists and the provision of information regarding mortgages and ownership, etc.

Education

This department oversees the administration of the CFN's education program and budget, which currently has over 250 students from pre-school to post secondary. The Coordinator acts in an advisory capacity to the Vancouver School Board of issues affecting the Band and/or Band member students and their families.

Employment

The employment administrator ensures that the CFN's personnel policies meet employment standards requirements and are applied equally to all staff. This involves developing job descriptions, classifications, staff evaluation processes, training plans and disciplinary procedures, and working with department heads to coordinate the recruitment process. The employment also department assists members in re-entering the work force with training, resume writing and job searching.

Natural Resources

The natural resources department (terrestrial and aquatic) is responsible for the comprehensive management of the CFN's reserve lands held, as well as participates in the decision making regarding

the Hul'qumi'num traditional territory. The lands officer manages all aspects of the department including supervision of staff and development of the annual department budget.

Finances

The finance administrator is responsible for CFN's finance department. This includes the supervision of the finance department and central administration staff as well as participation in budget and financial policy development, and bookkeeping/accounting work. The work also includes the overseeing of the purchase or acquisition of goods and services for the band administration operation. The finance administrator is the point of contact for the employees and outside agencies on pay and benefit related issues.

Band Membership

The CFN membership registrar is responsible for the accuracy of the CFN's membership list, ensures all vital statistics records are in order, and issues Indian Status/ Band Membership cards.

Treaty

The treaty department is responsible for the provision of a comprehensive treaty and land claims program, including all necessary research and development. The treaty administrator represents the CFN at various meetings and venues on issues related to cultural heritage, Crown held lands, and treaty and/or land claims negotiations. The administrator works with the band council, band manager and legal counsel representing the interests of the CFN.

Chief and Council

The Council of the CFN are the elected officials of the Band, under Section 74(1), (2), (3) (a) (i) and (3) (b) (i) of the Indian Act. Apart from the regulations to the Indian Act, the role of Council is to manage the affairs of the CFN as delegated under the Indian Act by the Minister of Indian Affairs, and in accordance with the objectives of the CFN membership.

CFN Management Level Organization Chart

Approved by Chief and Council 18 December 2001



Section 81 of the Indian Act grants council the powers to make by-laws over reserve lands. The band council is entrusted by the CFN membership to represent the Band's political views and aspirations at the reserve, district, provincial and federal levels. The CFN membership holds council accountable for the actions of the band administration and is answerable to the CFN membership and the Minister of Indian Affairs (see **Appendix 3** for compiled department organization charts).

The above programs, and the various support positions, result in a significant level of employment per capita that the Band Office offers to the CFN membership.

Self-Determination / Self-Governance

In anticipation of self-governance with the completion of the CFN Treaty, the CFN have taken on several areas of governance such as natural resource management on the four reserves (as well as proposals – forestry, mining, etc - specific to the Hul'qumi'num traditional territory), management of the community's health file, and co-management of the CFN education programs in conjunction with local School District No. 68. The CFN anticipates taking on additional governance responsibilities as the opportunities arise and upon completion of the CFN treaty (Hul'qumi'num Treaty).

Community-to-Community Relationships

The CFN Band Council recently celebrated the signing of the Community Accord between the Town of Ladysmith and the Chemainus First Nation, with the signing ceremony held January 27, 2007 (**Appendix 4** - signed copy of Community Accord).

The Community Accord was funded through the Community-to-Community Program hosted by the Union of BC Municipalities (UBCM)²⁴. The program provides financial support to neighbouring local governments and First Nations that wish to organize a Community-to-Community Forum to address their issues at the local level. The main focus of the initiative is to bring local government and First Nation leaders together to discuss critical issues in the spirit of cooperation.

In partnership with other Coast Salish Nations on Vancouver Island, the CFN is involved in the planning of a community-to-community forum with the City of Nanaimo, the Cowichan Valley Regional District, and the Town of Ladysmith. Similar to the Community Accord signed with the Town of Ladysmith, the intent of the second Community Accord is to establish relationships, and strengthen established relationships, amongst the various governing bodies to address critical common issues such as the development of lands in boundary-sharing areas.

The CFN Council remains committed to establishing relationships with the various governing bodies, especially as it pertains to the betterment of the CFN membership.

2.3.4 CULTURE & TRADITIONAL USE

When European explorers arrived in the Coast Salish territory, they found people who lived in permanent village sites but who were also quite mobile as the seasons dictated. Traditionally, during the winter the community members lived in longhouses as families within families. The longhouses were post-and-beam construction up to 30 metres in length with plank partitions separating family groups. Meals were often taken together.

Longhouses served as more than the main shelter for the CFN. The longhouse served as the 'community hub' – the centre of the Nation's daily activities. It was in the longhouses that the Elders spoke, where knowledge was shared, and where ceremonies were held.

²⁴ <http://www.fns.bc.ca/pdf/2003FNS-UBCMForum.pdf>



CFN Longhouse in Kulleet Bay

The CFN membership continues to practice their traditional cultural customs including the longhouse tradition. The longhouse is used throughout the fall, winter, and spring by each of the major family units for a number of occasions. These occasions include naming ceremonies, memorial ceremonies, ceremonies to celebrate dancers inheriting their ceremonial masks and costumes, and the cleansing ritual.



Sea wolves played an important role in coastal Aboriginal culture. The above example of a sea wolf petro-glyph depicts ferocious creatures with sharp teeth, raised hairs on the back and sometimes lolling tongue. (South Country News (Nanaimo), Sept. 06).

The Sea-Wolf petro-glyph is located between Kulleet Bay and Kumlockasun by Stuart Channel just above the high-water line²⁵. The Sea-Wolf is a petro-glyph carved on a rock that is five metres long, four metres wide, and about two and a half metres in height. It is said to be the protector of the CFN people. It served as a 'sounder' – an alarm – that told the Nation when enemies were approaching either from the North or the South. The Sea-Wolf warned by summoning the dogs on the reserve to commence barking and this would serve to notify the Nation of impending danger.

The Indian Shaker religion, a Christian denomination, is also practiced within the CFN community. An indigenous religion with its origins in the USA in 1882, the Indian Shaker beliefs are based on a unique blend of American Indian, catholic, and protestant beliefs and practices. Indian Shakers are known for their generosity, sobriety, and power to heal²⁶. The CFN community has a Shaker church on IR#13 built by community volunteers about fifteen years ago.

2.3.5 EDUCATION

The CFN places significant importance on education, especially education that is sensitive to the cultural and traditional teachings of the Nation. Throughout the CFN CCP process, the community has been quite clear on the importance of education and the numerous opportunities to incorporate education into the lives of the children, youth, and adult members of the Nation in terms of improving their lives and providing life long options.

There are education and training opportunities currently available at the CFN Education Department and Stu'ate Lelum, Chemainus First Nation College on IR#12. Educational, capacity building and training opportunities are also able to provide to the CFN membership an understanding and appreciation of traditional and local knowledge. Stu'ate lelum houses the Hul'quminum Program that focuses on teaching the Coast Salish dialect to students who wish to understand and speak the language fluently.

The CFN currently provide both kindergarten and grade one at the Daycare Centre on IR#13 in the community hub area (the south central area where the Community Centre is located). There are plans to build a secondary school in the east-central area of IR#12 with completion of construction scheduled for 2009. The U.C.E.P. Program (University College Education Preparation) is offered at Stu'ate lelum; the CFN college located on the southern most tip of IR#12. The program's focus is to assist CFN members, and neighbouring Nation member adults, to obtain a Dogwood certificate (high school diploma).

There is a desire to expand on the Nutsumat Lelum education program to include an infant/toddler program and grade 2, and ultimately to provide preschool to grade six within the community hub area.

²⁵ CFN Draft Community Land Use Plan, 2004

²⁶ Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005. DRAFT Community Land Use Plan.

The proposed secondary school to be developed on IR#12 may then serve students from grade seven to twelve.

Ultimately, the CFN envisions all levels of education provided on the CFN reserves, and may also serve other Coast Salish Nations within the surrounding area.

2.3.6 INFRASTRUCTURE

The Chemainus First Nation supports sustainable growth and development within all of the Nation's four reserves. Part of achieving sustainable development is developing a firm understanding of current infrastructure capacity and the demand that future community development will place on local infrastructure so that future infrastructure projects can be planned for.

The following sections provide an overview of the current infrastructure maintained by the Nation, as well as provides the anticipated demands on the infrastructure system over the next ten years. The following information will assist senior CFN staff in their decision making for community infrastructure planning.

SAY-LA-QUAS IR#10

Water & Sewer System

Development in the floodplain, if possible, would require flood protection works. There is currently no municipal infrastructure on this reserve and the extension of nearby services is problematic both from a cost perspective and as well from the point of view of obtaining legal rights of way from the private land owner in the adjacent property.

Road Access

This reserve has no road access, and much of the land is below the Chemainus River 20 year flood level. The CFN Physical Development Plan recommended construction of a road to the western portion of the reserve. The construction of the road would require negotiation of a right of way or the purchase of a strip of land from the adjacent property owner. Development of land above the floodplain would require the construction of a water well and sewage disposal. The close proximity to the river may indicate that a successful water well is likely, however this proximity may affect the feasibility of sewage disposal.

SQUAW-HAY-ONE IR#11

Water System

The residents of Squaw-Hay-One reserve obtain their water supply from a District of North Cowichan (DoNC) owned 150 mm diameter water main that passes through the reserve.

Sewer System

The properties dispose of their sewage through on-site septic fields. The fields are located in free draining soils and no problems have been identified.

Servicing of a future subdivision is possible by extending the DoNC water main. Testing of soil percolation and septic field design calculations would be required to confirm the feasibility of sewage disposal for this area.

Road Access

The Chemainus Road goes through the southwest portion of the reserve, which is also where the clustering of residential buildings occur. With the anticipated growth in population within the Nation, further development of secondary residential access roads are expected.

OYSTER BAY IR#12

Water System

The water system for the Oyster Bay Reserve is supplied from the south by the Diamond Water District. In the northern portion of the site, an independent groundwater system, called the Ivy Creek System, and individual house wells are in place. No information regarding the individual wells has been reviewed. These individual wells are not communal and therefore are not under the same scrutiny from the health authority. The two public systems do not meet INAC design guidelines for fire protection and water quality and upgrading may be necessary.

Sewer System

The soils on the reserve are not well suited to individual septic field disposal and several fields have experienced problems. Currently the feasibility of a proposed community sewage disposal system is being assessed.

Road Access

The Trans-Canada Highway runs along the length of IR#12 on the east side from south to north, while also providing traffic light controlled turn-off lanes for both east and west. There is a secondary road system providing access to the Band Office and Council Chambers, as well as to a small residential node on the east side of the reserve. There is further opportunity to develop the west half of the reserve whereby further access will be required at that time.

CHEMAINUS IR#13

Water System

The existing water and sewer infrastructure on IR#13 has been designed to accommodate a future population of 1,590 persons. The current population of IR 13 is approximately 750 persons (160 homes at an assumed density of 4.7 persons per household²⁷). Future growth of 13 houses per year is projected for the next 10 years. This represents an increase in population of 611 persons for the period, or 61 persons per year. The total population at the end of the ten-year period is therefore expected to be 1,361 people (750 + 611) and this is less than the designed capacity of 1,590 people. Therefore, in general it is anticipated that the existing water and sewer infrastructure is capable of servicing the planned residential growth for the community for the next 10 years.

Groundwater sources have been located that will supply a future population of 1,590 people (**Appendix 5** Groundwater Report). Likewise the existing storage reservoir holds 1,000 m³ and this is sufficient for anticipated residential growth as well. The current piped water system serves the eastern shoreline from Shell Beach to the northern arm of Kulleet Bay. This system does not extend to the most northern and eastern areas proposed for development in this Plan so it is anticipated that extensions to the community infrastructure will be required unless standalone systems are put in place.

The homes on Reserve 13 have a piped-in water supply from wells located in the Kulleet Bay area and the Shell Beach area and utilize sewage lagoons, septic tanks and septic fields for sewage disposal. There is no water infrastructure in the Evening Cove Road area. Future extensions from the Shell Beach area may be able to serve properties at an elevation of 43 m or lower. Properties above this elevation will require a new service line to bypass the Shell Beach Pressure Reducing Valve (PRV) station or to connect directly to the storage reservoir. The reservoir could service properties at 72 m or lower. While the capacity of the overall system appears to be within the operation limits of the system, the capacity of specific areas of the actual system would need to be confirmed by running the existing WATSYS computer model. As well the water demands of the planned light industrial area (Area 5) and the business commercial area (Area 2) (**Appendix 6** - both areas) need to be investigated and added to the entire water demand.

The planned resort development on the northeast tip of IR 13 (Deer Point) would need to be connected to the Kulleet Bay water system by an extension of the 150 mm diameter pipe system through the proposed "Green Reserve" (**Appendix 6**). Elevations within the resort area are not known but development to 43 m and below may be possible. It is, however, unlikely that fire protection for the resort area can be met by the 150 mm main in the Kulleet Bay area. Previous modeling works indicates that 30 l/s is marginally

²⁷ 1998 Master Sewage Plan, CFN Physical Development Plan, 1995.

possible at the end of Dee Point Road. Less water flow would be available for the development in the event of a fire. It is expected that fire protection needs would be in excess of 30 l/s. As with the Shell Beach area, the capacity of the actual system would need to be confirmed by running the existing WATSYS computer model. A new water main that bypasses the Kulleet Bay PRV and runs for 4 km to the resort area may be required to service this area.

Sewer System

The 2002 Master Sewage Plan²⁸ identified a septic field area adjacent to the Eagle Crescent Subdivision which could accept the planned future flows for 1,590 people. It is believed that all the planned upgrades for the system have already occurred but this needs to be confirmed. Pump station upgrading for the system was also planned for the Silverstrand and Kumlockasun pump stations in the south are of IR 13, the Kulleet pump station in the north, and a treatment plant was sized for future growth.

The sewer system in the north does not extend east along Deer Point road and therefore a gravity main or force main and pump station would be required for the planned resort development site. As part of a future feasibility study the capacity of the Kulleet Bay pump station would need to be checked to accept future flows from the resort area. The current design allows for 85 homes.

The southern system terminates on the western portion of the Shell Beach area. The planned upgrade for the Silverstrand pump station will service only 26 homes. Both a gravity main running to the pump station from Evening Cove and an upgrade to the pump station will be required should future development exceed current capacity.

Road Access

All roads on IR#13 are band owned except for Shell Beach Road which was transferred to the Province of British Columbia in 1969²⁹. Although Shell Beach Road is within the reserve boundary, it also services the non-native communities at Coffin Point and Sharpe Point. This road is controlled and maintained by the Ministry of Transportation and Highways.

Within IR 13, there are approximately 15 kilometres of roads, with two general classifications of these roads: rural undivided local roads and rural low volume roads. Church Road, Tideview Road, and Kulleet Road are considered rural local road status as they are the main routes within the reserve and connect each of the residential nodes throughout. The remainder of the roads within the reserve can be classified as rural low volume roads that simply serve as access to the homes in the residential subdivisions. Some upgrading of road surfaces and drainage was done over the past couple of years.

²⁸ 2002 Master Sewage Plan, CFN Physical Development Plan, 1999.

²⁹ Newman, Anthony R. Land Title & Research Services. Comm. to Bullock Baur Assoc. Ltd. October 16, 1998. CFN Physical Development Plan, April 1999.

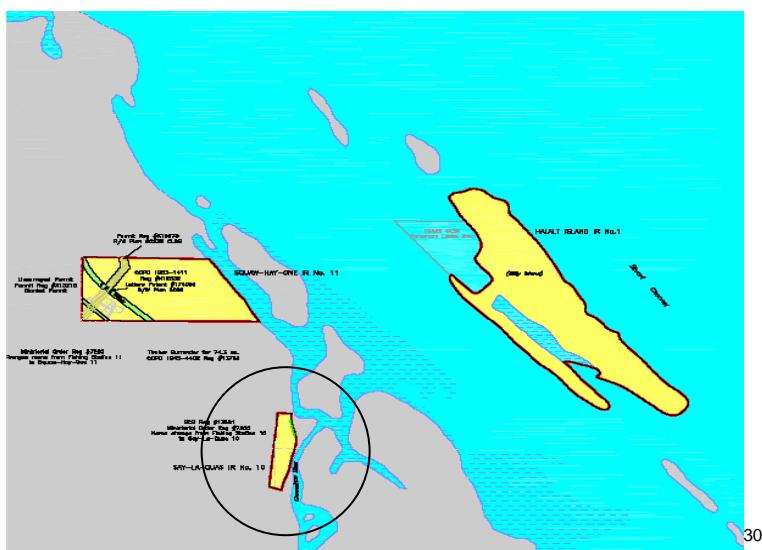
The CCP planning process has identified the need for an access road to bypass the proposed subdivision at Evening Cove and the existing subdivisions at Sharpe Point and Coffin Point. An alignment looks feasible just north of the IR 13 boundary (**Appendix 6**). The road would be approximately 2 km in length and contain some steep and curved sections. The road would allow access to the community without the need to drive through Evening Cove, Sharp Point, Coffin Point, and Shell Beach.

2.3.7 LAND USE & MANAGEMENT

Traditionally, the CFN fished during the spring, summer and parts of the fall season. During the fishing off-season, the CFN would hunt deer and elk in the fall and winter season. The CFN ancestors were traditionally very reliant on the natural resources in and around the reserve lands, with each family having at least one resource harvester (ie; seafood or meat). The CFN lands and resources continue to serve an important role amongst the Nation members, albeit on a smaller scale with the commonness of the grocery store.

The following subsections provide brief summaries of each of the reserves from a land base and natural resource perspective. Included with the summaries is a brief description of adjacent land uses within the various administration jurisdictions.

IR#10 Say-La-Quas



Say-La-Quas IR#10 is the smallest of the four reserves consisting of 6ha. Located south of Squaw-Hay-One IR#11, the reserve is unencumbered Band land with no direct road access, although access is provided to CFN members via a nearby farm and a private graveled road from the Town of Chemainus

Road. The land base within the reserve boundaries is almost entirely within an active flood plain with a meandering river that continues to erode sections of the reserves land base.

Known Land & Ecological Land Values

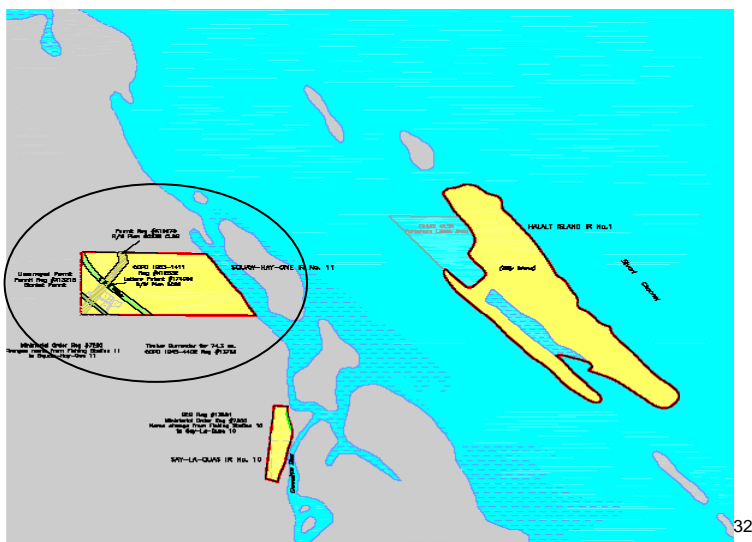
A significant portion of the reserve is within a flood plain and therefore development potential is quite limited. As well, IR#10 Say-La-Quas does not have direct access and requires the CFN members to access the reserve via a private road.

Specific ecological values within IR#10 have yet to be identified as further work, notably field work by a registered professional biologist, is required before any detailed plans are designed in the development of any areas within the reserve.

Surrounding Land Uses

IR#10 lands are located within the Municipality of North Cowichan in the Cowichan Valley Regional District³¹. The primary land use in the immediate vicinity is that of agriculture, with farm residences in the area.

IR#11 Squaw-Hay-One



Squaw-Hay-One #11 is located south of the Town of Chemainus. The reserve is approximately 31 hectares in size with a small residential community consisting of 14 family homes in the southwestern corner of the reserve. The reserve was established by the Joint Reserve Commission in 1877, and

31 <http://www.cvr.bc.ca/>

32 http://cccm.nrcan.gc.ca/english/datainfo_e.asp

confirmed by Provincial Order in Council in 1938. The reserve was formally known as Fishing Station IR#11, and later became known as Squaw-Hay-One #11.

Highway 1A, CP Railway, and BC Hydro transmission lines are structured in such a way that they divide the reserve into fragmented segments resulting in the concentration of residential development in the southwestern corner.

Known Land & Ecological Land Values

Squaw-Hay-One #11 Reserve is located in an area with limited vehicular traffic in three of the seasons with summer experiencing a spike in traffic levels as tourists access the Village of Chemainus via the Chemainus Road to view the village's murals. It is the summer peak that may provide the potential for limited economic development and investment. There has been interest expressed by the CFN members residing on IR#11 to invest in a small service station and store where Chemainus Road goes through the reserve. Further studies would be required.

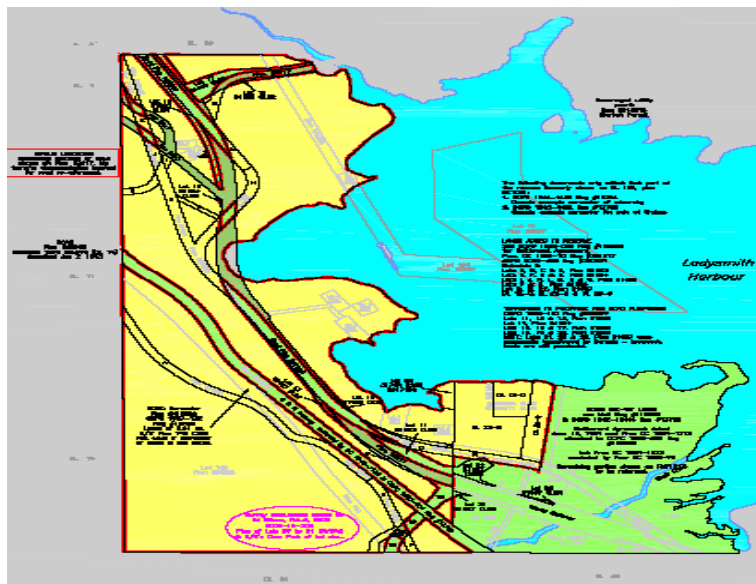
Specific ecological values within IR#11 have yet to be identified as further work, notably field work by a registered professional biologist, is required before any detailed plans are designed in the development of any areas within the reserve.

Surrounding Land Uses

IR#11 lands are located near the Town of Ladysmith within the Municipality of North Cowichan in the Cowichan Valley Regional District³³. The primary land use in the immediate vicinity is that of agriculture, as well as small settlement areas and transportation right-of-ways.

³³ <http://www.cvrld.bc.ca/>

IR#12 Oyster Bay



34

Oyster Bay IR#12 is located a few kilometers northwest of Ladysmith within the Cowichan Valley Regional District. Oyster Bay IR#12 is the second largest reserve of the CFN with the approximate size of 100ha existing alongside the west side of the Ladysmith Harbour. Oyster Bay IR#12 was allocated by the Joint Reserve Commission on January 18, 1877, with the original surveying complete in 1878.

The Trans Canada Highway (Island Highway), the main transportation corridor for the entire Island, divides the reserve as the highway runs vertically through the entire narrow reserve from south the north. There are also a number of utility corridors including the CP Railway line alongside the highway, gazetted roads, a number of land and resources surrenders, and the 'Old' Trans Canada Highway (see Appendix F in the Chemainus First Nation Physical Development Plan, 1999)

There are a small number of single residential homes in the east side of the reserve, with a proposed secondary school to be built in the same area as the homes. The proposed secondary school may ultimately replace the current building – the Stu'ate Lelum Secondary School – that is currently located in the southeast corner of IR#12.

IR#12 hosts the only small commercial area consisting of a CFN owned gas station and family restaurant. As a result of the CFN CCP process, there is currently a Four Corners Development Plan process being conducted for the IR#12, and more specifically the area directly around the four corners of the Island Highway – the Four Corners Commercial Area. It is anticipated that within the next five to ten years a

34 http://cccm.nrcan.gc.ca/english/datainfo_e.asp

number of CFN member-owned business will reside within this commercial area following a thorough and thoughtful planning and implementation process.

It should be noted that the Cowichan Valley Regional District has advised that the adjacent land to the west of IR#12 is agricultural reserve and that residential development in this area is not being considered by the CVRD. In addition, the CVRD is restricting strip mall-type development along the Island Highway³⁵, thus increasing the value of the Four Corners Commercial Area as similar development is restricted off-reserve in the area on either side of IR#12.

Known Land & Ecological Land Values

Oyster Bay IR12 contains a number of notable ecologic and economic attributes. For example, Bush Creek, a fish bearing stream, runs west to east along the southern portion of the reserve, with a bathing hole / sacred site found along the creek (within the proposed Riparian Area). There is interest by the membership to develop a fish hatchery in the upper reaches of Bush Creek.

The northwestern portion of the reserve maintains a fairly contiguous tract of coniferous forest, providing the opportunity to maintain this area as a 'green space', or for ecologically based forestry, recreation development, or an alternate development.

From an economic perspective, IR#12 contains two retail businesses owned and operated by the Nation, the A&W and the Husky gas station. There is a desire by the Nation membership to further develop this area (commonly referred to as the Four Corners Area) to include further essential services by the community such as a small grocery store, a small conference centre to include overnight accommodations, potentially a pub, liquor store, and service station. There is an interest by the community to increase the economic opportunities of the Nation members, and to provide an ongoing revenue base for Band Council to fund the numerous programs and services valued by the community.

It should be noted that the Cowichan Valley Regional District, as represented on the Region's Electoral Area H – Official Community Plan Designations map³⁶, indicates a number of district lots on IR#12 (DL 12G, 22G, & 29G) in the mid-south section. Follow up enquiries with the Regional Manager of Development Services provided assurances that all land use designations and delineations had been updated to remove all zoning and Official Community Plan designations from the reservation lands³⁷.

Surrounding Land Uses

35 Pers. Comm. Jim Hemstock, Boulevard Transportation Group, March 2007.

36 Electoral Area H - North Oyster / Diamond - Bylaw No. 1497 (adopted 1993) - http://www.cvrld.bc.ca/html/departments/dev_services/planning/com_ocposp.htm

37 Tom Anderson, Pers. Comm. March 2007.

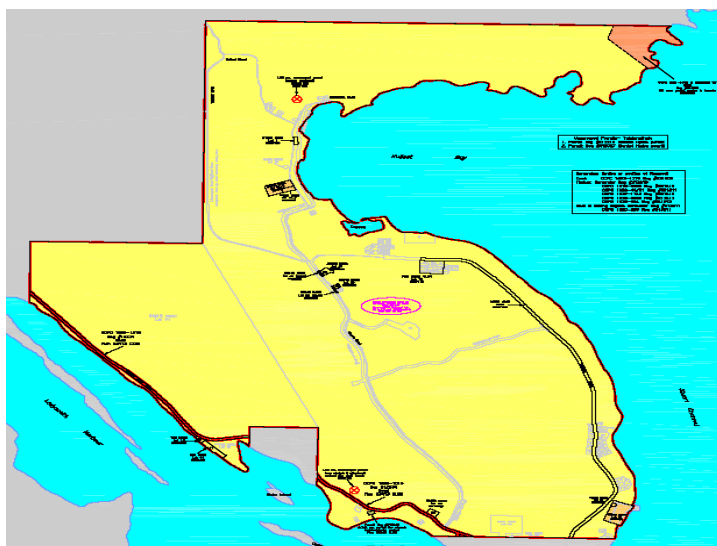
The reserve is located near the Town of Ladysmith within the Cowichan Valley Regional District³⁸. The lands surrounding IR#12 are almost entirely designated as 'Primary Agriculture' with two small parcels of 'Light and Heavy Industrial' on the boundary of the northeast corner of the reserve. The industrial uses include a concrete packaging plant in the CVRD land use allocated 'heavy industrial' area, and a log sort area and booming grounds in the CVRD land use allocated 'water industrial' area.

Current Land Use Activities On-Reserve

The highest profile use of IR#12 is the gas station and the family restaurant that is located in the southeast corner of the reserve along the east side of the Island Highway. This same highway divides the reserve into two and provides significant potential economic development opportunities (refer to the Four Corners Development Plan, 2007) with the recent installation of a traffic controlled traffic light and turn-off lanes.

The provincial Island Highway, the Esquimalt and Nanaimo Railway, and other secondary access routes are located within the reserve.

IR#13 Chemainus



39

The CFN membership resides in clusters / nodes throughout IR#13. There are five distinct residential nodes based on the main family groups within the reserve: Shell Beach, Kulleet Bay, Eagle Crescent, Sulksun, and Tideview.

38 <http://www.cvrld.bc.ca/>

39 http://cccm.nrcan.gc.ca/english/datainfo_e.asp

Traditionally, certain families lived in specific area, and they still do. The Seymour's and the Daniel's live in Kulleet Bay, the Louie's in Kumlockasun, and the Harris' in Shell Beach. The Harris' used to live in Kumlockasun but moved when electricity became available in Shell Beach. Some of the Harris and Louie families also live in Oyster Bay. The Gibson's, who live in IR 11 south of Chemainus, went there during the fishing seasons and decided to stay.⁴⁰

Chemainus IR#13, with an area of approximately 1,084 ha, is generally seen as the 'main' reserve to the Nation as it is home to the majority of the Nation members while also home to the 'community hub' – the community centre, Elders centre, youth centre, and daycare centre.

The five main housing nodes will continue to be the main areas for further housing development. However, there is the desire to see more deliberate connections between the nodes in the form of trails or country sidewalks alongside the main access roads, with street lights throughout to enhance the feeling of safety when walking between nodes.

IR#13 will continue to be the 'main reserve' with the Nation's desire to see it further developed in a sustainable and culturally appropriate manner. This includes further housing development, including Elder housing in the community hub area (see Section 5.2 for Community Hub Concept Options). In addition to Elder housing, there is the desire to add on to the two sports fields in the community hub area providing at least two other fields to allow for Nation to Nation sports tournaments.

Known Land & Ecological Values

To the east, Chemainus IR 13 is bound by Kulleet Bay and the Georgia Strait. Ladysmith Harbour lies to the west of the reserve. Pockets of residential development lie along the western edge and at the southern end of the reserve. To the north, Chemainus IR 13 is primarily bound by agricultural land; however, it also shares a boundary with the Woodley Range Ecological Reserve. The Woodley Range Ecological Reserve was established to protect exceptional plant species richness and sensitive meadow and woodland ecosystems developed on cretaceous sandstones. The Woodley Range extends into Chemainus IR 13 and is considered an important area for hunting and gathering medicinal plants⁴¹. The Ladysmith Bog Ecological Reserve is located on Yellow Point approximately 8 km north of Chemainus IR 13.

⁴⁰ Michele Hillier, Chemainus First Nation, Community Profile, 1997. Taken from the 1999 Physical Development Plan.

⁴¹ Evans, B, Gardner, J, and Thom, B. 2005. Interim Strategic Land Plan for the Hul'qumi'num Core Traditional Territory, 2005. Hul'qumi'num Treaty Group, Ladysmith BC.

Chemainus IR 13 lies in the Coastal Douglas-fir biogeoclimatic zone⁴². The Coastal Douglas-fir Zone is one of the smallest biogeoclimatic zones in British Columbia and has the highest number of species at risk per unit area of any zone in B.C.⁴³. The British Columbia Species and Ecosystem Explorer⁴⁴ lists 37 red- and blue-listed species that may occur in Chemainus IR 13 area (**Appendix 7**). Turkey vulture nest sites, vulnerable big-eared bats, and possibly endangered Keen's long-eared myotis habitat are protected in Woodley Range Ecological Reserve. Red-listed species documented in the Woodley Range include whitetop aster and bog birds-foot trefoil. Blue-listed species documented in the area include dune bentgrass, greensheathed sedge, slimleaf onion, Nuttall's quillwort, western St. John's wort, and Townsend's big-eared bat. Cougar, bear, elk, and deer also use the area.

Based on an aerial photograph⁴⁵, forest cover on Chemainus IR 13 is estimated to be greater than 90%, with most of the non-forested areas concentrated around Kulleet Bay, Shell Beach, and the main roads on the reserve: Tideview Road, Church Road, and Ikwut Road.

There are ten to fifteen streams of variable length draining to Kulleet Bay. There are streams draining into the Georgia Strait both north and south of the Tideview development, as well as streams draining into Sibell Bay, Oyster Harbour, and Burleith Arm.

The Vancouver Island Land Use Plan⁴⁶ identifies important crab and oyster concentrations and herring spawn areas in Ladysmith Harbour, and significant clam and geoduck concentrations and salmon grounds along the length of the Strait of Georgia to Cowichan Bay planning unit. The Coffin Point Rockfish Conservation Area⁴⁷ is also located immediately east of Chemainus IR 13.

As detailed in Section 2.3.4, the Sea-Wolf petro-glyph is located between Kulleet Bay and Kumlockasun by Stuart Channel just above the high-water line⁴⁸. The CFN traditionally believe that the Sea-Wolf is the protector of the CFN people and served to notify the Nation of impending danger.

Chemainus IR#13 contains two small patches of what is described as 'old growth' forests. The community refers to this area as old growth as these areas have not been logged in recent memory, resulting in the reference of 'old growth'.

42 Meidinger, D. and J. Pojar (compilers and editors). 1991. Ecosystems of British Columbia. B.C. Min. For. Special Report Series No. 6.

43 Holt, Rachel F. 2001. Strategic Ecological Restoration Assessment (SERA) of the Vancouver Forest Region.

44 Ministry of Environment, 2007. <http://www.env.gov.bc.ca/atrisk/toolintro.html>

45 TRIM Orthophotos, 2005, BC Ministry of Forests (2m grid size).

46 Integrated Land Management Bureau, 2000. <http://ilmbwww.gov.bc.ca/ilmb/lup/lrmp/index.html>

47 <http://www-comm.pac.dfo-mpo.gc.ca/pages/consultations/fisheriesmgmt/rockfish/RCA2003/Photos2003/10Ladysmith.pdf>

48 CFN Draft Community Land Use Plan, 2004

Surrounding Land Uses

The reserve is in the Cowichan Valley Regional District⁴⁹. The overall area that surrounds the Chemainus Reserve (IR#13) consists of agricultural uses, rural residences, and natural / greenspace areas. Along the west side of the reserve is the Woodley Range, an ecological reserve selected to preserve representative and special natural ecosystems, plant and animal species, features and phenomena. The key goal of ecological reserves is to contribute to the maintenance of biological diversity and the protection of genetic materials.

As detailed by the Provincial BC Parks' Ministry, the primary role of Woodley Range Ecological Reserve is to protect unique and species-rich meadow and woodland ecosystems⁵⁰.

A well-known landmark in the Nanaimo-Ladysmith area, Woodley Range has an exceptionally high number of vascular plant species, as well as a number of rare elements and sensitive ecosystems. The ecological reserve protects 15 sensitive ecosystems (as catalogued by the Sensitive Ecosystem Inventory Program) that support approximately 200 or more species of vascular plants, 27 of which may be considered rare.

There are also a number of water licenses throughout the Ladysmith Harbour, located between IR#12 and IR#13.

Current Land Use Activities On-Reserve

Throughout IR#13 there are a number of subsistence activities that occur at different times of the year for different activities. These activities include minimal surface mining at the gravel pit located in the south central area immediately north of the community hub area. The gravel pit is used by CFN members as required on an ongoing basis for applications such as driveway infill and landscaping. However, there has been no commercial extraction from the pit as the reserve roads are maintained using alternate materials that are brought in off-reserve.

Clam digging occurs along Stuart Channel, in Kulleet Bay and the Ladysmith Harbour throughout the year. This is primarily for family consumption as well as small sales amongst CFN members of specially prepared shellfish products.

Fishing occurs during the spring, summer and parts of the fall season. During the fishing off-season, the CFN focus on hunting deer and elk providing, for some families, a significant portion of their annual protein consumption requirements.

⁴⁹ <http://www.cvrld.bc.ca/>

⁵⁰ http://www.env.gov.bc.ca/bcparks/planning/mgmtplns/woodley/woodley_ps.pdf

Current On-Reserve Programs and Services

There are a number of on-reserve programs and services offered to the CFN membership from parenting support programs to pre-school age education and care, to Elder programs and services. For example:

ELDER'S CENTRE

Elder's Centre Programs include The Lunch Program is provided to the Elders every Wednesday at the Elder's Centre. Often the luncheon is complimented with a presentation or information session providing to the Elders updates on programs, services, and upcoming events, as well as health and wellness sessions on issues such as diabetes management.

The Elders Bathing Program at the Centre provides the opportunity for Elders to 'pamper' themselves by using a jacuzzi (jetted) bathtub to relax or to relieve any body ailments.

DAYCARE CENTRE

The CFN Daycare facility offers the 0-4 daycare program, pre-school, kindergarten and grade one. Within these programs are a number of sub-programs created as required and staffed by both CFN staff and contractors as required.

YOUTH CENTRE

The Youth Centre employs a coordinator who oversees a number of youth programs such as the Homework Club. The Club is geared towards both elementary and secondary students who are encouraged to complete their school work after school, as well as for students who may need assistance in improving their academic understanding.

Another program operated out of the Youth Centre is the E-Learning Program. E-Learning is for young adults who need assistance with academic understanding. There is also the Youth Council consisting of youth members who provide extra curricular activities for the youth once they have completed their homework.

3.0 THE COMMUNITY STATEMENT⁵¹

For thousands of years the Chemainus First Nation has existed off the land and resources. Today, we operate on a world where those resources are diminishing, and where we are faced with change and complexity. In an effort to meet these challenges, we re taking control of our present, planning for our future, and working towards exercising our aboriginal rights and title within our traditional lands.

We envision a future of responsibility, sustainability and independence. We envision the right management structures in place to govern our lands and resources. We envision management of our lands and resources to be guided by our Snuw'uyulh (Laws of Land & Our People), which has many meanings.

Snuw'uyulh means we will draw upon our life long connection with the land and resources to create stable economic development for our community. We will create jobs and revenue for our people that sustain and protect our fish, forests and wildlife. We will use the strengths of our past to balance development with preservation of our culture, traditions and spirituality. We will build confidence in our people by providing new training opportunities, enhancing vocational skills, and expanding existing programs. We will keep our families safe and healthy.

Snuw'uyulh means we will demonstrate our mutual respect, caring, and openness amongst ourselves. We will ask each other for input on how our land and resources are to be managed. We will be guided by the wisdom of our elders. We will listen to the ideas of our youth. We will work towards Nuts'a'maat, and see projects that can benefit our people through to completion.

Snuw'uyulh means we will foster good relationships with our neighbours. We will work with others to solve problems, share information, and integrate our traditional knowledge with modern ways of living.

3.1 VISIONING

Successful projects begin from a powerful vision, regardless of their type or scale. To ensure that this foundation is nurtured from beginning to end, members of the Chemainus First Nation community were engaged in targeted sessions referred to as 'visioning sessions'.

The visioning phase of the comprehensive community planning process provides the foundation for following steps in the CCP process. The visioning sessions brought forward the community members' perspectives in areas such as: culture, tradition, spirituality, education, employment, housing, recreation,

⁵¹ CFN Community Land Use Plan, DRAFT. 2004.

land use, and the natural environment. All of the perspectives shared influenced the design of a Chemainus First Nation Comprehensive Community Plan.

Creating a vision for a place / community is a balancing act between the expertise of the planners/facilitators and the interest and experience of the community. The visioning process can include community meetings and presentations, design workshops / charettes in a more complex visioning process.

In order to implement the visioning process, the Chemainus Band Council appointed a Planning Coordinator, Peter Seymour, to work with the planning consultants from Hemmera, and with Gary Reith of the Naut'sa mawt Tribal Council. The Planning Coordinator was also required to seek out and secure Band Council representation and participation in the form of a CCP Steering Committee (list of Steering Committee members on page ii).

The visioning sessions required a highly cooperative approach to communication and facilitation in preparation and implementation of the visioning sessions, as well as to ensure the project progressed as required between the various visioning sessions. This was achieved by ensuring there was ongoing daily communication amongst the project team, bi-weekly communication with the Steering Committee, and issuance of ongoing bulletins and newsletter articles to update the community members.

The visioning process was accomplished through various targeted sessions focused on specific groups within the community. The first session focused on Elders with the CCP team attending the Elders Luncheon at the Elders Building. The second session focused on the youth at the Youth Centre, and the third session was a community-wide focused session held at the Community Centre. The final session was an open house at the Community Centre with Steering Committee members in attendance, along with several community members.

3.2 Elders Visioning Session

Elders are highly respected in the CFN community for their wisdom, traditional knowledge, experiences and linkages to the past.⁵²



The first visioning session was with the Elders, commencing directly after a weekly Elder Luncheon. The session provided a number of opportunities throughout to learn from the Elders as to their current challenges and aspirations, as well as the direction they would like Band Council to take into the future.

3.3 Youth Visioning Session

As the next generation, and future stewards of the CFN lands and resources, youth in the CFN community will be encouraged to provide input on land use developments and activities.⁵³



The second session focused on the Chemainus First Nation youth. The CCP project team invited the youth to engage in a visioning session while enjoying a pizza dinner at the Youth Centre. The youth

⁵² Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005. DRAFT Community Land Use Plan.

⁵³ Ibid.

session was attended by 25 people ranging in age from 13-18 years. The youth were formally engaged in the visioning session with Peter Seymour guiding the discussion.

3.4 Community Visioning Session



Mind Mapping Outcome

Visioning guides the community through a collaborative and creative process that leads to a shared community vision. Vision statements provide focus, purpose, and direction to the CCP process so that participants collectively achieve a shared vision of the future. A shared community vision provides an overarching goal for the community - a statement of what the desired future looks like.

The community visioning session began with a dinner provided by the Chemainus First Nation's Shell Beach Women's Soccer Team. Community members were encouraged to attend to discuss various visioning concepts, and to provide their thoughts on where they see their community progressing over the next ten to fifteen years.

The community visioning session was focused primarily on drawing out the adult population of the CFN membership following our dialogue with both the Elders and the youth. The community participants came with a number of topics that were of importance to them, which is reflected in the Plan.

3.5 Open House Session



Thoughtful consideration

The purpose of the 'Open House' is to provide an environment for free-flowing conversation directed by the visiting community members. People are able to come whenever they wish, stay as long or short a time as they wish, speak to whomever they choose to speak to, and address topics of choice. The open house provides the opportunity for the planning team members to engage with a larger number and broader cross-section of the community population than is typically afforded at a public meeting setting. As well, the quality of dialogue is generally richer as it is often one-on-one or small group, providing a setting for earnest dialogue.

The engagement potential of the Open House approach was realized at the Chemainus First Nation CCP Visioning Open House with more than thirty members actively participating.

3.6 Summary

The purpose of the visioning stage of the CCP process is three-fold:

- 1) Inform the community members about the CCP process;
- 2) Engage the community members in the CCP process; and to
- 3) Dialogue regarding the current state of the community and what the community could look like into the future with thoughtful and deliberate community planning.

The visioning process provided a number of main themes or areas of focus that serves to guide the next steps in the process (**Appendix 8** – Visioning Session Notes). One of the main themes involves the Four Corners Area and the concept of a commercial development area. Within this area, members support the entrepreneurial spirit within the members of the community and support policy development specifically

providing Chemainus FN members priority in terms of leasing and the development of local businesses within the commercial area.

Another area of general focus shared throughout the four visioning sessions was the concept of a community hub (centre) with the focus on the area where the Community Centre located. Community members would like to focus further community amenity (desired services and/or features) development within the Community Centre area, including multi-unit housing. The Community Centre area is seen as the centre of the community; this is to be supported in any future development that is to benefit and be accessed by all community members.

A final area of general interest shared by a number of members of the community throughout the four sessions was the continued development of services that provides the opportunity for members of the community to remain on reserve, instead of having to leave the community to obtain the desired services. Examples of this include schooling from kindergarten to college/trades school, pharmacy and clinic access, groceries, and employment.

The overall general visions put forward by members of the Chemainus First Nation community include commercial development, community hub development, and community services development (ie. employment, medical, sustenance, and education).

It should be noted that the overview does not provide an exhaustive inventory of the visioning sessions (notes from each session in the appendices as previously indicated), but it does provide a synopsis allowing for further development and exploration in the follow up phase of the CCP process - the 'next steps' of the process.

Following the visioning phase of the CFN CCP process was the focus group phase, to provide further detail and clarity to the various issues and interests of the community learned in the visioning stage.

4.0 FOCUS GROUP SESSIONS

4.1 Purpose

Focus group sessions provide the opportunity for the community participants to explore in detail specific areas of interest that were brought to the fore through the community visioning sessions. With the lay-out of the reserve lands, the approach selected for the focus groups was to specifically look at IR#12 in one focus group, and then IR#13 in a second focus group.

It should be noted that IR#11 was not detailed further in a focus group session due to the inability to engage the CFN members who reside on this reserve located south of the town of Ladysmith and the town of Chemainus. However, at all community sessions, both IR10 and IR11 were mentioned and information was invited from the participants during the process.

4.2 Four Corners (IR#12)

The Four Corners Focus Group specifically centred on IR#12 and is referred to as such due to the physical formation of the current development – the Trans-Canada Highway runs along the length of IR#12 on the east side from south to north, while also providing traffic light controlled turn-off lanes for both east and west (**Appendix 9**). It is this area specifically that the CFN participants wanted to specifically focus on.

Some of the main points that came out of the Four Corners Focus Group included:

- Development, of any type, encouraged as long as the development doesn't impact the natural ecology, traditional uses, heritage, and cultural values etc;
- Re-invest the business revenues into various CFN programs/services;
- Highest and best use of the reserve lands while maximizing all CFN heritage, etc;
- Capacity building requirements in order to optimize opportunities both now and into the future;
- CFN heritage-influenced conference centre in recreational area, including an interpretation centre; and
- All commercial buildings and directional signs to be in CFN language (with English in smaller font).

The above noted priorities provide a defined foundation as to the guiding principles in the later design stage of the Four Corners Area; the Four Corners Commercial Area Plan. Beyond the actual Four Corners Area of IR#12, there is interest in revenue generating developments including non-Aboriginal

housing in the western portion of the reserve, as well as the anticipated secondary school in the upper east central section of the reserve.

The Four Corners Area and the concept of a commercial development area was a main focus of the community participants. Within this area, members support the entrepreneurial spirit within the members of the community and support policy development specifically providing CFN members priority in terms of leasing and the development of local businesses within the commercial area. The result of the Four Corners Area engagement sessions was the creation of a working group based on the focus group and Steering Committee of the CFN CCP process. This group served to guide the efforts of the Four Corners Development Plan (completion June 2007) process.

From the Four Corners Focus Group, the project team was able to discern that a separate design process should be initiated in conjunction with the CFN CCP process to allow for the design of a CFN Business Development process. The Four Corners Development Plan process was designed to address the following areas:

- 1) what the community would like to see happen with the majority of Reserve #12;
- 2) to identify the steps in realizing the plan; and
- 3) to identify any outstanding capacity gaps, as well as options for addressing these gaps.

Ultimately, the Four Corners Development Plan process will provide a description of specific activities that need to be undertaken to serve as a guide to Band Council in future development decisions. As well, the identification of specific capacity gaps amongst the CFN members whom express an interest in initiating a business within the Four Corners Area can be efficiently addressed via the local community college or sessions hosted by the CFN.

The Four Corners Development Plan commenced early 2007 alongside the main CFN CCP process and is anticipated to be completed mid-June 2007.

4.3 Community Hub (IR#13)

The second focus group concentrated on Indian Reserve (IR) #13, especially the area described at the earlier group sessions as the 'community hub' – where the Elders Centre, Youth Centre, Community Centre and daycare are located.



It's great to be involved in the CFN CCP process!

IR #13 is the largest of the four CFN reserves at 1082.3 hectares. This is also where the majority of CFN members reside in small clusters of homes throughout IR#13. These small clusters of homes are generally representative of the main family groups within the CFN. There is a general desire to maintain this pattern of housing within IR#13, thereby upholding the separation of family groups.

The guidance provided by the CFN participants has been summarized in the following main points:

- 1) Development of the infrastructure on reserve is encouraged to include walkways / trails alongside the road access, and street lights for evening walking and cycling along the walkways / trails;
- 2) Commercial / business development is encouraged in specific areas within IR#13 that will discourage any potential conflict in land uses (ie. CFN membership housing nodes impacted by nearby light industrial uses). As well, manage for light, air, and noise pollution from any proposed development on IR#13, and negative impacts to the viewscape where applicable;
- 3) Commercial / business concepts to be considered include a marina complex development just north west of the Shell Beach area (may include a marina, hotel, retail, casino, and cabins);
- 4) Prefer a CFN native theme to all architecture and design, especially of commercial buildings. Use motifs, art of Chemainus and develop design guidelines;
- 5) Incorporate development setbacks from streams and wetlands to protect the ecological and cultural values in the area. However, development is not excluded from consideration within these areas if conducted in an appropriate manner⁵⁴; and

⁵⁴ As directed and managed by the CFN Resource Management Department.

- 6) There is the general desire to have Elder long term housing provided in the area surrounding the Elders Centre on IR#13 to allow Elders to attend the Elders Centre, access health care at the centre, and to engage with other Elders without having to rely upon use of a vehicle.

The IR#13 focus group session resulted in a number of comprehensive maps of the area (**Appendix 10**) with all of the current and desired uses, while also supported by all of the currently known baseline attributes such as the roads, water treatment and sewage treatment exist. Each of the various attributes (baseline, ecology, geology, infrastructure, etc) is represented on separate map sheets and then the final map sheet provides the compiled interests within IR#13.

Overall there is a CFN membership desire for IR#13 to be the focus of community services development, instead of the other reserves, simply due to the proximity of the majority of the CFN membership and the growing importance of the reserve in the daily lives of the CFN. As well, there was the general agreement that any non-member housing and commercial development should be done away from the current and anticipated community developments.

4.4 Summary

The major development discussed at length, providing further detail from the focus group, is the proposed marina development along the Evening Cove Road just before the Shell Beach housing node. Within this area, there is the desire to see a marina operation including houseboat docking, commercial docking, small casino and resort, cabins, and an area for barge loading and unloading.

Another area of interest for development is the northeastern point of Kulleet Bay. This has been identified as an area for resort development. The intent is to compliment the land use designation of the 'resort development' with a 'green reserve' area to buffer the development from the CFN community to mitigate any land use conflicts.

Within IR#13 there are two areas designated as business and light industrial development (Area #2 & #5 **Appendix 6**). Within these areas, the community would like to entertain proposals from potential developers and therefore would like to limit the level of detail provided for each of the land use designations. The overall vision is to encourage the submission of proposals for development within these areas, while also putting the onus on the interested party to scope the project and ensure it is in keeping with the CFN CCP and the vision of the community. As such, each proposal will be reviewed and evaluated on a case by case basis.

Overall there is a clear interest on the part of the entire community to continue investing in the development of sports facilities as the community continues to grow. As well, there is recognition that there is an ongoing demand for both family and Elder housing. The difference between the various community participants throughout the CFN CCP process is deciding where housing should be focused –

the major areas of interest can be broken down into two groups: one group (albeit smaller) supports housing development only within the current housing nodes; whereas the second larger group of community participants support continued housing development within the housing nodes as well as in the surrounding area around the community hub.

5.0 DESIGN WORKSHOP

5.1 Purpose

The design workshop served as the final community working session. It is at this stage in the planning process that the project team invited the civil engineer and urban designer, working with the planners, to assist the community in realizing their 'vision on paper' resulting in detailed concepts to further inform the CFN CCP and to provide direction to Band Council and senior staff.

5.2 Community Hub – Chemainus IR#13

The design workshop was held in late February at the Youth Centre within the 'community hub'. Attendance was by invitation involving those whom have expressed a desire to be part of the design process, as well as specific senior Band staff and council whom are able to provide the operationally specific information about the services within the IR#13.



Designing the Nation's community

The 'community hub' area in the south central area of IR#13 was the focus of significant attention as this area is used by the majority of the community members throughout their daily lives. As a result, this is an area of importance for planning thoughtfully in light of the anticipated demands of the growing community.

The design workshop provided three community hub concept plans: option one focuses on expanded sports fields and facilities as the priority; option two focuses on sports field expansion as well as Elder housing directly behind the Elders Centre for independent living; and the third option focuses on both one and two options combined as well as community member housing next to the proposed Elders housing (**Appendix 11**).

5.3 Summary

An area of general focus was the concept of a community hub (centre) with the focus on the area where the Community Centre is located. Community members generally encourage further community amenity development within the Community Centre area, including multi-unit housing. The Community Centre area is seen as the centre of the community; this is to be supported in any future development that is to benefit and be accessed by all community members.

An overall interest shared by the community participants throughout the engagement sessions is the continued development of services that provide the opportunity for members of the community to remain on reserve, instead of having to leave the community to obtain the desired services. Examples of this include schooling from kindergarten to secondary school, pharmacy and clinic access, groceries, and employment.

As well, the continued development of the infrastructure on reserve is encouraged to include walkways alongside the road access, and street lights for evening walking and cycling along the walkways. As previously mentioned, the overall general focus of the community participants are: 1) commercial development, 2) community hub development, and 3) community services development (ie. employment, medical, sustenance, and education).

6.0 OPEN HOUSE

The Open House provided the opportunity for the community to review the concept drawings and maps of the various CFN reserves and see how community members would like to see development happen on the reserve lands. The Open House attendees were encouraged to ask themselves, as they reviewed the concepts and maps, questions such as: 1) Is there something more that you would like to include in the CFN CCP?; 2) Is there something being put forward that you would like changed before it goes to final plan?; and 3) Have we missed something?



Richard Seymour and planning consultant discuss concept designs for the Community Hub Area

IR#13 Chemainus

The IR#13 'five areas map' (**Appendix 6**) is a collection of thoughts, visions, and dreams compiled from all of the community sessions.

The three 'Community Hub' concepts / options were based on what has been heard to date by the community participants.

Option 1 Simply focuses on adding to the sports field opportunities around the 'community hub' with the addition of a band administration office in the southwest corner of the community hub area.

- Option 2** Focuses on providing Elder housing directly behind the Elders Centre for independent living, with the addition of a band administration office in the southwest corner of the community hub area. There is also another sports field proposed next to the current sports field.
- Option 3** Focuses on Elder housing directly behind the Elders Centre for independent living, community member housing next to the proposed Elders housing, with the addition of a band administration office in the southwest corner of the community hub area. There is also another sports field proposed next to the current sports field, with potential 'family areas' (play apparatus and picnic tables) in specific areas, and family housing proposed in the immediate community hub area.

Again, the community participants were asked questions such as: "Is there a concept you like more than the others?" in order to draw out any further detail.

IR#12 Oyster Bay

While the main focus of the Open House was to provide detailed information about potential development concepts for IR#13⁵⁵, the Four Corners Area concepts were also provided for review and comment. As has been the case throughout the CFN CCP process, there is great interest in the community to see thoughtful commercial development occur alongside the highway on IR#12, especially in the B, C, E, F, G areas (**Appendix 9**).

Squaw-Hay-One #11 & Say-La-Quas IR#10

Efforts to encourage CFN members residing on IR#11 to participate in the CFN CCP process (efforts to encourage participation included the offer to provide and attend sessions at a home within the small community on IR#11, as well as to arrange for pick up to attend any sessions on IR#12 or IR#13), was not fruitful.

In an attempt to address the void in information as a result of the lack of participation from IR#11 CFN members, a compiled overview of the CFN CCP process, including maps of the work to date, were sent to every household on IR#11 as well as to every non-reserve CFN member inviting them to contact the CFN Planning Coordinator, Peter, with any feedback (**Appendix 12**). As of this draft CFN CCP, there have been no received comments / questions from neither IR#11 members, nor non-reserve CFN members.

⁵⁵ Due to the current Phase III Business Development Feasibility Study for IR#12, the lack of participation from IR#11 resulting in no new concepts being put forward from the 1999 CFN PDP, and the lack of residences and potential for development on IR#10.

6.1 Summary

The Open House attracted more than twenty participants (quite a number of youth stopped to review but did not sign in) to review both IR#13 and IR#12 future objectives. Overall, the general consensus was that the overall direction of the CFN CCP has the community's support.

The following provides a brief overview of the comments received specific to IR#13, with comments regarding IR#12 immediately following.

- 1) Support for Concept #3 within the community hub of IR#13 was generally the most supported concept with the housing component to be for both family housing and Elder supportive housing. There was, however, the concern expressed that the Elders would prefer to be overlooking the ocean in an area east of the Shell Beach housing node.
- 2) There is resounding community support for further sports field development in the community hub area, as well as:
 - The desire to provide satellite sports fields in the area of the Kulleet Bay housing node and the Eagle Crescent housing node for kids living in those areas to have on a day-to-day use basis;
 - Support for sports fields that are designed to support multi field sports including lacrosse, base ball, soccer, football, etc; and
 - Support for the inclusion in the design of the sports field area family play areas to include picnic tables and play apparatus'.
- 3) Other options to consider in future development for IR#13 include:
 - Bowling alley in community hub area;
 - Cultural and traditional use building (learn, do, and share);
 - Small grocer for everyday needs and perhaps a small service station;
 - Expansion of the Nutsumat Lelum education program to include an infant/toddler program and grade two;
 - Designated family picnic and beach areas wherever possible throughout IR#13 (and specifically in Area 2 of concept map);
 - Nature trails (to include biking and walking) throughout IR#13;
 - Area 3 (from concept map) having both Aboriginal and non-Aboriginal high-end housing on the ridge (and not just the current non-Aboriginal proposal);

- Build a new longhouse in the location where the old longhouse stood;
- Erect Coast Salish totem poles throughout the community hub area;
- Area 3 marina development to include a bingo hall and casino;
- Recommend the Woodley Range drainage system area from the north end of IR#13 to the south end to be a low or no development area to minimize / avoid ecological impacts; and
- Overall the ideas are good – “just see them finished”.

The final item highlights a general sentiment shared by the community participants throughout the CFN CCP process; “Chief and Council has been talking about all of this for so long; please get on with it!”

The review of the IR#12 concept map (**Appendix 9**) provided the opportunity for participants at the Open House to add their comments and to express an interest in playing a role in the Phase III Four Corners Development Plan process. The following provides further direction to Band Council and senior staff in their decision-making processes.

- There is significant support for the creation and erection of Coast Salish / CFN influenced gateway on both the north and south ends of the reserve land on highway (“You are entering CFN territory”).
- First phase priority business – Tim Hortons.
- RV Park is supported for visitors to the CFN reserves and for the traveling public.
- Area D should be considered for a full service station including mechanics (possible training partnership with the University / College of Malaspina).
- Area B – Security services and training centre (possible training partnership with Malaspina); possible training opportunities in carpentry and electrical in the construction of the Four Corners Area.

There is considerable excitement amongst the participants as they review the various concepts for the Four Corners Area. However, as was expressed in regards to IR#13 plans, the community would like Band Council and senior staff to proceed with the objectives with haste.

As previously mentioned, in response to the community’s urging, the CFN Chief and Council submitted an application to INAC for funding to complete a detailed business plan for the development of the Four Corners Area based on the vision of the Nation. The guidance provided by the CFN CCP process is reflected in the Four Corners Development Plan (please see the CFN Economic Development Officer for a copy of the Plan).

7.0 DIRECTIONS

Throughout the CCP community engagement sessions, community members participated and shared their ideas and visions for the development, management, and protection of the community's land base, traditions, and culture into the future. The main areas of interest that were generally shared during the engagement sessions include: economic development, health and well being, governance, culture and traditional use, education, infrastructure, and land use and management.

The engagement sessions resulted in two main map overlays: the Four Corners Area (**Appendix 9**) and IR#13 (**Appendix 10**). As mentioned, the Four Corners Area sessions have resulted in a spin-off process – the Four Corners Development Plan process, providing both the overall intent of the reserve as well as an implementation strategy based on the CFN CCP process.

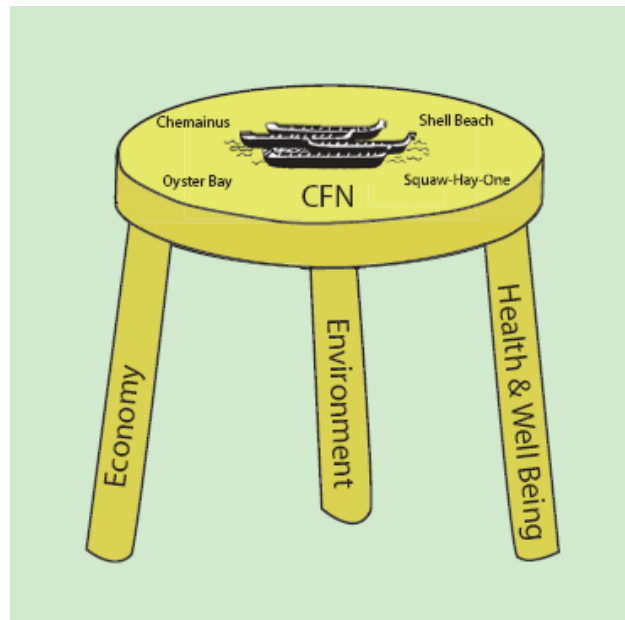
The following sections provide the detailed goals, objectives, strategies, as well as baseline data and the future milestones, for the Nation's Band staff to implement in order to realize the vision contained in the CFN CCP. As you will note in the tables below, the 'estimated baseline' and the 'targets' require further development by CFN senior staff as data becomes available and following further dialogue with intermediate staff and Band administration.

7.1 ECONOMY

Economic Diversification⁵⁶

Economic well-being is largely dependent on the diversity of resources, such as forestry, fisheries, tourism, and commercial lands. Land use management will assist in establishing an environmentally sustainable and responsive economic community. A variety of selected economic development opportunities will be promoted that range in size, intensity of use, purpose and customer base in order to support CFN's primary objective for economic viability and the need for local economic diversification. Economic opportunities will vary, relating to a number of commercial activities, including tourism, light industrial, small business and service related commercial activities. Local CFN businesses will also be supported and encouraged in order to generate income, employment and build capacity within the community.

56 Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005. DRAFT Community Land Use Plan.



The three stool legs represent the foundation of a community and support the overall health and prosperity of the Nation (the 'seat'). The balance of all three stool legs (economic development, environmental integrity, and community well being) is critical to the overall success of the Nation.

The following table provides the goals, objectives, and strategies specific to the economy as articulated through the CFN CCP process to assist in guiding the efforts of Band Council and senior Band staff.

ECONOMY					
GOAL: A strong economic base serving the needs of the CFN.					
Objectives	Indicators	Estimated Baseline	Target (2012)	Target (2050)	Responsibility
Develop successful businesses opportunities in the Four Corners Area (FCA).	# of businesses started and thriving in a year's time.	2	5	20	Economic Development Dept.
Develop successful business opportunities on other CFN reserve lands.	# of total businesses successfully operating in a year's time.	2	5	20	Economic Development Dept.
Develop tools to ensure consistent and timely evaluation of potential opportunities for economic development.	Average time requirement for proposal evaluation and follow up.	One week	Less than a week from evaluation to follow up completion.	Less than a week from evaluation to follow up completion.	Economic Development Dept.
Prioritize businesses that are to be owned and operated by CFN members.	.# of total CFN businesses.	2	5	16	Economic Development Dept.
Prioritize non-CFN businesses that can employ CFN members.	# of total members employed by non-CFN businesses on-reserve.	0	__#	__#	Economic Development Dept.
Train CFN members so they can obtain secure employment with a 'living' wage ² .	% of on-reserve members who have completed formal training.	__%	__%	__%	Economic Development Dept., Education Dept.
Lease lands to non-CFN members where there are long-term benefits to the CFN that outweigh the costs (the social, economic, and environmental costs) and impacts.	% of leasing proposals that are reviewed using the leasing evaluation criteria	__%	100%	100%	Economic Development Dept.

² Living wage: a wage sufficient for a worker and family to subsist comfortably (The American Heritage® Dictionary of the English Language, Fourth Edition copyright ©2000).

STRATEGIES, POLICES AND ACTIONS

To achieve the objectives noted above the CFN will:

- 1) Develop CFN sector-specific business proposal evaluation criteria lists for use in the timely acceptance / rejection of development proposals submitted to the Band Office;
- 2) Develop CFN leasing evaluation criteria to be used to review the potential impacts for all leasing proposals submitted to the CFN for use in the timely acceptance / rejection of leasing proposals submitted to the Band Office;
- 3) Commission a Four Corners Area (FCA) business development study;
- 4) Allocate land use designations for business/commercial development throughout the reserve lands as directed from the community sessions; and
- 5) Identify and address capacity gaps, and identify training opportunities, for interested CFN members to realize potential business opportunities.

7.2 HEALTH & WELL BEING

As detailed in the Sh'ulh-etun Health Society: *Community Health Plan Update*, the priority health needs have not changed significantly over the past number of years for the CFN and the other Nations within the Sh'ulh-etun Health Society. The priorities include mental health, diabetes, asthma, heart disease, youth, and maternal and child health.

As noted, the scope of health and well being goes beyond the usual focus of allopathic medical services to include healthy work practices, healthy homes and workplace environments, disease prevention, municipal infrastructure support and maintenance, poverty, nutrition, and so forth. In doing so, the CFN recognize that health and well-being of a community goes beyond the general physical well being of an individual. Good health and well-being involves numerous variables that are optimally addressed working in collaboration with other agencies and departments.

The following table provides the goals, objectives, and strategies specific to health and well being as articulated through the CFN CCP process to assist in guiding the efforts of Band Council and senior Band staff.

HEALTH & WELL BEING					
GOAL: Develop a strong, resilient and healthy Nation.					
Objectives	Indicators	Estimated Baseline	Target (2012)	Target (2050)	Responsibility
CFN relevant health services provided within the community to: Reduce dependence/addiction to drugs and alcohol.	Level of participation and success in the relevant programs.	% of population participation and successfully completing relevant program	% of population participation and successfully completing relevant program	% of population participation and successfully completing relevant program	H'ulh-etun Health Society, Health Dept., Social Development Dept.
CFN relevant health services provided within the community to: Improve diet and nutrition including encouraging consumption of traditional foods.	Level of occurrence of diabetes (Type 2) Incidence (% of population).	% of population with diabetes (Type 2)	% of population with diabetes (Type 2)	% of population with diabetes (Type 2)	H'ulh-etun Health Society, Health Dept., Social Development Dept.
CFN relevant health services provided within the community to: Increase physical exercise.	Level of occurrence of obesity (% of population)	% of population classified as obese	% of population classified as obese	% of population classified as obese	H'ulh-etun Health Society, Health Dept., Social Development Dept.
CFN relevant health services provided within the community to: Increase sense of well-being/happiness	% of people reporting they are happy.	% of people reporting they are happy.	% of people reporting they are happy.	% of people reporting they are happy.	H'ulh-etun Health Society, Health Dept., Social Development Dept.
CFN relevant health services provided within the community to: Ensure high level of health care services.	% of people getting regular check-ups (doctor and dentist).	% of people getting regular check-ups (doctor and dentist)	% of people getting regular check-ups (doctor and dentist)	% of people getting regular check-ups (doctor and dentist)	H'ulh-etun Health Society, Health Dept., Social Development Dept.
CFN relevant health services provided within the community to: Reduce the occurrence and spread of communicable diseases.	% decrease in the occurrence of communicable diseases.	% decrease in the occurrence of communicable diseases	% decrease in the occurrence of communicable diseases	% decrease in the occurrence of communicable diseases	H'ulh-etun Health Society, Health Dept., Social Development Dept.

STRATEGIES, POLICES AND ACTIONS

To achieve the objectives noted above the CFN will:

- 1) Develop and support drug and alcohol programs relevant to the Nation.
- 2) Prioritize general Band revenue to reflect the immediate health and wellness of the Nation to fund relevant healthcare services such as: i) drug and alcohol programs relevant to the Nation; ii) health education programs/services (diet and nutrition); and iii) education for community members and training for program coordinators and educators.
- 3) Provide programs that addressed issues such as immunization, surveillance, case management, and outbreak control such as: broad-spectrum immunization; education; surveillance programs; case work; outbreak control; and reporting.
- 4) Develop a comprehensive community health plan that includes community health, and home and community care programs.
- 5) Acknowledge the challenges to nutritional choices inherently imposed on community members living on very limited incomes (such as members receiving Social Assistance)⁵⁸, and require the Society to provide Nation members opportunities / programs to learn about making healthy meals on a very small monthly food budget.
- 6) Enhance the work of the Society with Nation members on issues such as alcohol and/or drug addiction, as well as child safety. The Society will initiate, in partnership with Chief and Council and other relevant departments, a CFN Communities on Patrol (COP) program⁵⁹.
- 7) Encourage the H'ulh-etun Health Society to proceed with the 'next step' anticipated in the *Community Health Plan Update* – providing 'targeted programs' within the communities.

Throughout the CFN CCP process, the community clearly indicated that there was the desire to continue working on the above priority health areas, as well as to further enhance the services within the community thus removing potential barriers for accessing proper health services.

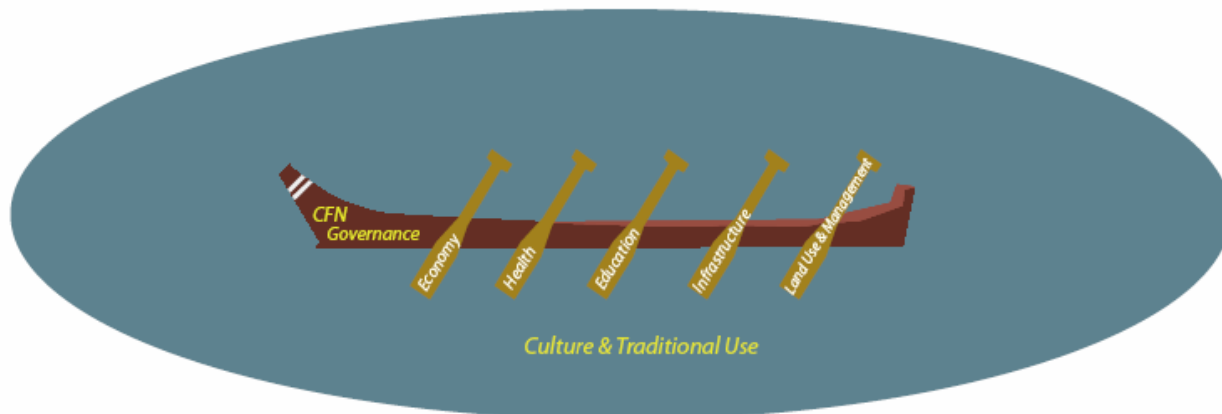
7.3 GOVERNANCE & BAND MANAGEMENT

The role of governance at the local level is often seen as the most relevant to the community members as it is at this level that decisions are made that often impact the entire community. With this in mind, the

⁵⁸ <http://heapro.oxfordjournals.org/cgi/content/full/20/4/342>

⁵⁹ COPS is a program aimed at reducing crime in the community through the active participation of citizens in crime prevention. As the incidence of crime is continuing to grow, so is the need for citizen involvement. This involves citizens being alert to the potential of crime and willing to look out for one another's interest.. http://www.rcmp-grc.gc.ca/ab/prog_serv/crimeprev_e.htm#cops

topic of governance is paramount in terms of the success of the CFN CCP and the ongoing support of Band Council to continue to move the process forward to implementation and monitoring.



CFN governance includes economic development, the health and well being of the Nation, education (both formally and informally), infrastructure, and land use and management. This is all built upon, and reflects, CFN culture and the Nation's traditional uses of the land.

The following table provides the goals, objectives, and strategies specific to governance as articulated through the CFN CCP process to assist in guiding the efforts of Band Council and senior Band staff.

GOVERNANCE & BAND MANAGEMENT					
Goal: Responsible, Pro-active, Effective Leadership, Management and Electorate					
Objectives	Indicators	Estimated Baseline	Target (2012)	Target (2050)	Responsibility
Establish fair, effective decision-making protocols and procedures.	Survey Result: % members who say they trust the leaders of the community.	___%	100%	100%	Administrator (Band Manager)
Work cooperatively within and amongst all band departments.	Communications protocols and procedures have been established	Yes/No	Yes/No	Yes/No	Administrator (Band Manager)
Make clear and continuous progress towards implementing the goals and objectives of the CCP	For how many (%) of the objectives of the CCP has implementation been completed or has clear progress been made?	___%	100%	100%	Administrator (Band Manager)
An engaged and well-informed electorate	% members voting during band elections	___%	100%	100%	All Staff and Chief and Council
Establish post-treaty governing structures in anticipation of eventual self-governance.	Established relevant CFN Governance Structures.	___%.	100%	100%.	Administrator (Band Manager)
Work effectively with all the various neighbouring local and regional governments.	A Community Accord is established with both the CVRD and with the City of Nanaimo.	Initiate the Community Accord process with communication with all relevant parties.	100% of Community Accord process complete with relevant local governments	Renewal of the Community Accord agreement with the relevant governments	Administrator (Band Manager)

STRATEGIES, POLICES AND ACTIONS

1. Council meetings will be open to all community members except where sensitive or confidential information (e.g. personnel) is to be discussed;
2. Decisions and the reasons for those decisions will be communicated to the members after each council meeting;
3. A clear separation of powers and responsibilities will be established between the governance level (Chief & Council) and the administration level (management and staff). Acting as both council member and staff member is discouraged as there are conflicts that may arise as a result;

Responsibilities			
	Chief and council	Management	Electorate
Planning	<ul style="list-style-type: none"> • Set strategic directions, review draft plan and consider comments, from electorate, staff and consultants • Officially adopt the CCP through resolution of council 	<ul style="list-style-type: none"> • Draft (or work with consultants to draft) goals, objectives of the Plan to reflect and address issues raised by Council and community • Research and present options 	<ul style="list-style-type: none"> • Participate in consultation exercises and provide suggestions regarding vision, goals, issues and ideas
Implementation	<ul style="list-style-type: none"> • Review options and recommendations of staff • Vote to adopt (or not adopt) recommendations • Ask staff for further information/options where necessary 	<ul style="list-style-type: none"> • Develop annual work plans to implement goals and objectives of the CCP • Develop options and recommendations for projects, actions and strategies that contribute to meeting the goals and objectives of the Plan 	<ul style="list-style-type: none"> • Contact staff to raise issues, concerns and ideas • Review and comment on proposed projects, actions and strategies • Stay informed about what's going on in the community
Monitoring and Adaptation	<ul style="list-style-type: none"> • Review staff progress reports • Provide direction regarding priorities and focus areas 	<ul style="list-style-type: none"> • Collect data and track indicators for each objective • Provide regular (at least annual) reports on progress made towards the goals and objectives of the CCP (based on the indicators) • Recommend revisions to strategies, actions and projects to improve progress. 	<ul style="list-style-type: none"> • Contact staff to raise issues, concerns and ideas • Review and comment on proposed projects, actions and strategies • Stay informed about what's going on in the community

4. CFN will establish and uphold the formal separation of decision-making powers of CFN Band Council and CFN-owned revenue-generating businesses. This might be implemented through the creation (or re-establishment) of a for-profit CFN corporation that can independently oversee CFN business development activities;
5. Band administration will establish effective ongoing communication, co-ordination and reporting mechanisms between and within departments to ensure that all staff/departments are fully aware of the content of the CCP, their responsibility in implementing it and can report effectively on progress or (lack thereof) being made on a regular basis;
6. Management will annually review and update the strategy, policy and actions sections of the Senior Management Policy Action Plan of CCP so as to effectively implement the goals and objectives (which should only be changed by council after consultation with the community);
7. CFN will strive to establish and maintain Community Accords with the Town of Ladysmith, Cowichan Valley Regional District (CVRD) and with the City of Nanaimo to ensure effective co-operation between CFN and these organizations; and
8. Research the governance approach adopted by First Nations with Treat Settlements in British Columbia to learn what has worked and adopt/adapt these lessons to the CFN situation as appropriate.

7.4 CULTURAL & TRADITIONAL USE

Protection of Cultural Identity⁶⁰

The CFN is a long-standing and vibrant cultural community, rich with traditions, stories, crafts, dances, drumming, and the Hul'qumi'num language. Cultural integrity will be protected and maintained by using the land and resources within their capacity to sustain and benefit from CFN traditional and heritage values. Specifically, land use, development and management will respect and protect CFN archaeological and traditional sites. Future use of lands and resources will need to acknowledge and respect the heritage and cultural traditions of the CFN People so that the community retains its cultural identity.

The following table provides the goals, objectives, and strategies specific to culture and traditional use as articulated through the CFN CCP process to assist in guiding the efforts of Band Council and senior Band staff.

60 Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005. DRAFT Community Land Use Plan.

CULTURE & TRADITIONAL USE					
GOAL: Uphold the culture and traditional use values of the CFN community and incorporate CFN culture and traditional use values in all policies.					
Objectives	Indicators	Estimated Baseline	Target (2012)	Target (2050)	Responsibility
Establish CFN culturally influenced 'gateways' at both entryways of the highway onto IR#12.	Established in a timely manner, CFN culturally influenced 'gateways' at both entryways of the highway onto IR#12.	Dialogue initiated with potential financial partners in the project.	Completion of the 'gateway' development.	N/A	Economic Development Dept
Develop CFN culturally influenced façade (the look of the outside of the buildings) requirements to be applied to all commercial, institutional, or business development on reserve land.	CFN culturally influenced façade development is readily apparent on all commercial, institutional, and business development on reserve land.	___% of culturally influenced façade evidence in all development.	___% of culturally influenced façade evidence in all development.	___% of culturally influenced façade evidence in all development.	Economic Development Dept.
Establish strategies that meaningfully incorporate culture and traditional use values in all CFN policies.	CFN culture is readily apparent in all relevant CFN policies.	___% of culture and traditional use represented in CFN policy.	___% of culture and traditional use represented in CFN policy.	___% of culture and traditional use represented in CFN policy.	Resource Dept., Economic Development Dept., and Capital Works Dept.
	The culture and traditional values of the CFN community are upheld throughout all development on reserve land.	___% of cultural and traditional use represented in all development.	___% of cultural and traditional use represented in all development	___% of cultural and traditional use represented in all development	Resource Dept., Economic Development Dept., and Capital Works Dept.
Conduct a comprehensive, in-depth study on traditional use sites and cultural information for all CFN reserves.	Archaeological research on CFN reserve land is conducted in an appropriate and timely manner.	___% of archaeological research completed (and properly documented) on reserve lands.	___% of archaeological research completed (and properly documented) on reserve lands.	___% of archaeological research completed (and properly documented) on reserve lands.	Resource Dept.
Teach traditional values, language and practices.	% of community members with a working knowledge of Hul'qumi'num language and traditional teachings	___%	___%	___%	Whole Nation

STRATEGIES, POLICES AND ACTIONS

To achieve the objectives noted above the CFN will:

- 1) Establish a CFN culturally influenced 'gateway' at both entryways of the highway onto IR#12. First step - initiate dialogue with potential investors to gauge level of interest in being a partner in the initiative;
- 2) Create a CFN specific bylaw that provides the detailed guidance required to ensure that CFN culture is readily apparent in all non-residential development on reserve land;
- 3) Establish a CFN Review Committee mandated to ensure, in a timely and objective manner, all development is compatible with the Nation's cultural values;
- 4) Implement a CFN culturally influenced façade (the look of the outside of the buildings) requirements throughout the Four Corners Area commercial / business zone and any other commercial, institutional, or business development on reserve land;
- 5) Identify all CFN traditional and cultural areas - isolate and protect from development impacts. Establish and effectively maintain a comprehensive database of all traditional use sites and cultural information on reserve;
- 6) Provide appropriate guidance on the proper approach to archaeological research and resource management on reserves; and
- 7) Provide adult language and culture programs and encourage all Nation members to learn and practice the language and culture in everyday life at home, work, and school. In doing so, there is the recognition that in order to earnestly learn and understand the Hul'qumi'num language and culture, full gradual integration of the language and culture is required.

7.5 EDUCATION

Education, Capacity Building & Training⁶¹

Education and training opportunities are available at the CFN Education Department and Stu-ate Lelum, Chemainus First Nation College. Educational, capacity building and training opportunities linked to land planning and management will be promoted through the CFN land use program. As a result of education, capacity building and training initiatives, the understanding and appreciation of traditional and local knowledge, and environmental, cultural and recreational values in the region will be enhanced.

The following table provides the goals, objectives, and strategies specific to education as articulated through the CFN CCP process to assist in guiding the efforts of Band Council and senior Band staff.

61 Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005. DRAFT Community Land Use Plan.

EDUCATION					
GOAL: A Nation well educated in traditional and formal teachings to ensure that each member is provided with the skills and education to provide for themselves and their families.					
Objectives	Indicators	Estimated Baseline	Target (2012)	Target (2050)	Responsibility
Provide high quality, early childhood education.	# of children enrolled in early childhood education programs on reserve compared to number qualifying for such programs.	~60%	100%	100 %	Education department
All community members to finish and graduate from high school OR attain skills for a self sufficient life.	% of community members who have graduated from high school OR have attained formal training.	___%	___%	80%	Education department
Encourage post secondary education and training.	% of members who have gone through post secondary education or formal job training.	___%	___%	80%	Education department
Develop educational and training facilities and programs that target the specific needs of community members.	# of members enrolled in on-reserve schools/ programs.	___#	___#	___#	Education department
Where reasonable, address the barrier of lack of transportation to and from schooling and training programs.	% of members reporting being able to get to and from school and / or training courses.	___#	___#	___#	Education department

STRATEGIES, POLICES AND ACTIONS

To achieve the objectives noted above the CFN will:

1. Encourage all members to participate in and learn about the traditional ways and teachings of the Chemainus Nation and other neighbouring First Nations;
2. Develop and provide early childhood education programs on reserve as required;
3. Strongly encourage attendance at elementary and high school and stress the importance of doing so to all members;

4. Develop an on-reserve secondary school for primarily CFN members and other neighbouring First Nation;
5. Develop a job-training institute and encourage attendance; and
6. Address the barrier of the lack of transportation to and from schooling and/or training courses where reasonable and necessary.

As was discussed in the baseline information, there is a desire to expand on the Nutsumat Lelum education program to include an infant/toddler program and grade two, and ultimately to provide preschool to grade six within the community hub area. The proposed secondary school to be developed on IR#12 may then serve students from grade seven to twelve.

7.6 INFRASTRUCTURE

The infrastructure development consists of water, sewer, storm drainage, road network, solid waste disposal, and fire protection. The infrastructure provides services the community is often not aware of as the infrastructure is generally hidden beneath and within roads and buildings. However, infrastructure is often the most important component to the community as it is what provides the supporting everyday essential services such as clean drinking water and sewage removal and treatment.

The following table provides the goals, objectives, and strategies specific to infrastructure brought to the fore throughout the CFN CCP process to assist in guiding the efforts of Band Council and senior Band staff.

INFRASTRUCTURE					
Goal: An efficient, healthy infrastructure system that serves the needs of the Nation now and into the future.					
Objectives	Indicators	Estimated Baseline	Target (2012)	Target (2050)	Responsibility
Provide a high level of infrastructure service to the community	% homes with community water supply or adequate well water.	95 %	100%	100%	Capital & Public Works
	% homes with community sewage connection or fully functioning septic system	___%	100%	100%	Capital & Public Works
	% homes with electrical supply	100 %	100%	100%	Capital & Public Works
	% homes with adequate fire flow pressures	___%	___%	___%	Capital & Public Works
Consider and optimize the environmental, social, and economic impacts of infrastructure.	Quality of water at sewage outfalls (fecal coliform counts)	___#	___#	___#	Capital & Public Works
	% of homes with clean, safe drinking water supply with no odour or contaminant (e.g. manganese) problems	___%	___%	___%	Capital & Public Works
	Estimated annual GHG emissions from energy use on reserve (Tonnes CO ₂ e/year)	___Tonnes	___Tonnes	___Tonnes	Capital & Public Works
	Annual average capital cost per member (\$)	\$___	\$___	\$___	Capital & Public Works
	Annual average operating cost per member (\$)	\$___	\$___	\$___	Capital & Public Works
Maintain the existing road system to a high standard	# of potholes in road system on reserve.	___#	___#	___#	Capital & Public Works
Keep traffic speeds within a safe level throughout the reserve road system.	# of reported speeders on the reserve roads (annual).	___#	___#	___#	Capital & Public Works
Provide sidewalks or pathways alongside all major roadways on reserve lands in settlement areas.	Metres of sidewalk/paths compared to target metres of sidewalk/paths (%).	___%	___%	___%	Capital & Public Works

Provide street lighting alongside all major roadways on reserve lands in settlement areas.	# of streetlights compared to target number (%).	___%	___%	___%	Capital & Public Works
Build all buildings to a safe building standard	# of buildings on reserve built to BC Building Code and National Fire Protection Act standards	___%	___%	___%	Capital & Public Works
Develop a system of land designation and zoning to create certainty for all about what can be developed and in what locations	Area designations and zoning clear for all lands (%)	___%	___%	___%	Capital & Public Works
Develop renewable energy supply to provide reliable, cost effective power to the CFN and possibly sell power/heat to others.	% of energy supply derived from renewable energy	___%	20%	100%	Capital & Public Works
Create an emergency management system (EMS) to address fire, earthquake and flood and other emergencies	Has EMS been developed and is it up to date?	Yes/no	Yes/no	Yes/no	Capital & Public Works
	Has all staff been trained in EMS?	Yes/no	Yes/no	Yes/no	Capital & Public Works

STRATEGIES, POLICIES AND ACTIONS

To achieve the objectives noted above the CFN will:

1. Evaluate all new infrastructure proposals based on a triple bottom line methodology (social, environmental, and economic impacts and benefits);
2. Use an evaluation (cost-benefit) matrix to assess whether a new infrastructure is really needed or whether a demand side management (for example, reducing road use by providing public transit) approach can be used;
3. Monitor the condition of the road system and report this regularly to Indian and Northern Affairs Canada (INAC);
4. Observe the ~speeds on the road system and report all speeding regularly to the local police detachment;

5. Based on the evaluation matrix, provide and maintain walkways alongside all major roadways on reserve lands;
6. Based on the evaluation matrix, provide and maintain street lighting alongside all major roadways on reserve lands;
7. Continue to install individual water supply shut off valves for each dwelling;
8. Identify an emergency marshalling area and communicate this clearly to all community members;
9. Train staff in emergency procedures and protocols;
10. Assess all proposed community developments for placement within the community hub area before considering any other location / reserve;
11. If new infrastructure is needed, identify the optimum location and design while minimizing the economic, social and environmental impacts (TBL evaluation);
12. Consider requiring efficient (dual flush) toilets and low flow plumbing fixtures for all new construction and retrofits (this will reduce the need to expand the water supply infrastructure over the long term as the community grows) and will also reduce energy costs;
13. Develop a long term capital works plan that lays out the infrastructure investments required over the long term;
14. Consider ocean-loop geoexchange district energy system, and other alternative energy systems, in the development of the Four Corners Area, as well as any other new development on reserve lands;
15. Consider building energy retrofits for existing buildings to improve the efficiency and reduce the environmental impact of buildings; and
16. Work with adjacent local governments to provide a high standard of building inspection and approval systems to promote health, safety, durability and environmental performance.

7.7 LAND USE & MANAGEMENT

Protection of Spiritual Relationship to Land and Resources⁶²

For thousands of years the CFN People have lived according to an intrinsic and powerful spiritual connection to the land and resources. This spiritual relationship will be protected and maintained by using the land and resources within their capacity to make and obey the immortal laws of the land, known as the Snuw'uylh. The Snuw'uylh has been maintained by

62 Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005. DRAFT Community Land Use Plan.

the CFN People, beginning with the Nation's first ancestors, and will continue to provide guidance for us of land and resources.

Land use and management is an ongoing, long term consideration of any local government. The CFN, like most Nations, are required to establish and maintain land management practices that enable Council to ensure the protection of the CFN's spiritual relationship to the land and natural resources, in accordance with the Nation's vision. In order to ensure the long term health of the reserve land (and ultimately the Nation's traditional territory), there are a number of best management practices that guides the Nation's land use and management.

Best Management Practices

Protection of Environmental Resources⁶³

...Environmental integrity will be protected and maintained by using land and resources within their capacity to sustain, use and maintain biological diversity. Special effort will also be directed towards conserving and carefully managing land and resources in intertidal and pristine areas, such as beaches and foreshore (shellfish digging areas).

Best management practices are the over-arching principles used to guide management decisions to ensure that each relevant policy reflects the overall vision of the Nation.

Identify and Protect Wildlife Habitat

As part of the implementation of the CCP, a habitat and species inventory is undertaken for terrestrial, aquatic, and riparian ecosystems on each of the reserves in order to establish a complete profile of the wildlife habitat. The occurrence of species at risk, fish bearing streams, and sensitive ecosystems are also documented.

In order to ensure the long term viability of habitat reservoirs, each of these areas should be kept as large as possible as larger areas provide habitat for species requiring a greater range and tend to support a greater variety of species. The location of new developments, roads, and trails should therefore be carefully considered in order to minimize habitat fragmentation. Concentrating new developments near existing infrastructure would contribute to achieving this goal.

In addition, larger habitats are less prone to the "edge effect"⁶⁴. An ecosystem is more vulnerable to the impacts of human activity and invasive species along its edges. Establishing buffer zones around wildlife

63 Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005. DRAFT Community Land Use Plan

64 This term is commonly used in conjunction with the boundary between natural habitats, especially forests, and disturbed or developed land. Edge effects are especially pronounced in small habitat fragments where they may extend throughout the patch / area.

habitat is therefore recommended to enhance protection of the core habitat areas. Maintaining the integrity of the woodland area adjacent to the Woodley Range Ecological Reserve would be particularly beneficial as this area provides habitat for a number of sensitive species and contains several sensitive ecosystems.

Maintain Connections

Where development must extend into existing wildlife habitat, providing linkages, such as riparian corridors and greenways, minimizes the effects of habitat fragmentation. Such connections allow wildlife to move safely from one area to another and contribute to maintaining the diversity in populations. Examples of this include vegetated strips for the passage of small mammals, small clumps of trees that birds can use as resting areas, and 'toad tunnels' under roads allowing amphibians to travel safely between ponds. Areas currently favoured by wildlife should be identified so as to select appropriate locations for such corridors.

Retain Specialized Habitats

Several types of specialized habitat may be present on the CFN's reserve lands. These include wetlands, old growth areas, woodland, natural meadows, and estuaries. Development should be planned to preserve such ecosystems as they provide critical habitats for rare species. The BC Ministry of Environment recommends leaving a buffer of at least 100 metres around wetlands located in rural environments, and of at least 150 metres in undeveloped environments⁶⁵. Management objectives should also include the protection of vernal pools and small, seasonal streams.

Protect Aquatic and Riparian Ecosystems

Riparian ecosystems occur on floodplains adjacent to lakes, streams and rivers where high soil moisture and light conditions support distinct soils and plant communities. They vary in width from less than one metre along stream banks to more than 100 metres near large rivers. Riparian ecosystems play important roles in aquatic habitat protection. The variety of dense vegetation provides shade, bank stability, and increased channel habitat to streams and rivers.

The Fisheries Act prohibits "work or any undertaking that results in the harmful alteration, disruption or destruction of fish habitat." However, some damage to fish habitat may be authorized if there is no net loss of fish habitat overall and mitigation of impacts is approved.

⁶⁵ Environmental Best Management Practices for Urban and Rural Land Development. Ministry Of Environment, 2006.

The protection of riparian zones along streams is governed by municipal regulation. For example, the Town of Ladysmith Community Plan⁶⁶ includes the following streamside regulation:

Existing or potential streamside vegetation conditions	Streamside Protection Area Width		
	Fish Bearing	Non Fish-bearing	
		Permanent	Non-permanent
> 30 m	At least 30 m		At least 15 m
15-30 m	Greater of existing, potential, or 15 m	15 m	
< 15 m		At least 5 m, up to 15 m	

Protect Shorelines

Chemainus IR 12 and 13 have extensive shoreline. Maintaining natural vegetation along the shoreline will help to minimize erosion, retain wildlife habitat, and protect important feeding and nesting areas. In order to further protect the foreshore, the number of access points and structures should be minimized. Access points should avoid environmentally valuable resources and areas with poor slope stability. The construction of retaining walls should be avoided as these restrict wildlife access to the waterfront.

Species Management

Invasive species often displace native species and destroy valuable wildlife habitat. Areas where invasive species have been identified should be targeted for programs implemented to manage them. The established programs should include regeneration initiatives that favour native species. Restoring natural tree cover will often discourage the growth of some invasive species such as Himalyan blackberries. The established programs should also identify species that the Chemainus FN seek to preserve, to ensure that compatible land uses are selected for areas adjacent to habitat required by those species.

Water Management

⁶⁶ www.ladysmith.ca/pdf/bylaw_1488_ocp.pdf

Surface Water

Areas prone to flooding have been identified on Chemainus IR 12 and 13⁶⁷. Flooding and the associated stormwater drainage may impact downstream water quality and aquatic habitat. Currently all stormwater on Chemainus IR 13 drains via ditches and surface channels. Best management practices for stormwater management are provided in *Stormwater Planning: A Guidebook for British Columbia*⁶⁸. Areas with a high risk of erosion should be identified, and measures taken to control sedimentation resulting from storm events. Proposed developments should avoid areas with high flood or terrain hazards, unless appropriate mitigation measures are implemented. Setback, taking into account design flood levels, should be respected.

Groundwater

Drinking water is pumped from groundwater wells and delivered directly into distributions systems and storage reservoirs⁶⁹. The location of all proposed developments should take into account areas of groundwater recharge so as to maintain the quantity and quality of drinking water and to avoid groundwater flow into water bodies on reserve land. The amount of impervious surfaces should be limited as this will affect the natural drainage and groundwater flow patterns.

Protection During Development

Protecting existing ecosystems during development is more effective and less expensive than ecosystem enhancement or restoration. Some of the measures that should be taken to protect ecosystems during construction include: minimizing the area cleared, installing fencing around sensitive habitat features, preserving snags and downed logs, timing work to avoid disturbing wildlife during mating or nesting periods, and implementing appropriate erosion control measures. To comply with the *Wildlife Act*⁷⁰, land clearing activities are restricted between April 1 and July 31 to avoid disturbing birds during the active nesting period. Failure to control erosion on construction sites can lead to charges under the *Fisheries Act*⁷¹. A qualified environmental monitor should be on site during construction. Sediment control measures should be implemented at construction sites and work should be timed to avoid periods of high rainfall or snowmelt, when the risk for erosion is highest.

Throughout the reserves, a suggested 30 metre buffer area (the area between designated areas, such as providing a buffer between a residential area and an industrial area, to mitigate the interface and potential

67 Bullock Baur Assoc. Ltd. Chemainus First Nation Physical Development Plan, April 14, 1999.

68 Ministry of Environment. Stormwater Planning: A Guidebook for British Columbia. <http://www.env.gov.bc.ca/epd/epdpm/mpp/stormwater/stormwater.html>

69 Bullock Baur Assoc. Ltd. Chemainus First Nation Physical Development Plan, April 14, 1999.

70 http://www.qp.gov.bc.ca/statreg/stat/W/96488_01.htm

71 http://www.qp.gov.bc.ca/statreg/stat/F/96149_01.htm

impacts such as noise) is to be imposed on all identified watercourses, water bodies, sacred and cultural sites, as well as community use areas such as the community hub. The 30 metre buffer area is in the spirit of the *Riparian Areas Regulation*⁷², while also maintaining the autonomy of the Nation governance. The buffer provides a minimum area where development does not occur to mitigate any potential conflicts of use such as maintaining the integrity of watercourses and the introduction of an industrial development within the vicinity of the wetland.

A note of caution, however, in that the proposed 30 metre buffer is the minimum suggested requirement. The CFN Resource Manager is tasked with addressing site-specific requirements for each potential development. With this in mind, the minimum may be found to be insufficient for specific proposed uses and may require additional area in the buffer as a result.

IR#10, with the significant portion of flood plain, would not largely be considered for development from a number of perspectives including mitigation costs and potential ecological impacts.

IR#11 remains largely undeveloped with 14 single-detached homes in the southwest corner, and transportation right-of-ways in the same area.

IR#12 has a significant area allocated through the community engagement sessions as Riparian Area and Environmental Management Area within the Bush Creek area and the low areas surrounding the creek.

IR#13 contains significant areas of ecological and cultural significance resulting in the suggestion for a number of areas with a 30 metre buffer area. For example, the Woodley Range influence on along the southwestern portion of IR#13 includes poor draining soils and wetland. As well, another wetland occurs in the northwest portion of the reserve just behind the housing node in Kulleet Bay. The bathing holes are viewed as sacred areas and therefore at least 30 metres are encouraged for these areas clearly mapped out for each applicable reserve.

Throughout the CFN CCP process there were baseline principles provided by the Nation in regards to the long-term use and benefit of the reserve land base. From the process, the following ecological management principles are suggested as the baseline guide for development anywhere on the reserve lands.

Four Ecological Management Principles have been identified for consideration by the CFN during the CCP process. These Principles are guidelines for consideration; a toolbox of best management practices that can be used during planning to gain a more sustainable and ecologically diverse reserve.

72 http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/documents/regulation.pdf

Each of the Principles have a list of ideas, guides and tools available to the Nation as required. They are not goals or targets against which the sustainability or biodiversity of the resulting plans will or can be measured, they are simply tools that can be used to add sustainability and biodiversity to the plan.

The Principles are accompanied by a plan that shows locations where the tools can be used. These locations are not fixed, and nor are they the only places where the tools can be used. The Principles are able to be applied in other locations throughout the reserve lands, and they can be shifted elsewhere if the tools clash with other ideals for the reserves.

The tools associated with each of the Principles sometimes overlap and interact. This is the nature of ecological systems, and their management. Tools associated with one Principle will likely be able to be used for achieving another principle. These multi-purpose tools provide multiple benefits for biodiversity and ecological sustainability.

1. Maximize Opportunities

Maximize the opportunities provided by existing ecological values and land uses in and around the reserve lands to provide biodiversity and ecological sustainability.

Tools

- Protect natural areas in the Reserve that abut and join the adjacent Woodley Range Ecological Reserve and or the Coffin Point Rockfish Conservation Area. Large areas typically contain greater numbers of species, greater habitat diversity and greater buffering requirements from external influences.
- Provide connectivity between existing protected natural areas. Corridors between protected areas with values similar to the protected areas often serve as wildlife transit areas more than unsuitable habitat between the protected areas.
- Density existing developments and services to reduce fragmenting of the existing high ecological value forest cover on the reserve lands.
- Upgrade existing linear developments like road, utilities and power lines rather than creating new ones that may fragment reserve lands.
- Add greenways and other 'linear' services and utilities adjacent to existing roads. Again, reducing fragmentation of the existing high ecological value forest cover on reserve lands.
- Use buffers for existing linear corridors (roads and streams) to increase habitat value with limited loss of developable area.

2. Incorporate Ecological Value

Services such as roads and utilities may be required to increase appropriate development on reserve lands. Incorporate known ecological values into the provision of these services.

Tools

- Wetlands and retention ponds can be used to treat wastewater (secondary or tertiary treatment) and stormwater. Wetlands can also be used for stormwater retention from impervious surfaces prior to discharge to watercourses.
- Landscaping and planting associated with developments can often be guided by a planting strategy that prescribes specific plant species that attract complimentary species (ie. birds), but detract species that are not desired in developments (ie. bears).
- Landscaping and planting strategies can also encourage the use of species that are used for traditional purposes (medicine and tools), thus providing a more accessible resource, and one that reduces the impact on natural forest.
- Building specifications can encourage sustainability – less water use and / or better management of stormwater (mini-retention ponds).
- Flood protection can be added into the site planning process by incorporating riparian protection and stormwater retention wetlands.
- Consider groundwater quality protection (well water quality) by incorporating riparian watercourse protection and wetland treatment of stormwater into site planning.

3. Maximize Habitat

Maximizing the habitat available on reserve lands will enhance ecological sustainability and biodiversity value, and it will also offer greater value to the Nation.

Tools

- Providing larger protected areas for conservation purposes is more valuable from an ecological perspective. The larger area increases the habitat and protection for the species that rely upon it.
- Two small protected areas for conservation purposes that are connected are more functional than two (or more) unconnected ones.
- Avoid long and narrow protected areas with lots of edge where unwanted interaction with non-protected areas (weed and pest invasions) is more likely.
- Use buffers for linear corridors like seashore, streams and roads to increase ecological value – habitat connectivity, protection of watercourses (shade, bank stability, and increased

channel habitat), and aesthetic values are achieved as well as limiting the loss of developable land.

- Utilize peripheral areas that have little or low development potential for protected areas - there is less development pressure and fewer fragmentation issues.
- Interface areas (riparian zones adjacent to the sea shore and watercourses) are especially valuable for habitat protection – interface areas often serve to protect the valued ecosystems.

4. Concentrate Development

Concentrate development into a limited number of areas, such as areas that are already developed, in order to enhance the goal of habitat protection.

Tools

- Concentrate development into one or a few small areas by densifying use.
- Concentrate development in areas that are already developed to leave undeveloped or less-developed areas in more natural / intact condition.
- Upgrade existing linear developments like roads, utilities and power lines instead of creating new ones that fragment the reserve lands.
- Add greenways and other 'linear' services and utilities adjacent to existing roads, thus reducing fragmentation of the existing high ecological value forest cover.

The following table provides the goals, objectives, and strategies / policies specific to land use and management brought to the fore throughout the CFN CCP process to assist in guiding the efforts of Band Council and senior Band staff. The table specifically applies to the above baseline principles in the suggested management of the reserve lands.

LAND USE & MANAGEMENT					
Goal: The sustainable use and management of all land and resources.					
Objectives	Indicators	Estimated Baseline (2007)	Target (2012)	Target (2050)	Responsibility
Create a complete, compact community with a balance of jobs and housing	Amount of undeveloped land remaining (% of reserve land in an undeveloped state)	___%	___%	___%	Economic Dev. Dept., Natural Resource Dept.
	Land efficiency (Land developed / community member)	___acres/person	___acres/person	___acres/person	Same as above
	Number of services provided within reserve boundaries	___#	___#	___#	Same as above
	% non-residential land use vs. residential land use	___%	___%	___%	Same as above
	Number of dwellings within walking distance (500 metres) of daily services	___#	___#	___#	Same as above
Understand the constraints and opportunities for development of reserve lands	Mapping of all the natural physical attributes of the reserve land base (% complete)	___%	___%	___%	Same as above
Complete habitat and environmental studies	All identified studies completed.	List studies completed	List studies completed & updated	List studies completed & updated	Natural Resource Dept.
Protect environmentally sensitive lands including aquatic and riparian ecosystems, wildlife habitat, areas of high biodiversity	Amount of land identified as environmentally sensitive that are protected (%)	___%	100%	100%	Natural Resource Dept.
Protect the ecological integrity (quality) and water quantity of all water bodies	% of water bodies that are pristine (in their natural state)	___%	___%	___%	Natural Resource Dept.
Protect culturally sensitive lands including historic sites and culturally significant sites.	Number of sites identified as culturally sensitive that are protected (%)	___%	___%	___%	Natural Resource Dept.
Encourage appropriate non-timber uses of the forest.	Number of identified non forest uses that are being practiced	___#	___#	___#	Natural Resource Dept.
Keep CFN and non-CFN development separate.	Number of CFN dwellings that are adjacent to non CFN developments	0	0	0	Economic Dev. Dept. & Natural Resource Dept.

The scale, form and character of the development is appropriate to the context	Percentage of developments complying to the objective (%)	___%	___%	___%	Natural Resource Dept.
Increase CFN membership education and participation in land stewardship activities.	# of members involved in stewardship activities	___#	___#	___#	Natural Resource Dept.

STRATEGIES, POLICIES AND ACTIONS

1. Allocate appropriate lands for CFN housing, non-CFN housing, industry, community use, resource extraction, and protection on a land use map. This map should guide all land use decisions and can only be changed by a decision of council after consulting with the community. Copies of this map should be part of the CCP and should be widely available to all members and development proponents. No development should be allowed unless it is consistent with the land use map;
2. Identify and map natural physical attributes of the land base including habitat, species occurrence, geology and soils, vegetation, development constraints, wetlands and streams, and fish-bearing streams;
3. Provide for community open space use and community recreation areas;
4. Provide the necessary protection of all environmentally sensitive lands;
5. Provide the necessary preservation management of all relevant areas identified on reserve;
6. Limit commercial logging on CFN reserve lands to that necessary for ecological purposes (pest control) and approved developments;
7. All remaining timber is managed for a number of habitat attributes while disallowing commercial harvesting;
8. Identify appropriate community forest harvesting areas and control harvesting outside these areas. Harvest only from non-ecologically sensitive areas;
9. Identify community harvesting areas for non-timber forest products (e.g. mushrooms, berries etc.);
10. Develop a criteria checklist for development proposals;
11. Develop a set of design guidelines and development requirements for all non-residential development (CFN and non CFN);
12. Capital Works Department to lead in the establishment of a CFN Water Quality Protection guidebook as an extension of the CFN CCP;

13. Conduct environmental studies to identify all species at risk, fish bearing streams, and sensitive ecosystems and provide in an inventory format. This may be done by qualified consultants on behalf of development proponents;
14. Consider creating 30 metre minimum buffer requirements around all sensitive ecosystems and riparian areas. No development would be allowed within these areas without special study;
15. Minimize habitat fragmentation and environmental impact by carefully considering the location of new developments;
16. Establish a checklist for all development proposals including the criteria of separating CFN and non-CFN housing developments;
17. Research land use regulations from other jurisdictions (including other First Nation land use regulations) to select relevant guidance for a CFN Land Use Policy that specifically guides the development of the Four Corners Area;
18. Identify all areas within the reserves that qualify as special natural, spiritual, and recreational areas to include as protected and preserved lands; and
19. Identify stewardship opportunities for the CFN membership. Band Council should delegate staff to work with community groups, school and CFN members to develop and carry out stewardship and environmental protection programs.

The CFN reserve lands have a number of valuable ecological resources. With careful planning, these resources can be protected and potentially enhanced in the context of implementing relevant programs. Detailed wildlife and habitat studies would be required to optimize habitat and species protection while meeting the community development objectives of the CFN.

8.0 CONCLUSION

The Chemainus First Nation Comprehensive Community Planning process has provided a comprehensive plan for guiding future development and decision making by CFN senior staff and elected council.

The following factors are seen as essential to a successful community planning process:

- The need for a shared community vision;
- The long-term commitment by the Chemainus Band Council and community members to the implementation and monitoring of the CFN CCP;
- Recognized leadership;
- Resources including financial, physical and human;
- Community and political support;
- A realistic appraisal of the current situation within the community;
- A desire to build on the accomplishments and efforts of the past;
- An inclusive process (everyone is welcome to participate) and the ability to work as a team;
- A strong commitment and the ability to take the required time to work through the various stages of the community planning process; and
- A commitment to use the plan as a tool and to modify and make adjustments as required ('a living plan').

The above factors have been shown to be essential to a successful community planning process, as well as, and perhaps most importantly, the commitment of at least one Chemainus First Nation member to serve the primary role in the planning process, the Community Planning Officer. The Community Planning Officer serves a crucial role in the success of the CFN CC and the next step; implementation and monitoring.

The conclusion of the CFN CCP process serves as a new beginning for the Nation, providing the overall vision / springboard going forward.

"Thu hwi'tsus'unuw thu'alhwun"

9.0 NEXT STEPS

Upon conclusion of any significant planning process, the community and the community's leaders are often struck with the 'now what?' conundrum. Following significant investment of time and resources into the actual planning process, the community may find it helpful to consider a few 'next steps' suggestions to get them started on their selected path. The following are provided as suggested next steps for the gradual and ongoing implementation of the CFN CCP.

9.1 IMPLEMENTATION AND MONITORING

Implementation occurs when the 'rubber hits the road' and the CFN CCP is put into place throughout the areas of Nation governance as described in the CFN CCP. Monitoring occurs throughout the implementation stage as well as in perpetuity to ensure that the CFN CCP remains relevant to the Nation and the intent of the CCP remains. Monitoring the CFN CCP progress allows senior management to identify potential land use and management conflicts and make the required corrective measures throughout the process.

A thorough implementation strategy includes:

- 1) Priorities
- 2) Indicators of success (accomplished objectives and outcomes)
- 3) Responsibilities
- 4) Timeframes
- 5) Allocated resources and support for implementation

The implementation strategy also includes a process for ongoing monitoring and evaluation.

The first section below details the role of implementation and provides options for the Nation to consider during the CFN CCP implementation. Following this is a brief section on monitoring, providing rationale as well as options for the Nation to consider for the CFN CCP monitoring.

IMPLEMENTATION

There are a number of detailed steps required in order to thoughtfully implement the Plan such as⁷³:

- 1) Budget preparation and resourcing;
- 2) Projects/activities initiation;

⁷³ Canadian Public Works Management: Comprehensive Community Planning;
http://www.pwgsc.gc.ca/rps/inac/content/comp_comm_planning-e.html#top

- 3) Work plan reports prepared and appended to Plan;
- 4) Plan and project reports remaining accessible to community;
- 5) Progress reports communicated regularly to community (quarterly, bi-annually, or annually);
- 6) Evaluation of the CFN CCP implementation and monitoring conducted annually;
- 7) Process created for adopting future revisions to Plan;
- 8) New implementation strategies created in 5-year periods;
- 9) Community involvement in, and endorsement of, new implementation strategies; and
- 10) Community Plan updated every 20 years or as required (governance mechanism in place to ensure this process occurs).

The following land use and management measures are examples of the various policy tools potentially available to ensure that the vision expressed within the CFN CCP is upheld in perpetuity.

LAND USE DESIGNATIONS

Land Use Designations (ie. light industrial, residential, commercial, mixed use, etc) shall be reviewed and revised as necessary to ensure consistency with the CFN CCP.

TEMPORARY COMMERCIAL & INDUSTRIAL USE PERMITS

The Nation government may be able to issue a Temporary Commercial or Industrial Use Permit for a two year period, with limited renewal, provided that the temporary commercial or industrial use:

- Is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference;
- Does not have a negative impact on adjacent lands;
- Does not create a significant increase in the level or demand for services;
- Does not permanently alter the site upon which it is located; and
- Complies with all the conditions specified by Council in the Temporary Commercial or Industrial Use Permit.

DEVELOPMENT PERMITS AREAS

CFN Council, by Band Council resolution, may consider issuing Development Permits which can vary or supplement provisions of any by-law including:

- Zoning,

- Parking,
- Drainage,
- Signs,
- Screening, and
- Subdivision servicing requirements.

A Development Permit may address additional aspects of development that may vary by category of designation.

Development Permits may only be required in areas designated for the:

- Protection of the natural environment, its ecosystems, and biological diversity;
- Protection of development from hazardous conditions;
- Protection of other current land uses;
- Revitalization of areas in which commercial use is permitted;
- Establishment of objectives for the form and character of commercial, industrial, or multiple family residential development; or
- Establishment of objectives for the form and character of intensive residential development.

Where areas are designated, the special conditions or objectives that justify the designation should be described, and guidelines identifying how the conditions will be alleviated and how the objectives will be achieved should be specified.

COMMUNITY INPUT

Council will encourage membership input and involvement in the growth and development of the community and will monitor its various planning documents through a variety of means, including but not limited to:

- Hosting neighbourhood forums, public meetings, open houses, and community centre meetings;
- Conducting referendums;
- Holding community hearings for development applications;
- Conducting surveys to gather community opinion;
- Encouraging the establishment and involvement of committees as appropriate; and
- Undertaking planning exercises.

RECOMMENDATIONS

- Establish an Implementation & Monitoring Committee consisting primarily of senior staff whom are mandated to oversee the various management areas addressed in the CFN CCP such as Housing Department (Infrastructure as well as Health & Wellness), Natural Resources Department (Land Use and Management), Social Development Department (Health & Wellness), Economic Development Department (Economic Development), and so forth.
- Initiate the process of the CFN joining the Framework Agreement on First Nations Land Management⁷⁴.
- Pursue further funding to pilot a Phase IV CFN CCP to focus on the integration of traditional use study information into the CFN CCP to ensure that these values are not only considered but also formally incorporated into the decision making process for any proposed development on reserve – and perhaps ultimately throughout the entire traditional territory.

MONITORING

Monitoring the CCP, and projects that result from the direction provided within the CCP, is a way for the Nation to learn from past successes and as well as mistakes. Monitoring allows the facilitation of the changes recommended within the CCP. Like the implementation of the CCP, monitoring is never over. Monitoring is the critical step that enables community planning to continue in a way that is responsive to changing and new situations, as well as builds on new experiences⁷⁵. As goals are met and new issues arise, monitoring allows the CCP to be 'active', as well as allowing for transparency and accountability throughout the implementation and monitoring stage of the CFN CCP.

Successful implementation requires a commitment to ongoing review and updating of the CFN CCP at regular cycles. The CFN CCP should be monitored continuously and revised as necessary to ensure that the Plan remains valid. The Nation shall monitor relevant data on an ongoing and regular basis thus providing the first concrete indicators as to when community variables are changing and therefore may warrant adaptations to the CFN CCP:

- Population growth and demographic changes;
- Economic, social and environmental factors;
- Commercial/industrial development;
- Housing;
- Land supply/demand; and

⁷⁴ Framework Agreement on First Nations Land Management www.fafnlm.com

⁷⁵ Palermo, Frank et al. First Nations Community Planning Workbook, 1st Edition. 2003.

- Services and infrastructure.

The annual tracking of the above-type of figures provides a quantifiable data base that can be tracked as part of the overall monitoring process of the CFN CCP on an ongoing basis.

MONITORING INDICATORS

Monitoring indicators are a mechanism used to measure the most basic and relevant changes in the community⁷⁶. The indicators are based on the numerous Action Plan areas of focus (ie. Economy, Health and Well Being, Governance, etc) as listed in the *CFN CCP Senior Management Action Plan*, and reflect the key intentions within each of those action plan areas of focus.

The indicators are Nation specific, using selected elements unique to the Nation and measure how these elements have changed over time. The establishment of definite baselines for each indicator provides a starting point to measure from.

SCHEDULE FOR MONITORING

A schedule for monitoring provides a work plan that details clearly the timeline, when they happen, who is responsible for each area, and the potential outcomes⁷⁷.

WHAT	WHO	WHEN	HOW (outputs)
Project Evaluation	Planning / Monitoring Group	Semi-annually	Project Evaluation Report Project Selection Criteria
Impact of Planning	Planning / Monitoring Group	Bi-annually	Impact of Planning Report Monitoring indicators
Plan Review	Planning / Monitoring Group	5-6 year cycle	CFN CCP Updates

The three types of monitoring a Nation undertakes include:

I. Project Evaluation

Project evaluation is project specific, such as the Four Corners Area development (or even more specifically, Area (Zone) #1B). Often a monitoring group, appointed by Chief and Council, is responsible for the task of monitoring the project based on a number of established indicators. Recommendations by the monitoring group are made to Chief and Council.

⁷⁶ Palermo, Frank et al. First Nations Community Planning Workbook, 1st Edition. 2003.

⁷⁷ Palermo, Frank et al. First Nations Community Planning Workbook, 1st Edition. 2003.

II. Impact of Planning Report

The impact of planning report is done on a bi-annual basis providing Chief and Council an assessment of the overall impact of planning (based on the CFN CCP) on the community using the indicators as well as feedback from community members and anecdotal observations (what is seen happening in the community that appears relevant to the CFN CCP). The report includes the measurement of monitoring indicators, any lessons learned, and specific recommendations on how to strengthen the effectiveness of planning within the Nation.

III. Plan Review

A complete review of the CFN CCP is needed every five to six years in order to remain relevant to the Nation as well as to address any new issues and different strengths that have emerged. New data can be included, as well as new ideas in community planning and how it might work for the Nation. With a complete review of the CFN CCP, the Plan continues to be a living and important vision of the Nation.

There are specific steps involved in the CCP monitoring process providing the opportunity for the Nation to track the progress and effectiveness of the CFN CCP. Monitoring provides the opportunity for the Nation to ensure that the CFN vision continues to drive the motivation of the CFN CCP in perpetuity. Monitoring also provides ongoing development data that will serve as the baseline in the Plan review and update, which should occur at least every six years to ensure the CFN CCP continues to represent the vision of the Nation.

10.0 REFERENCES

An Introduction to Sustainability: www.sustainablemeasures.com.

Bibber, Marilyn. *Sh'ulh-etun Health Society: Community Health Plan Update*. January 2005.

British Columbia Ministry of Environment. British Columbia Species and Ecosystems Explorer. Accessed February 2007 at: <http://srmapps.gov.bc.ca/apps/eswp>

British Columbia Ministry of Environment. 2006. Environmental Guidelines for Urban and Rural Land Development in British Columbia. Accessed in February 2007 at:
<http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/DWC%202006%20Sec%204%20EnvResources.pdf>

Canadian Public Works Management: Comprehensive Community Planning
http://www.pwgsc.gc.ca/rps/inac/content/comp_comm_planning-e.html#top

CCP Handbook: Comprehensive Community Planning for First Nations in British Columbia;
http://www.ainc-inac.gc.ca/bc/proser/fna/ccp/ccphb/ccphb01_e.html#wccp

Chemainus First Nation: Physical Development Plan. Bullock Baur Associates Ltd. April 1999.

Evans, B, Gardner, J, and Thom, B. 2005. Interim Strategic Land Plan for the Hul'qumi'num Core Traditional Territory, 2005. Hul'qumi'num Treaty Group, Ladysmith BC.

Frank, Flo & Anne Smith. *The Community Development Handbook: A Tool to Build Community Capacity*. Ottawa: Minister of Public Works and Government Services Canada, 1999.

Holt, R. 2001. An ecosystem-based management planning framework for the North Coast LRMP. Unpublished Report. Prince Rupert Forest Region, Smithers, BC.

Indian and Northern Affairs Canada. Comprehensive Community Planning: Lessons Learned & Networking Workshop. Vancouver: Indian and Northern Affairs Canada, 2005.

Indian and Northern Affairs Canada. Comprehensive Community Planning: Experiences in First Nations, Inuit & Northern Communities. Ottawa: Her Majesty the Queen in Right of Canada, 2004.

Indian and Northern Affairs Canada. First Nations Community Planning Focus Group Proceedings Report: Indian and Northern Affairs Canada, BC Region, 2004.

Integrated Land Management Bureau (ILMB). 2000. Vancouver Island Land Use Plan. Accessed February 2007 at: <http://ilmbwww.gov.bc.ca/ilmb/lup/lrmp/coast/vanisle/marine/marine3.htm>

Meidinger, D and Pojar, J. 1991. Ecosystems of British Columbia Special Report Series #6 Ministry of Forests Research Branch, Victoria, B.C.

Quest Land Information Services Inc. & the Chemainus First Nation Lands Program. March 2005.
DRAFT Community Land Use Plan.

Sustainable First Nations Communities - Centre for Indigenous Environmental Resources:
www.cier.ca/sustainability_rts.html

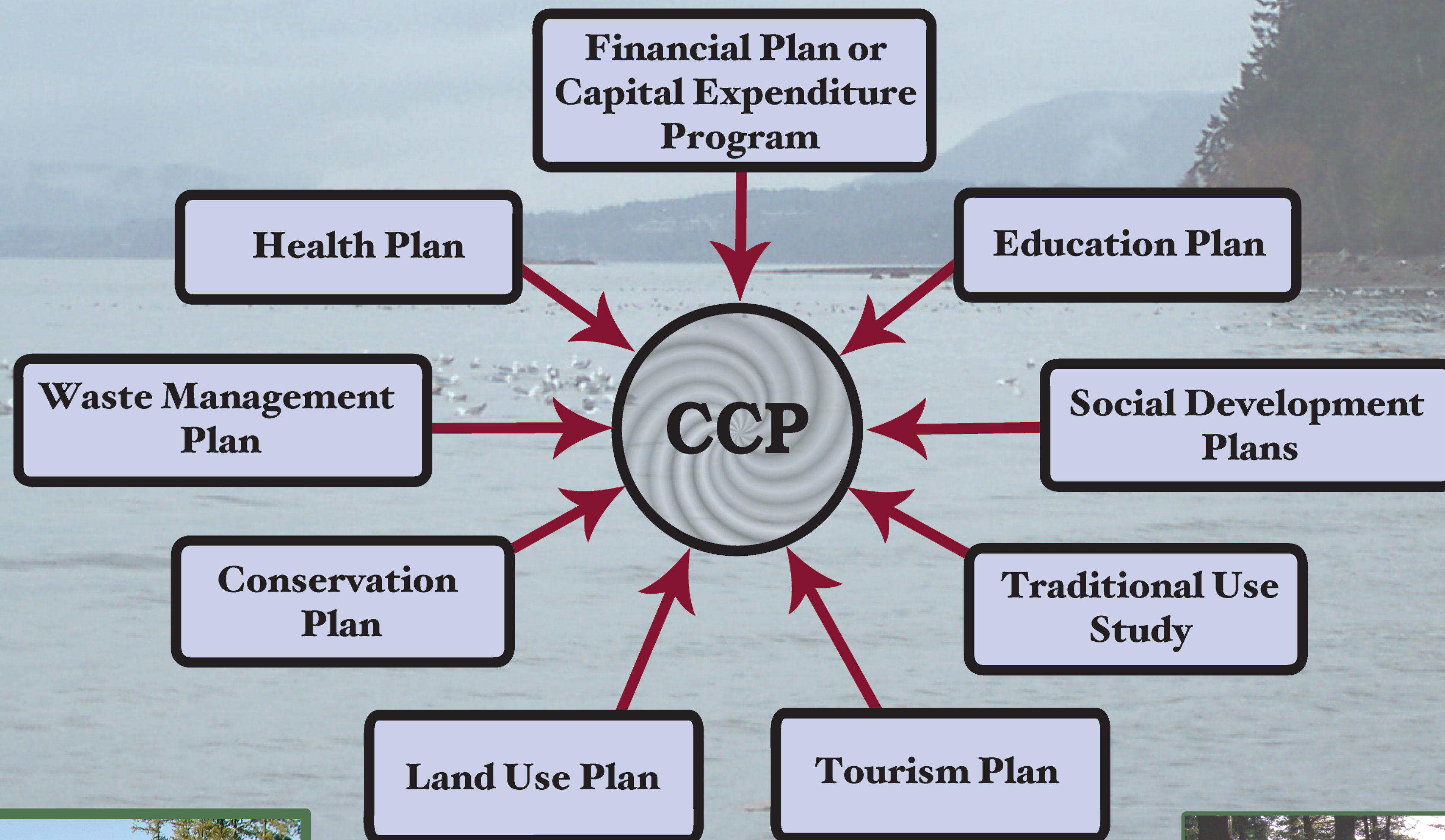
Towards Sustainable Communities - Resources for Citizens and their Governments:
www.sfu.ca/cscd/publications/tsc/Resources.html

Values are the fundamental principles and beliefs that guide a community-driven planning process.
<http://mapp.naccho.org/visioning/index.asp>

APPENDIX 1



Comprehensive Community Plan



CFN Youth – Visioning Session Wednesday, March 2006

Well done!



As you may have already heard, the Chemainus Chief and Council have directed that a Comprehensive Community Plan (CCP) be prepared for the Chemainus First Nation (CFN), commencing with ***Phase One: Visioning*** as the first step in the process.



The Youth session was held this past Wednesday at the Youth Centre and was very well attended. Peter Seymour, on behalf of Band Office staff and the Tribal Council, would like to thank all of the youth who came out to the session. It was a very lively discussion with a lot of really good ideas exchanged. The CFN Youth showed that they are clearly interested in the future of their community.

YOU are invited to attend the upcoming Community Session to look at maps, talk with other community members, enjoy refreshments, and share your thoughts on the future development of your community. The next visioning session is scheduled for Monday, April 10th at 5:30pm at the CFN Community Centre. There will be dinner provided as well as a special raffle for all the folks who come out to enter to win. More details soon!

Peter Seymour is the Planning Coordinator and is working with Christine Callihoo, a land use and community planner. Please give Peter a call at **245-6821**, or drop by **the Band Office** and talk with Peter to share your thoughts or to sign on for the upcoming visioning session.



Chemainus Chief and Council

Chemainus Chief and Council have directed that a Comprehensive Community Plan (CCP) be prepared for the Chemainus First Nation (CFN), beginning with *Phase One: Visioning* as the first step in the process.

This will be a community-driven process that will evaluate and balance the various needs of the community and provide the basis for effective decision-making in the community over the long term.

Tuesday, May 16th—come see what has been discussed so far—and enjoy a bite to eat.

Chemainus

Shell Beach



Oyster Bay

Squaw-Hay-One

THE COMPREHENSIVE COMMUNITY PLAN

Next Steps:

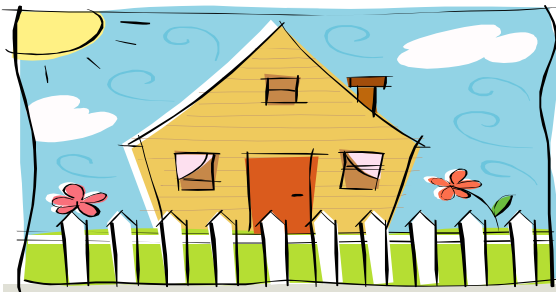
Visioning—Reflection

V

Focus— What should happen in the next 10-15 years?

V

Design YOUR community with many generations in mind.



Chemainus FN Community Plan Process—We need to hear from YOU!

Peter Seymour Jr. at the Band Office

245-6821

pseymour@cfnation.com

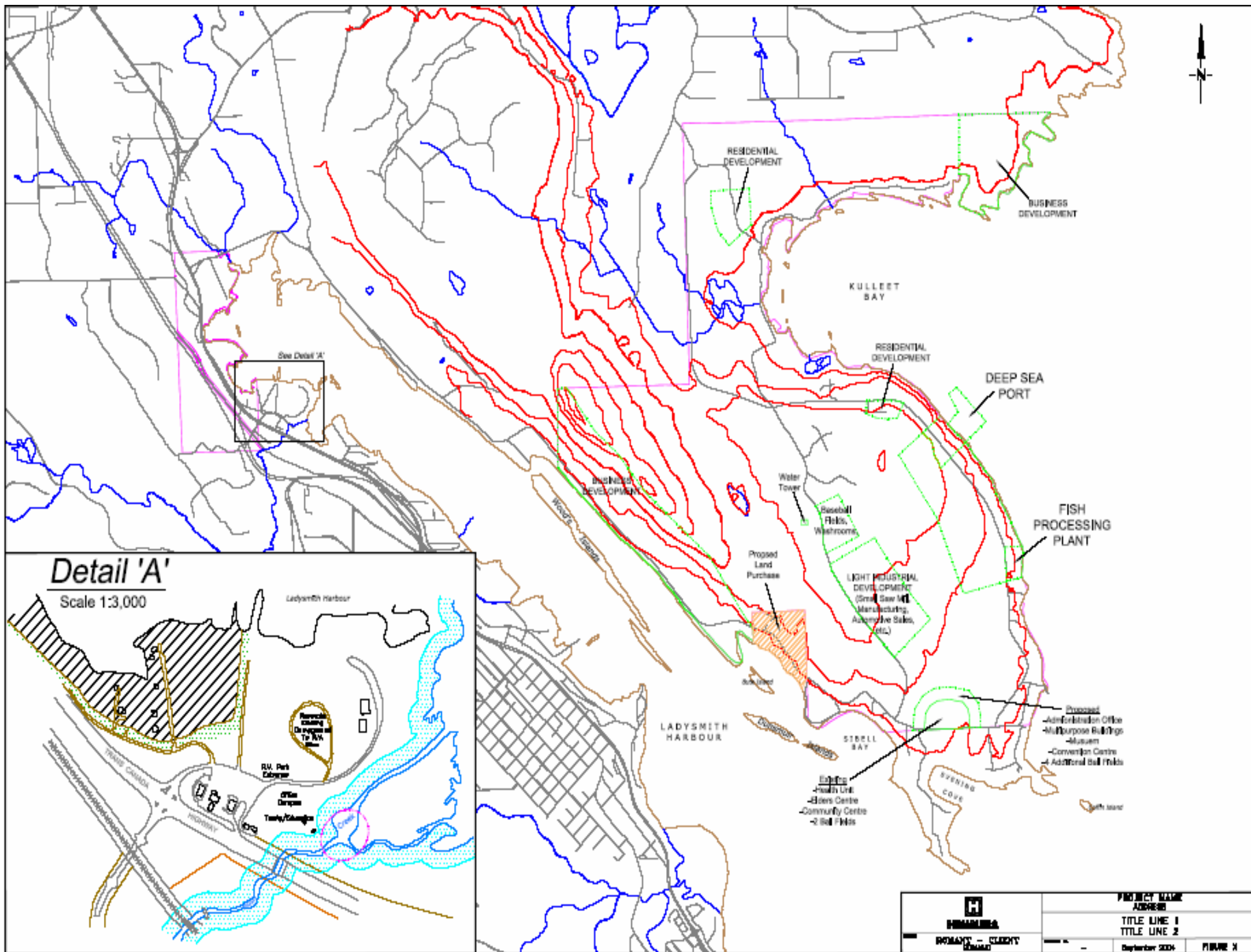
Chemainus FN
Community Plan
Process—We
need to hear from
YOU!

Community Open House



**Tuesday, May
16th**

**Drop in anytime
between 3—8pm
at the Community
Centre**



Four Corners Area (Reserve 12) Focus Group Tuesday, July 4th 2006



Ocean Canoe – Shell Beach Harbour

As you may have heard, the Chemainus Chief and Council have directed that a [Comprehensive Community Plan \(CCP\)](#) be prepared for the Chemainus First Nation (CFN).

The Planning Team has been working with the Chemainus FN community for the past few months, capturing the vision and values of the members of the Nation. This information will now be used in the second phase of the planning process with the first step being the recent (July 4th in Band Council Chambers) Four Corners Area focus group to specifically discuss the desired development of the Four Corners area (Reserve 12).



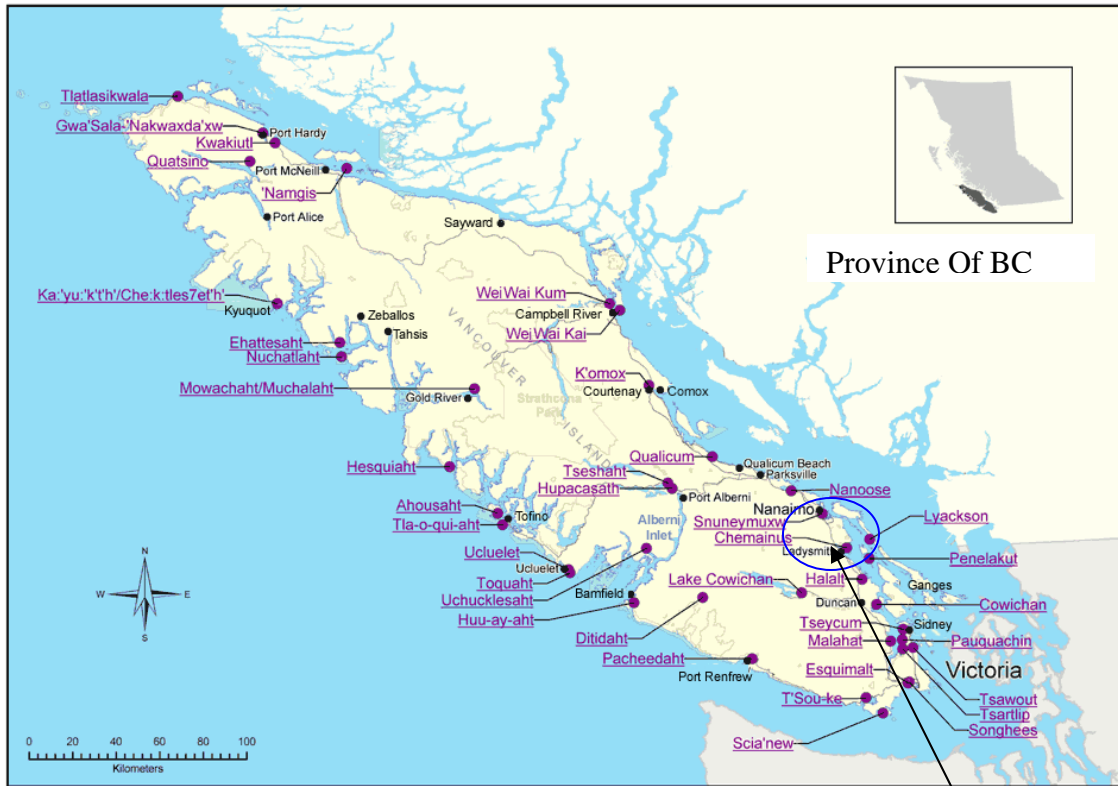
Some of the main points that came out of the Four Corners Focus Group:

- Development, of any type, encouraged as long as the development doesn't impact the natural ecology, traditional uses, heritage, or values etc.
- Re-invest the business revenues into various CFN programs/services
- Highest and best use of the reserve lands while maximizing all CFN heritage, etc.
- Capacity building requirements in order to optimize opportunities both now and in the future
- CFN heritage influenced conference centre in recreational area. Including an Interpretation Centre
- All commercial buildings and directional signs to be in CFN language (with English in smaller font)

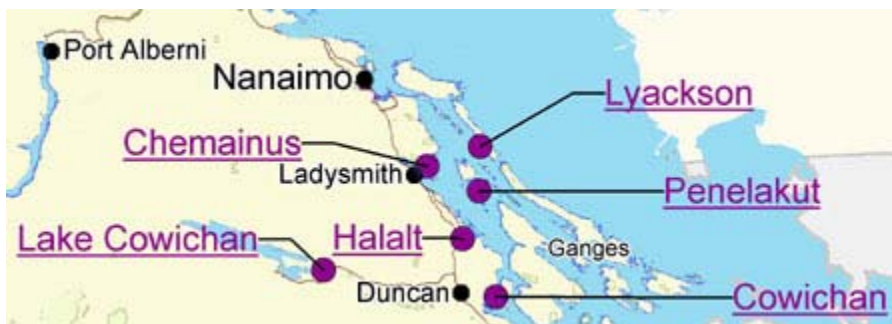
Work on the Comprehensive Community Plan (CCP) will continue over the next year with an objective to conduct a Four Corners Commercial Area community referendum in the spring of 2007. Band Council encourages you to get involved with the CCP process in order to ensure both your values and that of your family are reflected in the Plan.

Peter Seymour is the Planning Coordinator and is working with Christine Callihoo, a land use and community planner. Please give Peter a call at **245-6821**, or drop by **the Band Office** and talk with Peter to share your thoughts or to sign on for an *upcoming focus group session*.





Chemainus First Nation



Establishing a Shared Vision: Chemainus Comprehensive Community Planning

INTRODUCTION

The Chemainus First Nation (CFN) reserve lands are composed of four reserves, located near Ladysmith, BC on the east coast of Vancouver Island. The four reserves are Chemainus IR 13, Oyster Bay IR 12, Squaw-Hay-One IR 11, and Say-La-Quas IR 10 with a total population of 1125 (2006, Stats Can). The Chemainus First Nation is one of nine Coast Salish Nations located in southwestern B.C. within the Naut'sa mawt Tribal Council, pronounced NAUGHT sa MOTT (means “working together” in the Coast Salish language).

One of the main sources of market employment and job training are with the band-owned gas station, grocery and fast-food restaurant on Oyster Bay IR 12. Many Chemainus members continue to make their living as fishermen, while others work in forestry, silviculture, and the shellfood industry. Nation members continue to go out on the land to hunt and fish in order to provide for extended family members.

School age children and youth attend a number of schools in the area including in Nanaimo and Ladysmith, as well as a First Nations school on Kuper Island just off the east coast of the Chemainus (#13) Reserve. The Chemainus Nation also operate their own high school (Stu'ate lelum) and college, (the Chemainus Native College), located south of the Oyster Bay (#12) reserve on the Trans Canada Highway.

The Chemainus Nation place a high value on family and community ties. Historically the longhouse has acted as the heart of the community, providing a shelter and gathering area for spiritual and community activities¹; today longhouse continues to play a large role in the community especially throughout the winter months with traditional dance and celebrations.

¹ A.J. Baur, P.Eng. S.M. Gagnon. Chemainus Physical Development Plan. 1999

THE GOAL

In late 2005, the CFN Band Council made the decision to pursue and support a Comprehensive Community Plan (CCP), to provide greater community direction and certainty to Band Council. This process of facilitated engagement has been made possible through the support of two federal government agencies, Western Economic Diversification Canada and Indian and Northern Affairs Canada. The CCP process relies on the ongoing participation of the Nation's members in visioning sessions, focus groups, and a design charette. Ultimately the process will capture the visions, desires, and expectations of the Nation's members, and this meaningful engagement will be reflected within the Chemainus First Nation Comprehensive Community Plan.

The CCP process and outcome is anticipated to fulfill Band Council's desire to have a clear and detailed picture of the Chemainus Nation's opportunities and constraints in terms of future community growth and development. As well, the CCP is anticipated to provide Band Council with options on how to best proceed with the thoughtful development of the Nation's reserve lands. The plan will address the Nation's concern for culturally appropriate and environmentally sensitive social, economic and physical development.

Physical development opportunities and constraints will include aspects such as housing, infrastructure and community services. Social development opportunities and constraints will include exploring new options to encourage education, capacity building, and civic engagement to promote the overall quality of life for the members of the Chemainus Nation. Lastly, economic development opportunities and constraints will emphasize job training and meaningful employment opportunities for Nation members. Coupled with these work-related opportunities, is the intent to establish sources of dependable revenue generation in order to ensure a sustainable economic base to provide for current and future generations on Nation reserve land. A major thrust behind all economic, physical, and social development is sustainability, both economically and ecologically.

THE PLAN

After establishing a positive rapport with Chemainus Steering Committee, the Project Team (Peter Seymour, Planning Coordinator (Chemainus First Nation), Gary Reith, Naut'sa mawt Tribal Council, and Christine Callihoo, Land Use and Community Planner, Hemmera) the initial goal is to establish a community vision.

The first step in this visioning process is collecting the community plan baseline information via land surveys, archived data, historical reports, and review of previous plans such as development plans. At this initial stage, the project team and Band Council informed the community of the CCP process, and invited each Nation member to the scheduled visioning sessions.



Steve Sampson Sr. (the Eldest of the Elders) – Three Generations and Counting!

The first of a series of sessions was held with the Elders in early March of this year. The question, “What does your community look like in 15 years?” was posed to encourage dialogue. Discussion circled around the importance of spirituality, protecting sacred sites, improving water and sewage accessibility and reliability, education, economic development, access to housing, and increased family representation in local government (Band Council).



The second visioning session, held in mid-March, targeted the Chemainus youth in order to gain an understanding regarding their hopes and dreams for the Nation. This discussion focused on improved community facilities such as improved recreational facilities (night lighting around playing field, swimming pool, etc), public transportation especially to youth sporting events in nearby communities, as well as an expansion of the community centre. The ideas for building development were primarily commercial with the goal of having improved local services and increased opportunities via a school offering trades and language classes. The youth displayed a concern for the safety of the community, offering suggestions for a neighbourhood watch program, CFN Citizens on Patrol, additional streetlights, and hiring lifeguards to patrol the beaches.



Johnny & mum

The third workshop in early April was held at the community center with participation from all Band members encouraged. The attendees from a cross-section of the community agreed that any major future developments should be kept away from the existing residential areas and instead located on the upland area in the commercial area where the gas station, grocery, and fast food store is located. Like the youth, the general population also expressed a desire to implement a transit system, install more streetlights, and build more houses for future population increases.

A fourth Visioning Session held in June, in the style of an open house, was the final step in the visioning process. The purpose of this open meeting was to share a summary of input received to date to enable the community to offer final input and reflect on the discussions in order to inform the next step in the CCP process – the focus group sessions.

THE VISION

After compiling the information shared at the visioning sessions, the general guidance and desire of the community as a whole has provided a high level of clarity. To date,

Band Council has been provided a clear overview of the community's priorities and concerns when considering future development and investment in their reserve lands. The focus group sessions, to commence in early September, will allow the planning group to further detail the community plan in terms of what, where, and how development, enhancement, and protection is to occur on the Nation's reserves lands.

Stay tuned!

Peter Seymour, Planning Coordinator, Chemainus First Nation

Christine Callihoo, MCIP, Land Use & Community Planner, Hemmera

Chemainus

Shell Beach



Oyster Bay

Squaw-Hay-One

CFN COMPREHENSIVE COMMUNITY PLAN (CCP) COLOURING BOOK

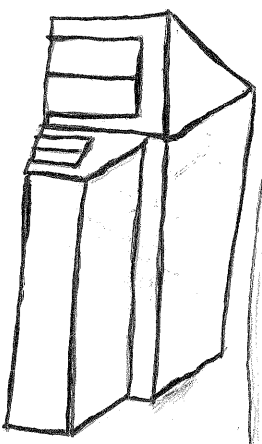
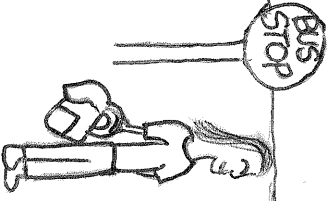
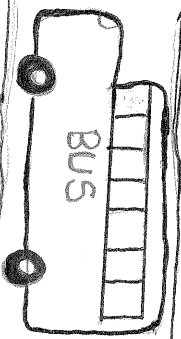
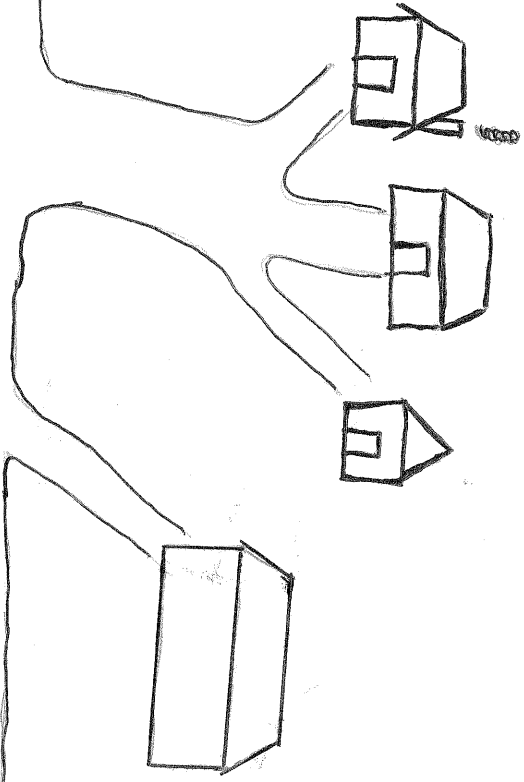
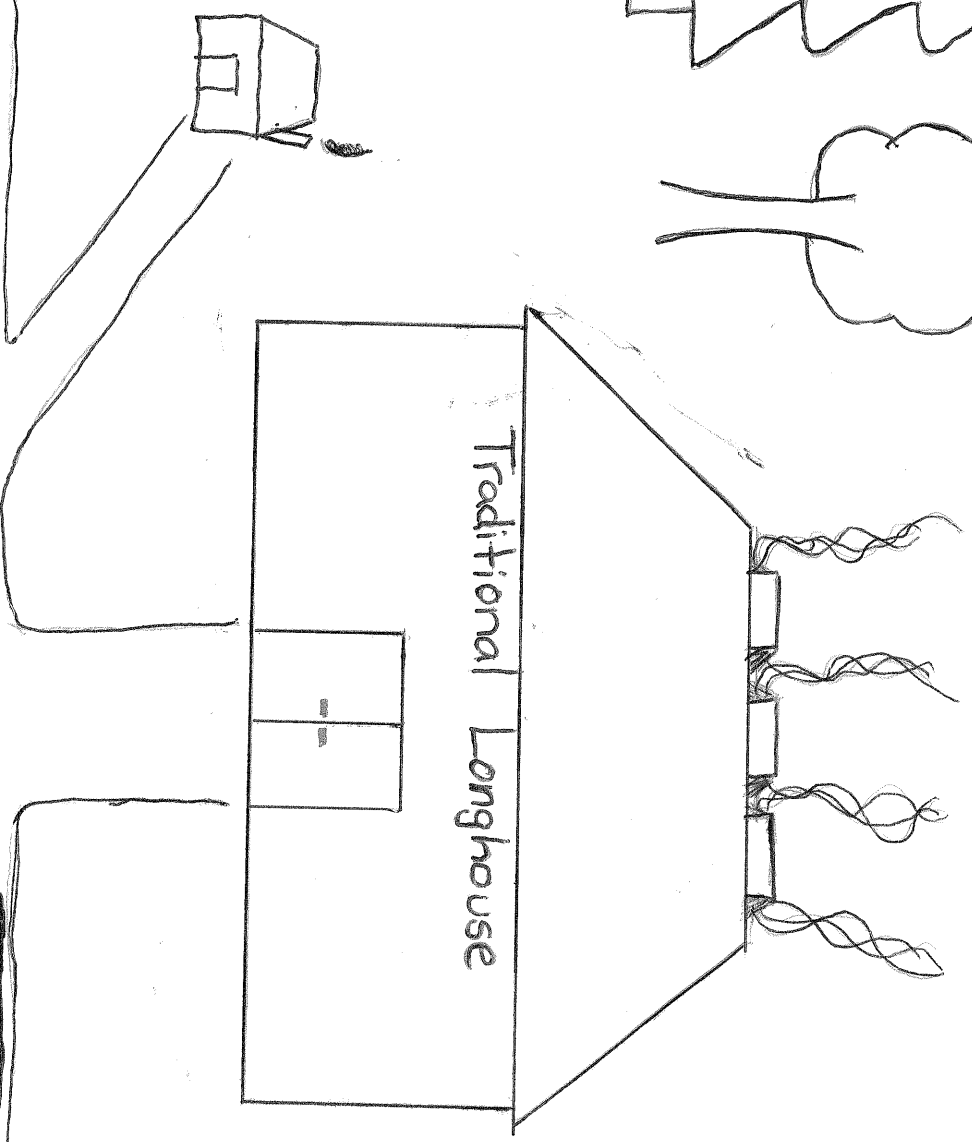
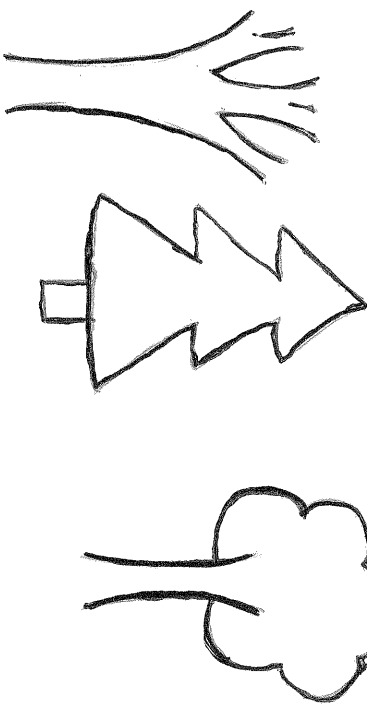
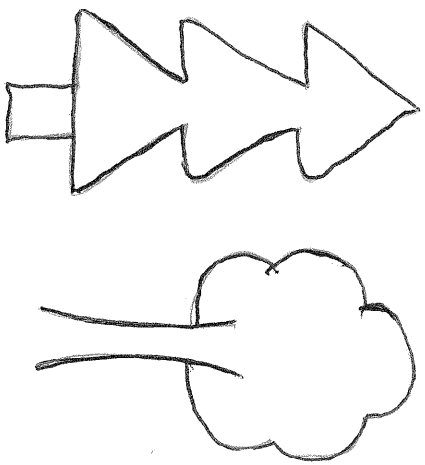


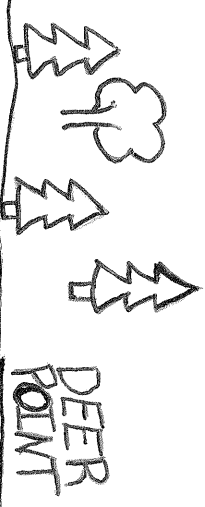
<http://www.kidsdomain.com>

CFN Chief & Council encourage you to get involved with the CCP process in order to ensure both your values and that of your family are reflected in the Plan. Please give Peter Seymour Jr. a call at 245-6821 (e-mail: pseymour@cfnation.com), or drop by the Band Office and talk with Peter and share your thoughts.

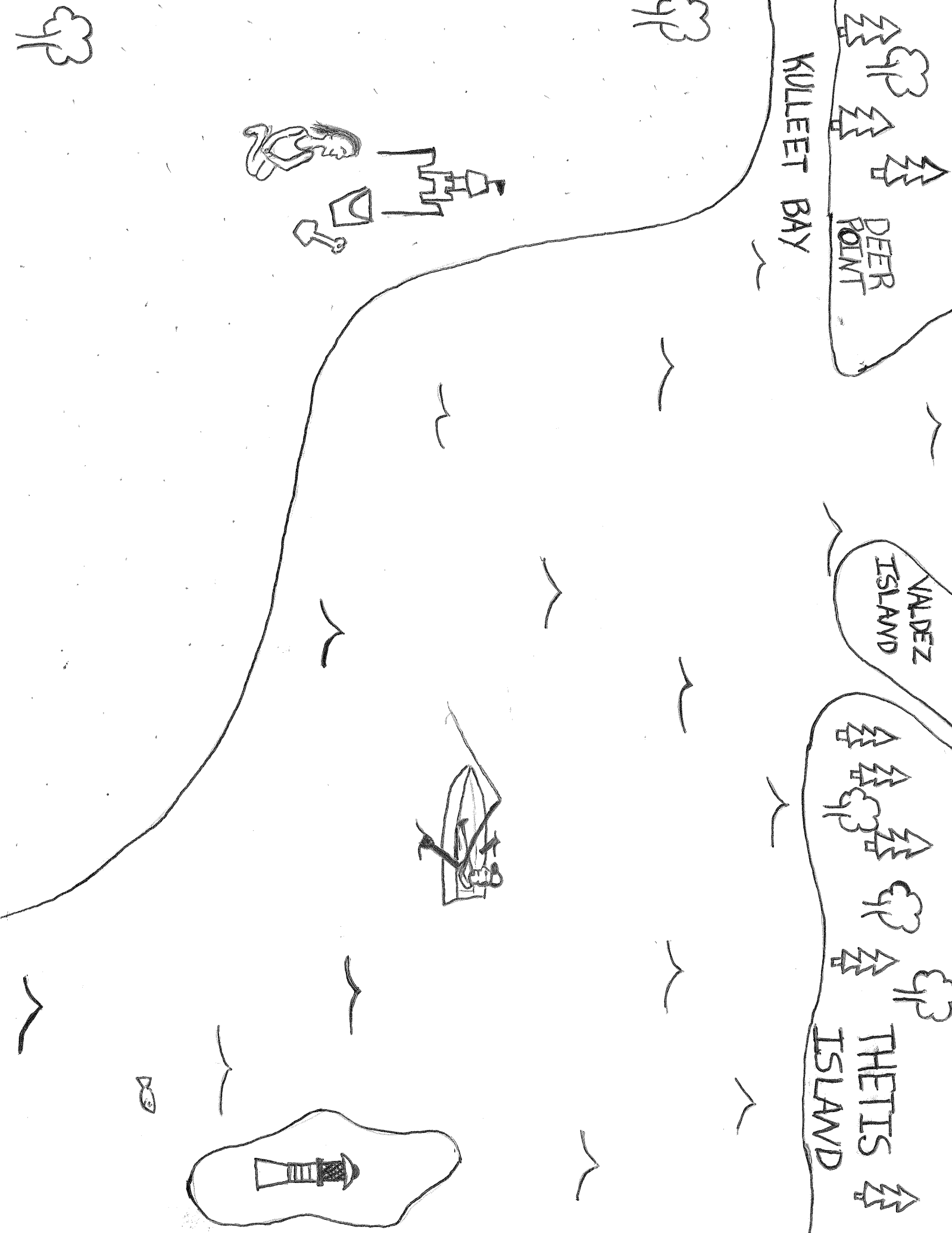
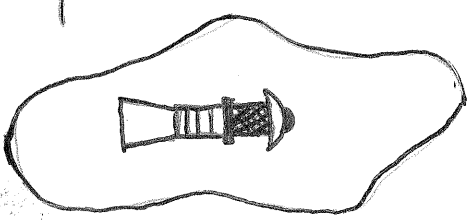
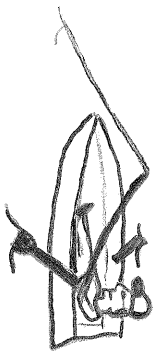
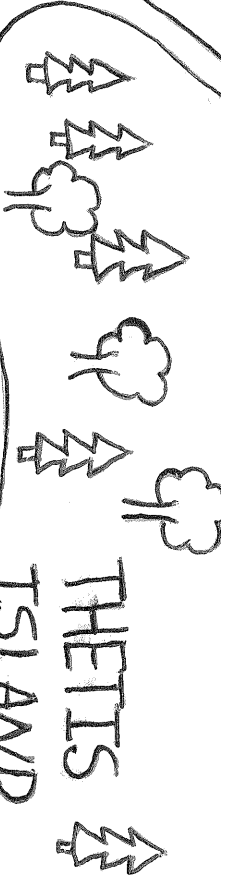
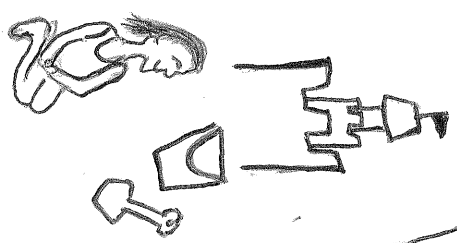
Sketches by Peter Seymour Jr.
Final Illustration by Jazzy & Eileen

Submit the completed last page to the Band Office for a chance to win a prize and have your picture in the final CFN CCP Plan!!!



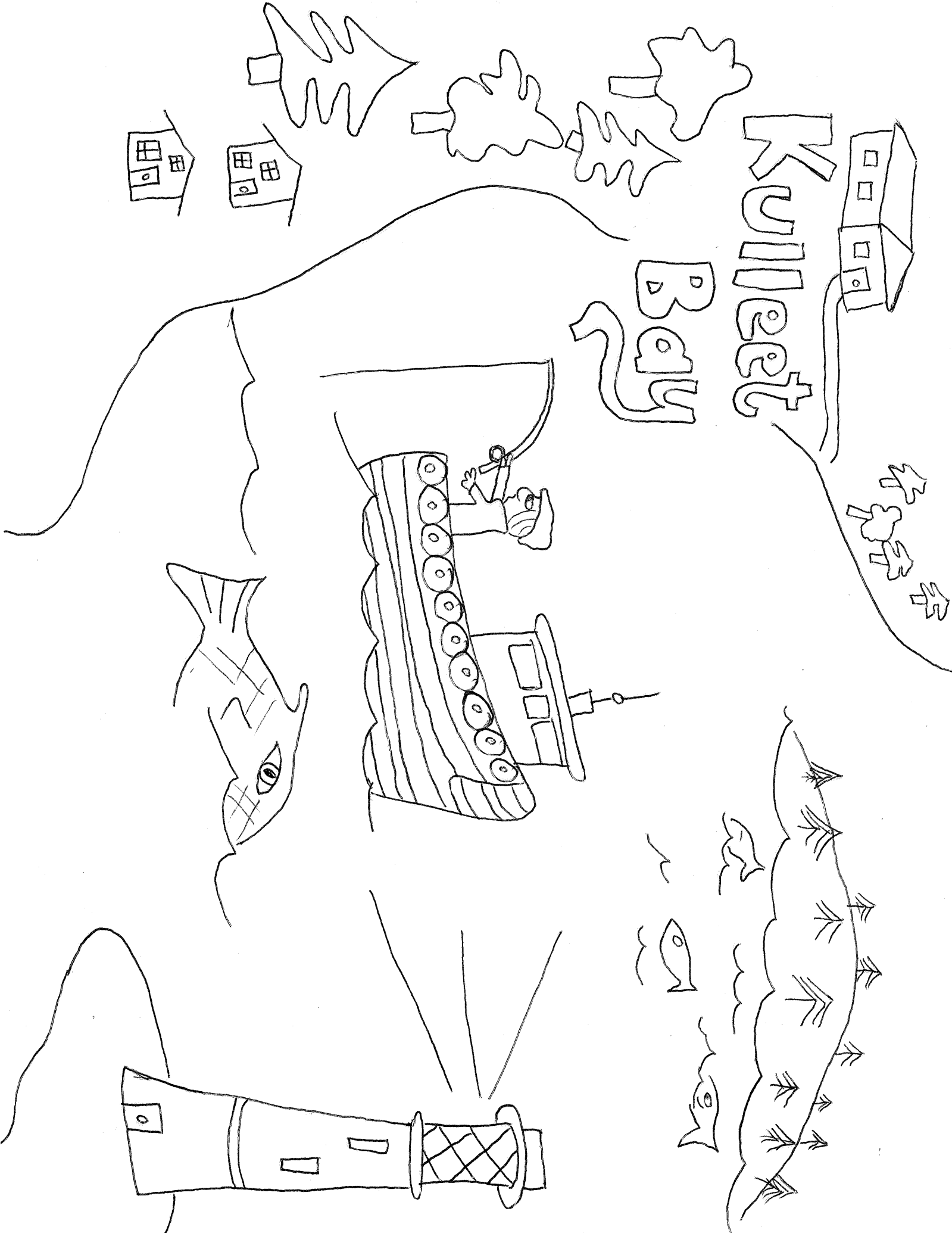


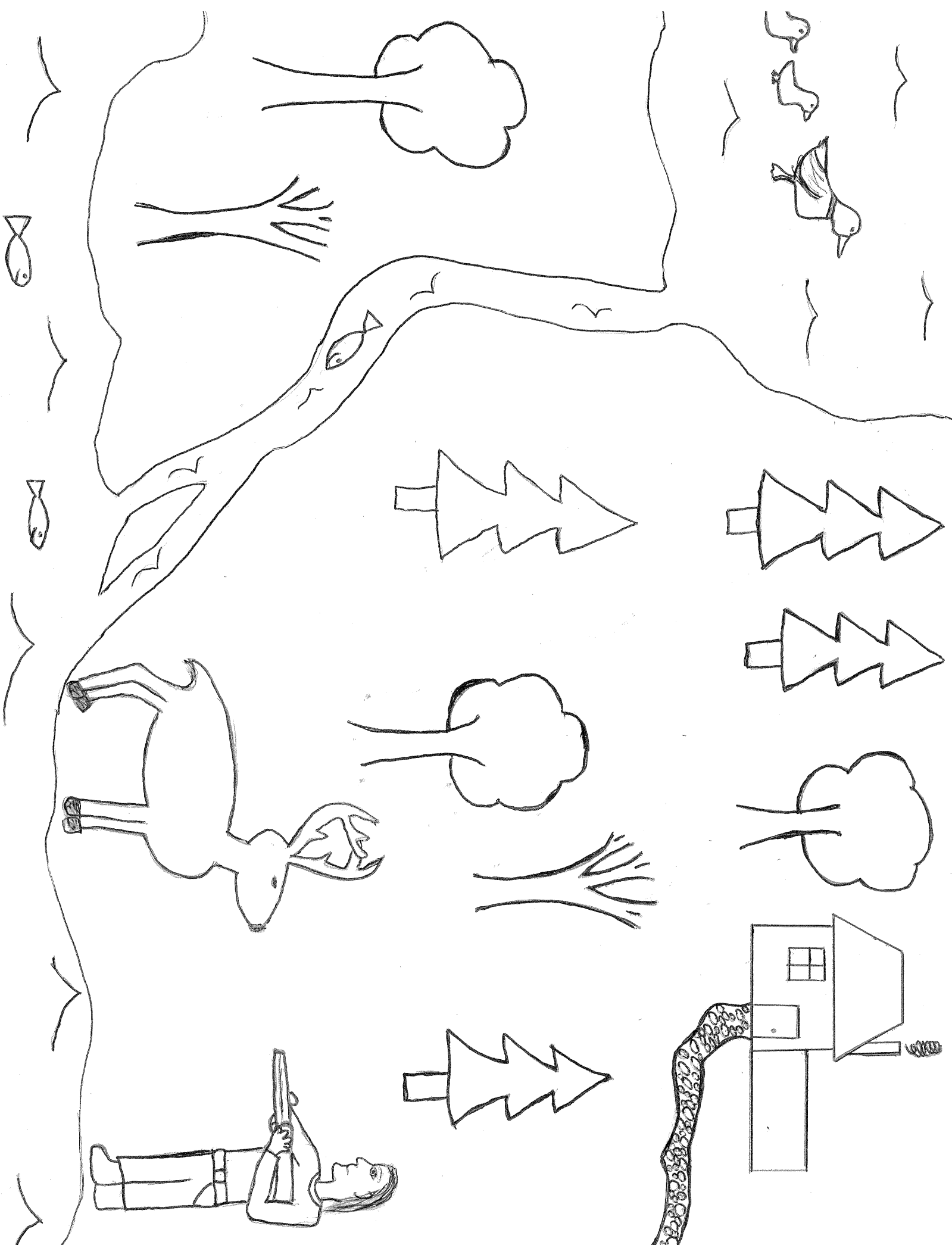
KULLEET BAY



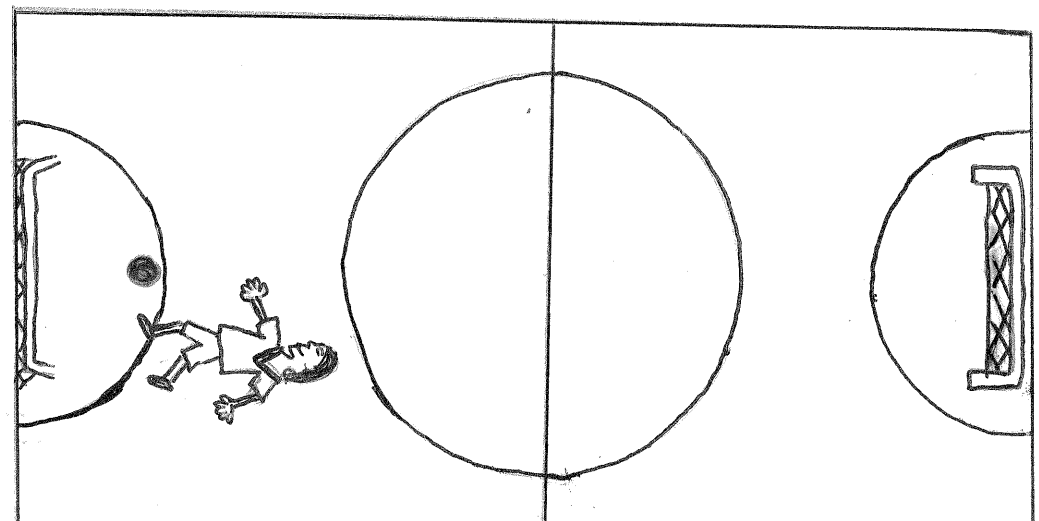
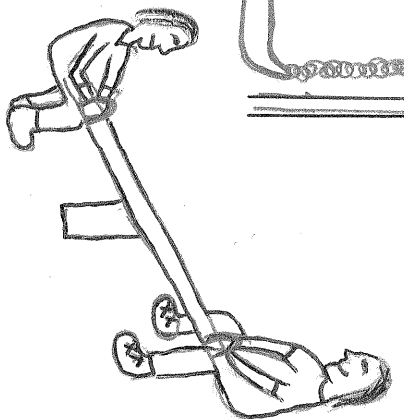
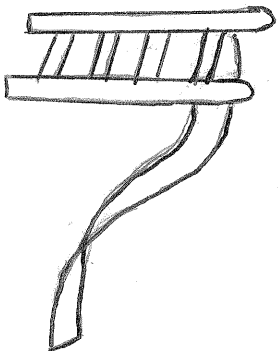
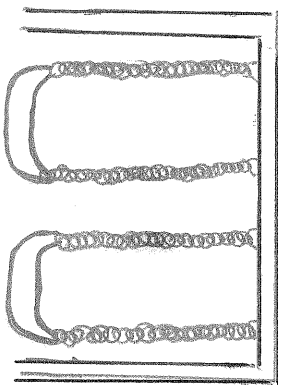
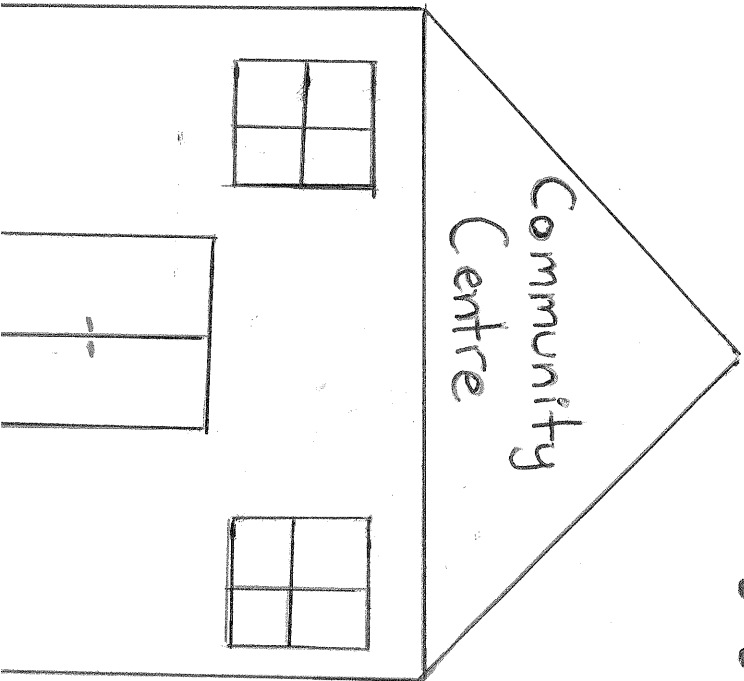
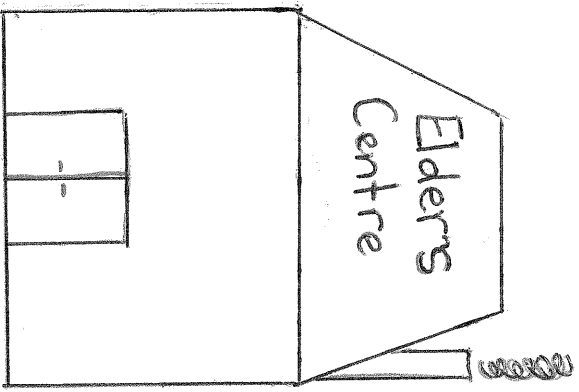
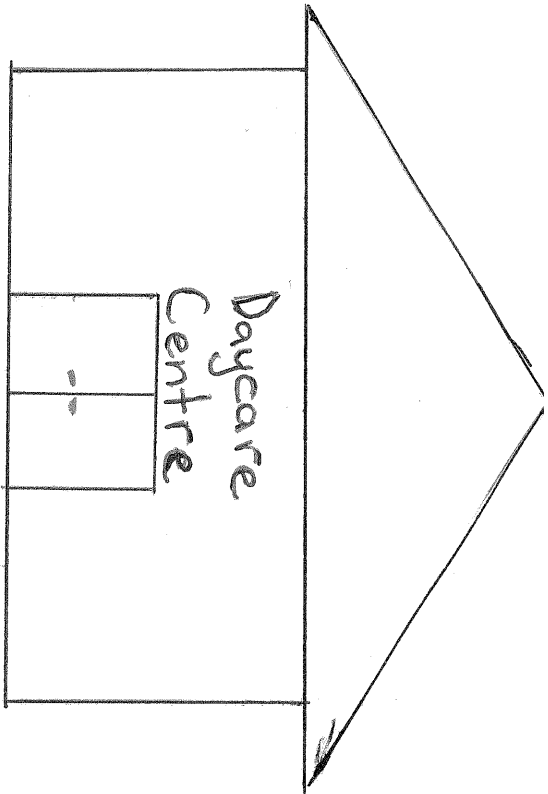
Killeet

Bay

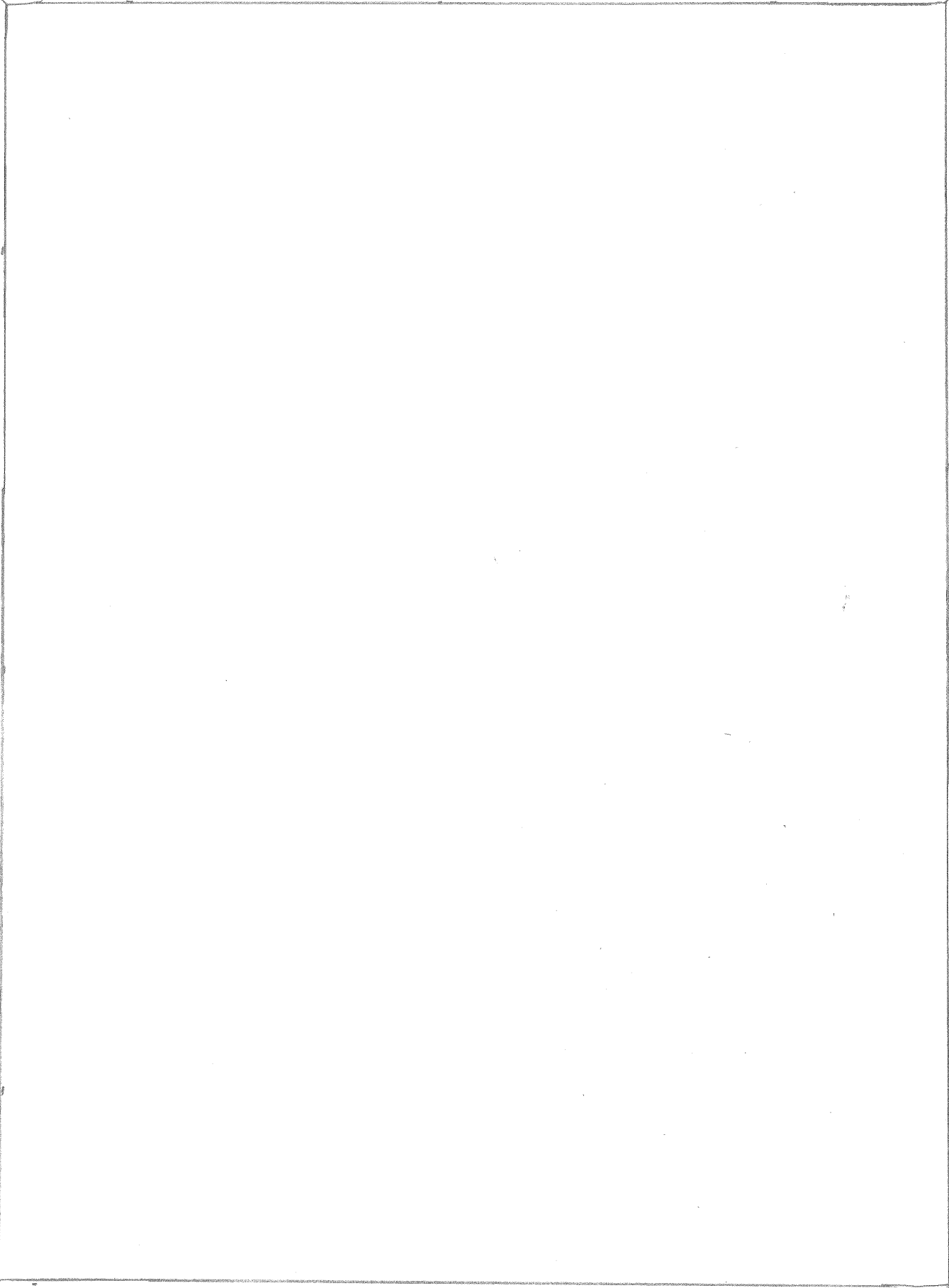








Draw your idea of community.

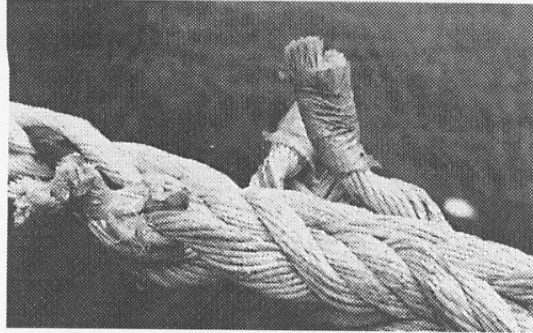




CFN COMPREHENSIVE COMMUNITY PLAN (CCP) PROCESS

It's Your Community's Future

The Chief and Council initiated Comprehensive Community Plan process is at the half-way point with the final focus group meeting completed (Jan 17, 07). This focus group specifically looked at Reserve #13, especially the area described at the vision sessions as the 'community hub' – where the Elders Centre, Youth Centre, Community Centre and daycare are located.



Many threads need to come together to weave a community plan.

There were a number of great ideas shared by the eight community members who made it a priority to attend. Some of the ideas talked about for IR#13 included:

1. Elder's housing would be most appropriate around the community hub. Other housing should generally be elsewhere
2. Restrict air and water polluting industries
3. Casino would be OK
4. Avoid light pollution
5. Avoid impact on views especially across Bay
6. Control noise pollution

7. Prefer a native theme/look to all architecture and design, especially with the commercial buildings. Use motifs/art of Chemainus and develop design guidelines
8. Focus street lighting and sidewalks around residential clusters only
9. Sidewalks should be more of a natural trail along the road side than an urban sidewalk
10. Environmentally friendly approach is important to all development
11. Need to speak with the community elder who is an expert in native plants on reserve – she can help map areas that are important for rare/useful plants

The next step is the most detailed one – the design workshop. The community members whom have expressed an interest in being part of this planning process will come together at the end of February to work with the consulting planning team and Peter Seymour. The design workshop participants will work to create a final concept plan for all of IR #13 that will provide a detailed 'map' to be used by Chief and Council and senior staff to guide future development within the reserve.

WE HOPE TO SEE YOU THERE!

Peter Seymour is the Planning Coordinator and is working primarily with Christine Callihoo (ccallihoo@hemmera.com), a land use and community planner with Hemmera. Please give Peter a call at **245-6821** if you have any questions about the CCP process within the Chemainus Nation community.

CFN CCP OPEN HOUSE!!!!
@ COMMUNITY CENTRE
3-7PM, Tuesday, March 27th

The CFN Chief and Council directed [Comprehensive Community Plan](#) (CCP) is ready for viewing after more than a year of work!!!

The Planning Team has been working with the Chemainus FN community for the past year, capturing the vision and values of the members of the Nation.

All the information collected from the numerous community meetings has been brought together in one plan called the Chemainus First Nation Comprehensive Community Plan (CFN CCP).

Now is your chance to come and see the drawings that will provide Band Council the direction in future development on your reserve land.

Make sure your vision is captured in these drawings and plan. [Come to the Open House!](#)

Peter Seymour Jr., Planning Coordinator 245-6821





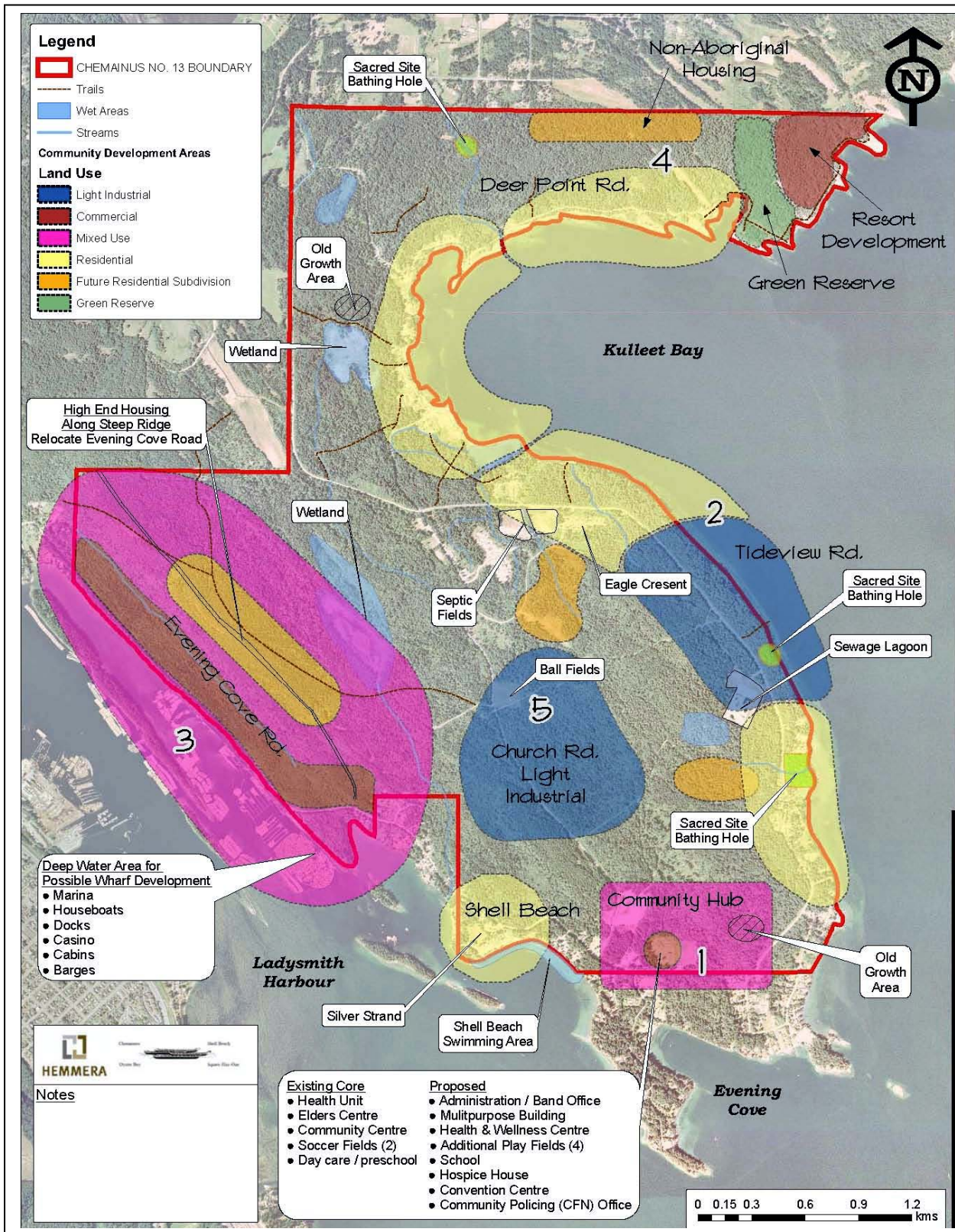
CFN COMPREHENSIVE COMMUNITY PLAN (CCP) PROCESS



*Chemainus First Nation Comprehensive Community Plan
Design Workshop, Feb. 26, 2007 @ the Youth Centre*

Thank you to those who came out and fine-tuned the CFN CCP Chemainus IR#13, including George Harris, Chief Terry Sampson, Chad Harris, and Mack Seymour! And congratulations to George Harris and Mack Seymour for winning the sweatshirts and caps from Hemmera!

The following 'five areas map' is a collection of thoughts, visions, and dreams from all of the community sessions. The project team has taken all of the information shared to date and worked closely with the mapping technician to draft a mapping file that best represents what has been discussed to date.



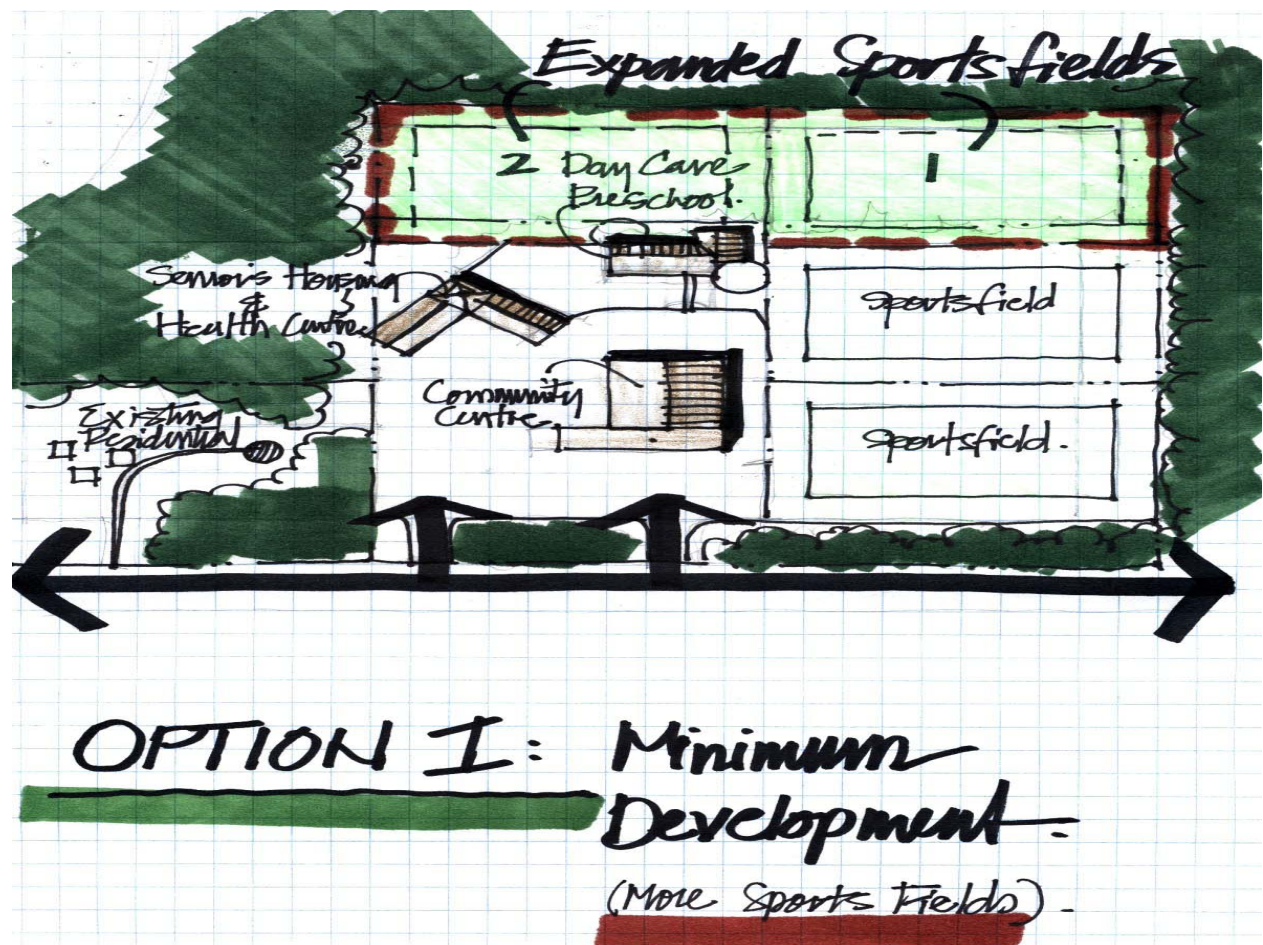
DRAFT CONCEPT MAP

As you can see in the above map, there are a number of proposed developments and uses that may be entirely new to you, or may serve as a reminder as to what has been discussed within the community for

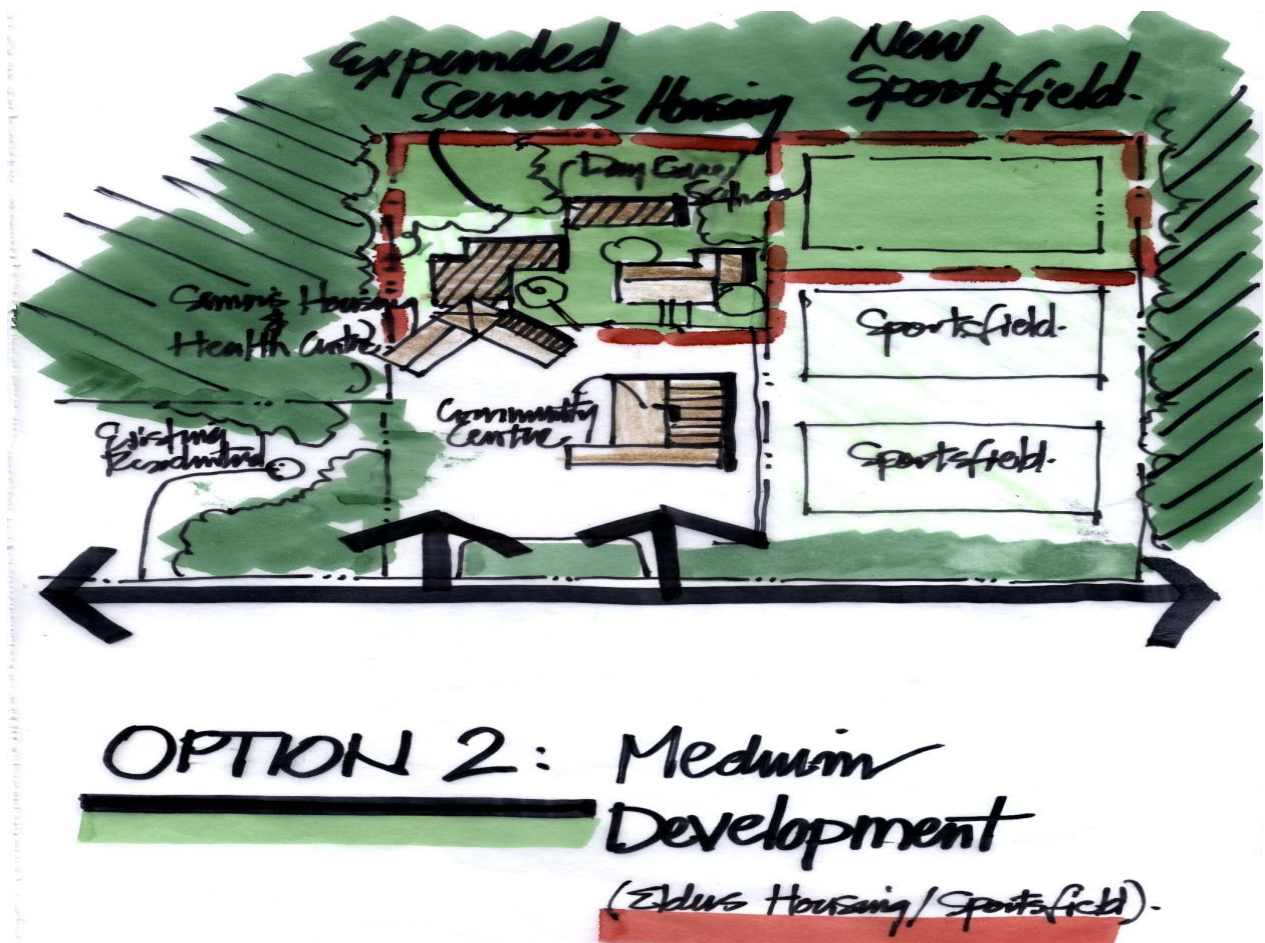
This map, and a number of others reflecting the work done to date, will be presented at the **Open House** in much larger scale providing you and your family the opportunity to review in detail, ask questions, and make any comments based on your family's perspective.

'Community Hub' Concepts

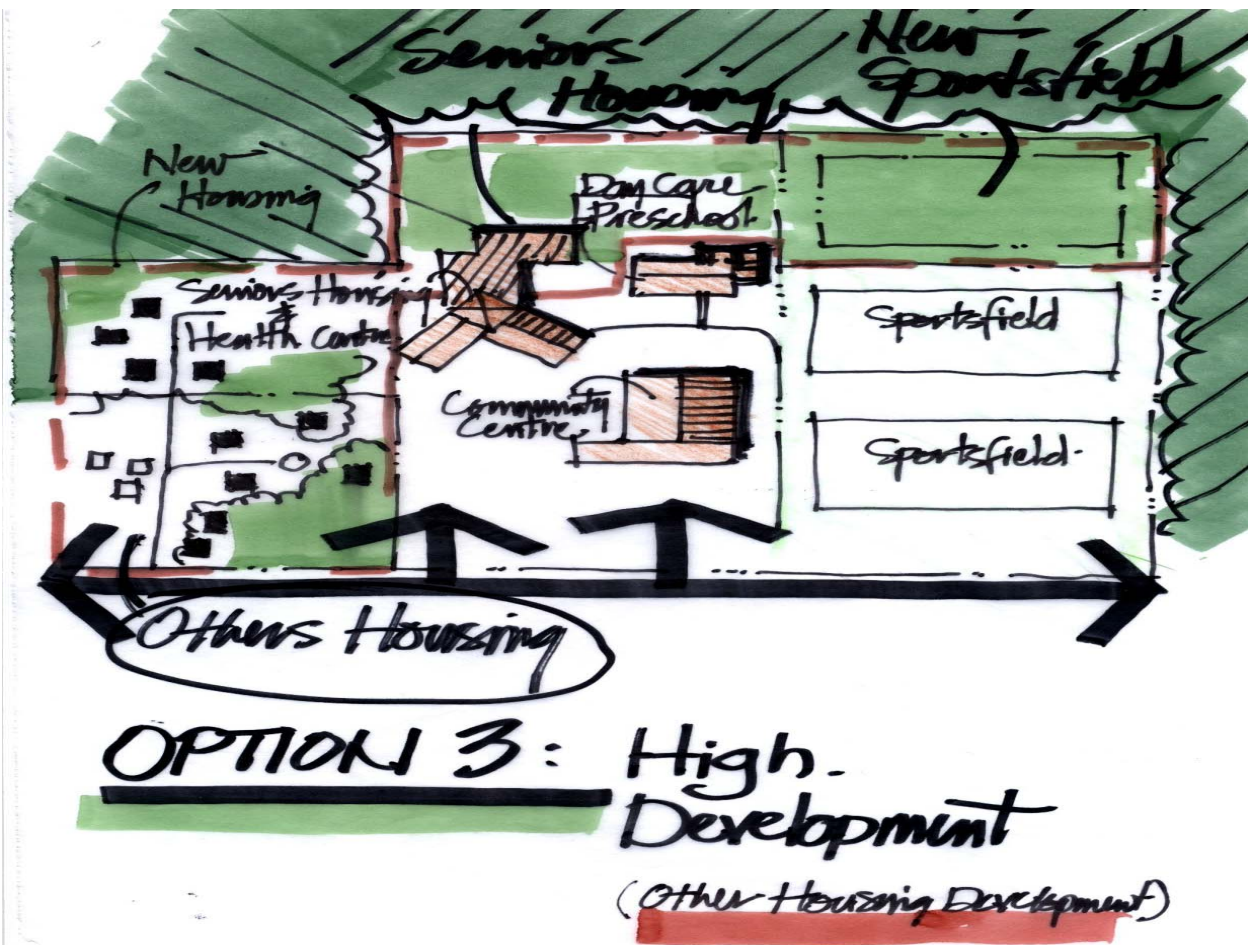
The following three concepts are being put forward by the Project Team based on what has been heard to date by the community participants. Is there a concept you like more than the others? Come to the **Open House** to see more drawings of the areas around the community and to share your ideas.



Option 1 focuses on adding two new sports fields to increase the recreational opportunities to four fields within the 'community hub'.



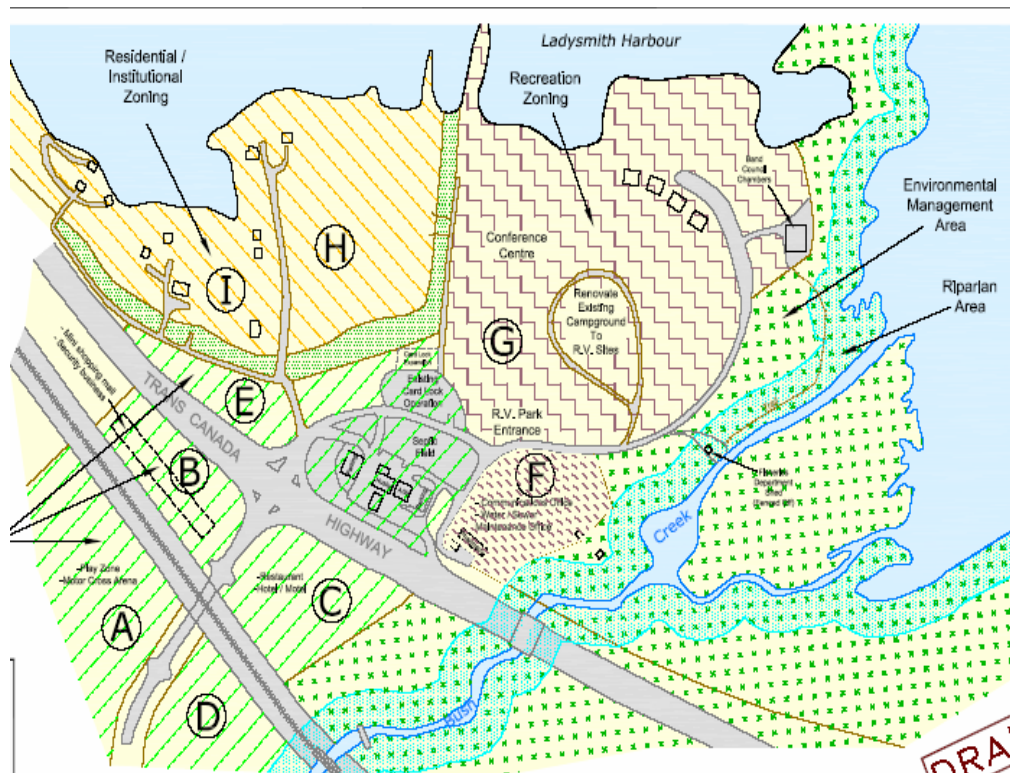
Option 2 focuses on providing Elder housing directly behind the Elders Centre for independent living. There is also another sports field proposed next to the current sports field.



Option 3 focuses on Elder housing directly behind the Elders Centre for independent living, and community member housing next to the proposed Elders housing. There is also another sports field proposed next to the current sports field and family housing proposed in the immediate community hub area.

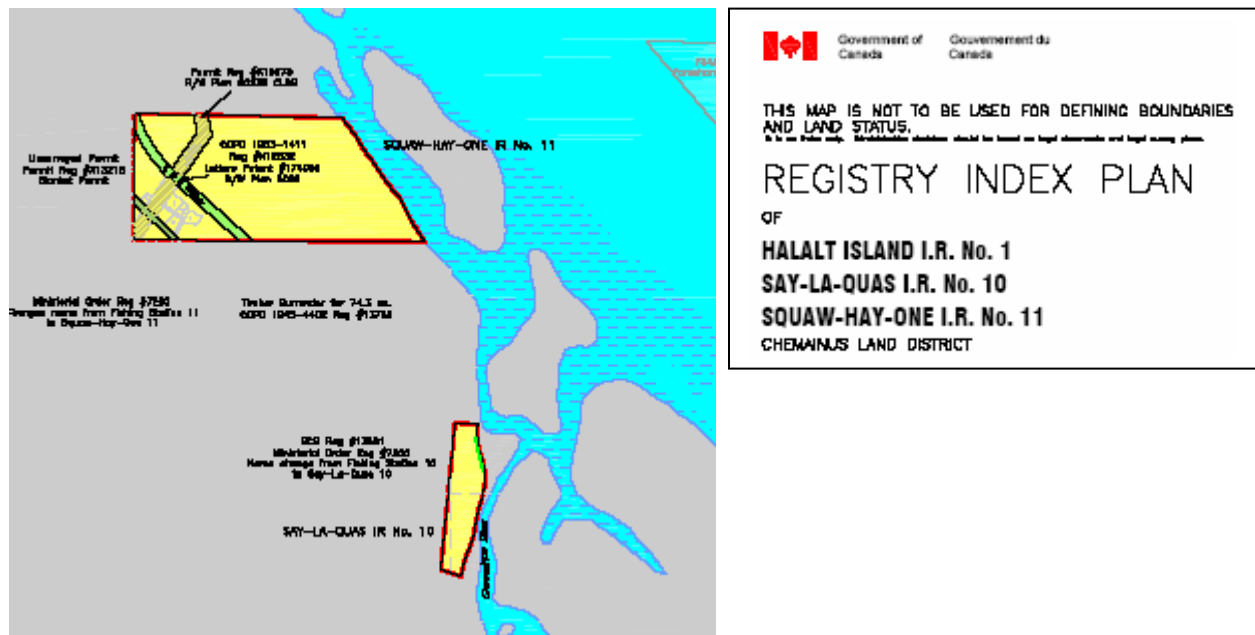
IR#12 Oyster Bay

The following concept drawing is the result of a number of community sessions over the past year. This map / drawing now serves as the base map for the current Business Development Feasibility Study project for the Four Corners Area (IR#12). As you may know, there is great interest in the community to see thoughtful commercial development occur alongside the highway on IR#12, especially in the B, C, E, F, G areas shown below.



If you would like to get involved in the current Business Development Feasibility Study project for the Four Corners Area (IR#12), please contact Peter Seymour Jr. at 245-6821.

Squaw-Hay-One #11 & Say-La-Quas IR#10



It has been said by folks participating in the CFN CCP process that there is interest amongst the CFN members residing on IR#11 to look at developing a small commercial area where the Chemainus Road cuts through IR#11. Is this right?

To address the distance between the various reserves and the difficulties this may present to the membership whom reside away from the main two reserves (IR#12 & IR#13), the project team compiled an overview of the CFN CCP process to date, included maps of the work to date, and had this package of information sent to every household on IR#11 as well as to every non-reserve CFN member inviting them to contact Peter with any feedback and/or questions.

If you know of someone who is interested in knowing more about the CFN CCP but has not had a chance to participate, please contact Peter and we will follow up promptly. Thanks!

OPEN HOUSE

The Open House will provide the opportunity for the CFN community members to stop by and take a look at the concept drawings and maps of the various CFN reserves and see how community members would like to see development happen in their community. The Project Team invites participants to enjoy a bite to eat while they review the work done to date and provide feedback. Is there something more that

you would like to include in the CFN CCP? Is there something being put forward that you would like changed before it goes to final plan? Have we missed something?

Come out to the Open House and learn more about the Four Corners Area project and how you can get involved!

CFN CCP OPEN HOUSE!!!!
@ COMMUNITY CENTRE
3-7PM, Tuesday, March 27th

The CFN Chief and Council directed [Comprehensive Community Plan](#) (CCP) is ready for viewing after more than a year of work!!!

The Planning Team has been working with the Chemainus FN community for the past year, capturing the vision and values of the members of the Nation.

All the information collected from the numerous community meetings has been brought together in one plan called the Chemainus First Nation Comprehensive Community Plan (CFN CCP).

Now is your chance to come and see the drawings that will provide Band Council the direction in future development on your reserve land.

Make sure your vision is captured in these drawings and plan. [Come to the Open House!](#)

Peter Seymour Jr., Planning Coordinator 245-6821



Peter Seymour is the Planning Coordinator and is working primarily with Christine Callihoo (ccallihoo@hemmera.com), a land use and community planner with Hemmera. Please give Peter a call at **245-6821** if you have any questions about the CCP process within the Chemainus Nation community.



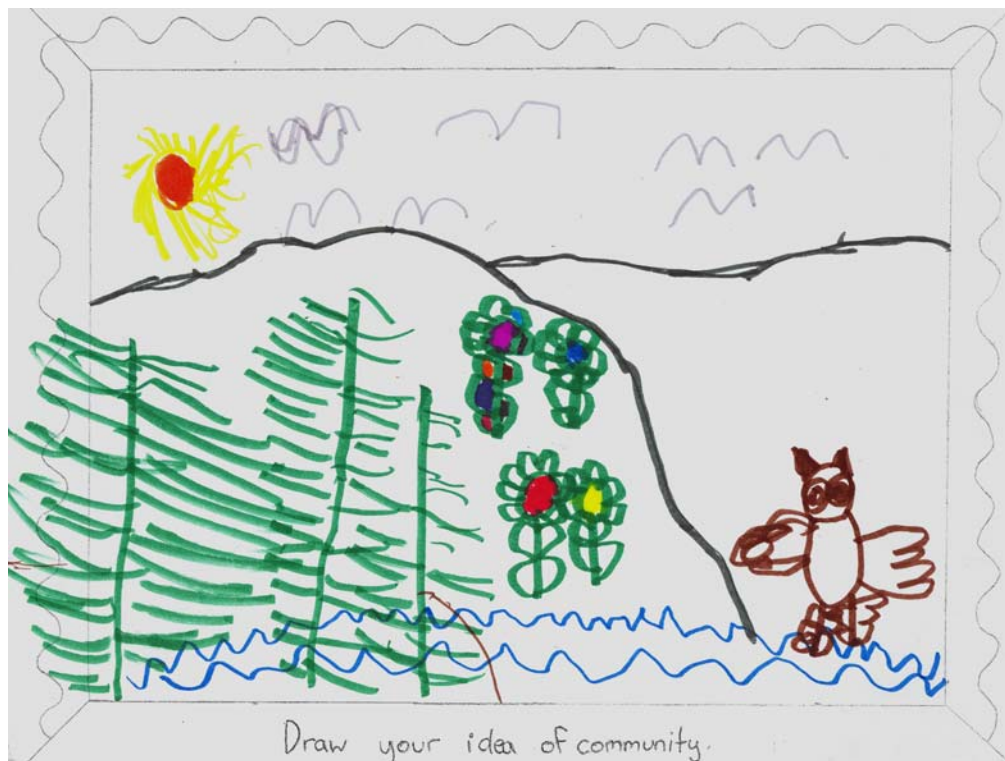
CFN CCP Colouring Contest Winners!

The CFN CCP Project Team decided to work towards connecting with the youngest people of the community through an activity most people of all ages enjoy doing – colouring!

Peter Seymour Jr., Planning Coordinator for the CFN CCP, kindly donated his sketching talents and sketched pictures that reminded him of the community. The final page of the colouring book was a blank page inviting the young people of the community to “Draw your idea of community” and submit to the contest.

The selection process was done by scanning each picture into the computer, then asking a few members to select their favourites without knowing who coloured each picture. The job of selecting two winners was found to be very difficult because each of the entries were done so well!

We did however, select two winners and they are:



The Winner of the CFN Comprehensive Community Planning Colouring Book Contest is Melaine! **Congratulations, Melaine!** Your prize is a \$50 gift certificate to Toys-R-Us!



The Runner Up picture is Dionne! **Congratulations, Dionne!** Your prize is a \$30 gift certificate to CFN's A&W!

Chemainus Community Plan
Phase I: "Establishing a Vision"

It's Your Community Vision

HEADS UP!

Chemainus Chief and Council have directed that a Comprehensive Community Plan (CCP) be prepared for the Chemainus First Nation (CFN), commencing with *Phase One: Visioning* as the first step in the process.

The CCP will be a community-based, community-driven process that will evaluate and balance the various needs of the community (including on and off-reserve members) and provide the basis for effective decision-making in the community over the long term.

Phase One will establish a "Vision" for the community. Throughout Phase One, community members will be provided with information as to the benefits of a community plan. Community members will be provided with the opportunity to contribute their input through workshops that focus on how community members see their community both now and into the future.

YOU are invited to attend an upcoming workshop on March 10, 2006 at the CFN Community Centre at 5:30 until 7:30 – 8pm, to look at maps, talk with other community members, enjoy refreshments, and share your thoughts on the development of your community.

Peter Seymour is the Planning Coordinator and will be working primarily with Christine Callihoo, a land use and community planner. Please give Peter a call at 245-6821, or drop by and see him at the band office to share your thoughts or sign on for an upcoming workshop.



CFN COMPREHENSIVE COMMUNITY PLAN (CCP) PROCESS

The CFN CCP process is coming up to the home stretch of completion after a year and a half of work by both the CFN and the external planning team led by Hemmera.

First and foremost, the entire planning team would like to thank all those who participated in the CFN CCP process and gave input into what they would like to see happen within our community. We received an extensive amount feedback from the community members for the visioning sessions, focus groups, design workshop and open house.



Melaine Daniels was the Winner of the CFN Comprehensive Community Planning Colouring Book Contest!
Congratulations, Melaine! \$50 gift certificate to Toys-R-Us!

We would like to actually list everyone who attended and participated in the CFN CCP process. You all deserve a BIG THANK YOU!

Andrea Sampson	Irene Harris	Perry Seymour
James Harris	Rick Harris	Margaret Seymour
George Seymour	Charlotte Jimmy	Julie Scurr
Samantha Tom	Jimmy Sampson	Elizabeth Tenning
Ethan Sampson	Teresa Peall	Marla Sampson
Ambrose Jim	Chester Pierre	George Aleck
Catherine Seymour	Faye Sampson	Brenda Harris
Darren Cooper	Don Seymour	Spencer Seymour
Allan Daniels	Janet Seymour	Roxanne Harris
Alex Sampson	Ellen Smith	Betty Frenchy
Randall Sampson	Steve Sampson Sr.	Karen Jones
AJ Crocker	Elizabeth Tenning	Ray Harris
Jamie Harris	Violet Vincent	Jamie Harris
Brenddan Harris	George Harris Sr.	Ed Seymour Sr.
Terry Seymour	Gert Seymour	C. Harris
Sandy Seymour	Ray Harris	Cheryl Sampson
Shirley Louie	Stacy Seymour	George Harris
Byron Seymour	Linda Seymour	Irene Harris
Victor Seymour	Richard Seymour	Pete Seymour Sr.
Chad Harris	Ken Sampson Sr.	Tabitha Aleck
Tillie Aleck	Ernie Seymour	Ingrid Seymour
Ann Crocker	Dale Seymour	Agatha Frenchy
Ellen Crocker	John Elliot	Hank Sampson
Anderson Harris	Greg Seymour Jr.	

At every community session, to show our appreciation, Peter hosted a raffle providing sweatshirts and hats that were donated to us from Hemmera. Congratulations to all those who won a sweatshirt or hat for their participation!

The Band Office plans to have copies of a CFN CCP summary for each household completed and delivered in the next month. Be sure to review the summary and familiarize yourself in the 'next steps' for the Nation. The summary also provides to you information that you can then use to track the progress of Band Council and the decisions Council makes on your behalf.

Peter Seymour is the Planning Coordinator and is working primarily with Christine Callihoo (ccallihoo@hemmera.com), a land use and community planner with Hemmera. Please give Peter a call at **245-6821** if you have any questions about the CFN CCP process.

APPENDIX 2

DRAFT

FOR DISCUSSION ONLY

COMMUNITY LAND USE PLAN

-land logo

Prepared for:

**The Chemainus First Nation
Natural Resources Department**

Prepared by:

**Quest Land Information Services Inc.
and
The Chemainus First Nation Lands Program**

March 2005

LAND AND RESOURCE VISION

The following vision statement is based on the needs and values of Chemainus First Nation (CFN) community members and presents a shared perspective of the desired management for CFN lands and resources. The vision is a central piece of the Community Land Use Plan as it frames the context for policies that were designed to assist the Nation in achieving this vision.

Yaay'us 'Uta Tumuxw Muqw Skweyul Working for the Land Each Day

For thousands of years the Chemainus First Nation has existed off the land and resources. Today, we operate in a world where those resources are diminishing, and where we are faced with change and complexity. In an effort to meet these challenges, we are taking control of our present, planning for our future, and working towards exercising our aboriginal rights and title within our traditional lands.

We envision a future of responsibility, sustainability and independence. We envision the right management structures in place to govern our lands and resources. We envision management of our lands and resources to be guided by our Snuw'uyulh (Laws of Land & our people), which has many meanings.

Snuw'uyulh means we will draw upon our life long connection with the land and resources to create stable economic development for our community. We will create jobs and revenue for our people that sustain and protect our fish, forests and wildlife. We will use the strengths of our past to balance development with preservation of our culture, traditions and spirituality. We will build confidence in our people by providing new training opportunities, enhancing vocational skills, and expanding existing programs. We will keep our families safe and healthy.

Snuw'uyulh means we will demonstrate our mutual respect, caring, and openness amongst ourselves. We will ask each other for input on how our land and resources are to be managed. We will be guided by the wisdom of our elders. We will listen to the ideas of our youth. We will work towards Nuts'a' maat, and see projects that can benefit our people through to completion.

Snuw'uyulh means we will foster good relationships with our neighbours. We will work with others to solve problems, share information, and integrate our traditional knowledge with modern ways of living.

TABLE OF CONTENTS

INTRODUCTION

How Chemainus got its name...

The name "Chemainus" is derived from the Island Halkkomelem word "Tsa-mee-nis", meaning "Bitten Breast". The horseshoe shape of the bay and range of hills near the reserve have the appearance of a man lying prone with a deep cleft in his chest.

Tsa-meeun-is (Bitten Chest) was a legendary shaman and prophet who survived a massive wound in his chest to become a powerful chief. Long ago his people proudly took his name to identify their own tribal group. By the time the first Europeans arrived, the Tsa-meeun-is people had spread from Kulleet Bay to Westholme, and had villages on many of the Gulf Islands.

The Chemainus First Nation has a variety of rich and diverse land and resources, both on reserve and within its traditional territory. The use and development of this land and natural resources play a crucial role in creating a flourishing and viable community for the CFN people that is intrinsic with economic strength, social well-being, cultural depth and environmental integrity.

In 2004, CFN Natural Resources Department initiated a community land use planning process with Quest Land Information Services Inc to plan and set priorities for how the land and resources within CFN reserve areas are to be used in a manner that best meets the needs and interests of the CFN people.

In the future the Nation will acquire treaty settlement lands that will need to be managed, and by developing a land use plan for CFN reserve areas, as well as training people in the land use planning process now, CFN will be undergoing preparation for the future.

Purpose of Plan

The purpose of this community land use plan is to describe in writing the CFN vision, types of land use and policies for how CFN reserve land and resources will be used, managed and protected. The plan reflects the interests of CFN members, as well as Band Departments and Chief and Council to:

- ◆ create suitable land and water uses;
- ◆ preserve and enhance those lands, resources and assets most valued in the CFN community;
- ◆ improve the well being and quality of life for the CFN community; and
- ◆ maximize opportunities for CFN members.

The plan describes CFN aspirations and goals for balancing our community cultural, spiritual and environmental values with the imperatives of establishing economic and social stability. It is imperative that CFN, as a community, create new directions for our people in order to foster and nurture a sustainable way of life. This is reflected in the history and background of the Sea-Wolf petro-glyph.

The Sea-Wolf Petro-Glyph

The Sea-Wolf is a petro-glyph carved on a round rock that is 15 feet long, 12 feet wide, and 8 feet in height. It is located between Kulleet Bay and Kumlockasun by Stewart Channel just above the high-water line.

The Sea-Wolf was said to be the protector of the CFN people. Our people were often involved in Tribal wars, and this meant we had to be vigilant about our waterways. In those days the ocean was our highway and ocean-going canoes with sails was our only mode of travel. The Sea-Wolf was a sounder (an alarm) that told us when any enemies were approaching either from the North or the South. The Sea-Wolf warned us by summoning the dogs on the reserve. The dogs would start barking, and this would notify our people of the impending danger, and we would go into a defensive mode.

An Elder once mentioned the importance of the way in which the Sea-Wolf stood. Before the Sea-Wolf stood facing the sea. Today, it faces inland. This is due to time, wind and erosion, and has caused the Sea-Wolf to turn away from its defensive posture.

If the Sea-Wolf is no longer facing the ocean, it has lost its powers to protect our people. Our Elder said a lot of negativity has been brought upon our people since the turning of the Sea-Wolf: Residential school, total dependence on Social Welfare, alcoholism, drugs, etc. Our Elder is not asking us to physically turn the Sea-Wolf back to its original position but for our people to take control of our own destiny, and come together as a community.

The plan is intended to provide a framework against which development proposals and actions will be considered, thereby minimizing uncertainty as to what uses to apply in particular land and resource areas.

This plan does not address the management of lands and resources within the CFN traditional territory, and does not prejudice the interests, rights and title of the Chemainus First Nation to ongoing treaty negotiations and outcomes.

The plan addresses development and use of CFN lands in the next five to ten years, and therefore, should be applied and interpreted with some flexibility. The plan is intended to provide guidance (not rule or law) to Band departments, Chief and Council,

community members, the development industry, and others who have an interest in CFN land and resources over the next five to ten years.

It is recommended that the vision, objectives and policies in this plan be reviewed after five years to take into account changes in circumstances and community needs related to land use and development.

The plan is not intended to provide specific policies and procedures related to administering and monitoring registering interests on CFN land (e.g. leases, permits, certificates of possession, etc.). Such policies and guidelines already exist in the Department of Indian Affairs Canada (INAC) Land Management Manual. The INAC Land Management Manual can be accessed at the following Internet Link: http://www.ainc-inac.gc.ca/ps/lts/lmm_e.html.

The Chemainus First Nation recognizes the planning and management efforts and responsibilities of other agencies and will carry out its mandate to the greatest extent possible so to complement and correspond with those plans relevant to, or affecting, CFN reserve areas. In this respect the CFN Land Use Plan acknowledges the following documents:

- ◆ Land Plan for the Core Traditional Territory of the Hul'qumi'num Treaty Group, Hul'qumi'num Treaty Group
- ◆ North Oyster – Diamond Official Community Plan, Cowichan Valley Regional District
- ◆ Cowichan Bay Official Community Plan, Cowichan Valley Regional District
- ◆ Chemainus Official Community Plan, District of North Cowichan
- ◆ Ladysmith Official Community Plan, Town of Ladysmith

The Planning Process

The land use and management project was launched by the CFN Natural Resources Department in 2003. As a component of the project, a Land Use Management Program was created within the Department to coordinate and implement a land use planning process, which would result in the preparation of a community plan and policies to guide land use and development. The BC Capacity Initiative, a proposal-driven funding initiative within the Department of Indian Affairs Canada, funded the process. The process has to date consisted of four key components, with a final fifth component proposed to completed the process.

The first component focused on establishing the appropriate structures and systems to provide the organizational and administrative foundation for a land use management program within the CFN Natural Resources Department. Tasks included:

- ◆ Retaining an external Land Management Consultant to provide expertise and guidance in carrying out a community based land use planning process;
- ◆ Hiring a CFN member to be trained in carrying out the land use planning process and developing a land use plan and policies (Lands Management Assistant); and

- ♦ Creating a sufficient workspace for the Lands Management Assistant within the Natural Resources Department equipped with a desk, computer, and communication capability (telephone, Internet and Email access).

The second key component involved gathering and reviewing information related to land use in CFN reserve areas, including all existing materials and documents from previous land related interviews with CFN members, the Hulquminum Land Use Plan and maps, HEAL studies, and the 1998 CFN Physical Development Plan. Interviews were conducted with six CFN Band departments to determine program aspects linked to land use and development. Interviews were also conducted with key external agencies that possess specific expertise and knowledge about CFN reserve areas (i.e. Bullock and Baur, Engineering Consultants).

In December, the Land Use Program staff began consultations with the community. The community was originally informed of the planning process at the start of the project in August via the Stz'uminus, CFN Newsletter, followed by a second announcement in the Stz'uminus in December to update the community on the project's progress, and notify members of the upcoming community workshops.

Workshops were then held with community members from the key CFN residential areas: Thuq'Min (Shell Beach), Kumlockasun (Tideview Road), Kulleet Bay, Sulq'sun, Eagle Crescent, Squaw-Hay-One (IR # 11), and Xutl'nutstun (IR #12) (total of six workshops). The workshops consisted of gathering ideas, goals and aspirations from community members on:

- ♦ The desired future and vision for land use, development and management on CFN reserve lands;
- ♦ The types of land use activities and developments they would like to experience in their community, why and where; and
- ♦ How they would like to see these uses and developments managed in the short, medium and long term.

In order to obtain further, more specific and in-depth ideas from participants, a questionnaire was also distributed and completed by participants at the workshops.

The workshop and questionnaire results were then consolidated, analysed and summarized into the following proposed, draft community land use plan.

A number of next steps still need to be completed before the plan is finalized, including:

- ♦ Review of the draft plan by all Band departments and Chief and Council for comments and feedback;
- ♦ A public show casing of the draft plan via an open house to gather comments and feedback from the community;
- ♦ Where necessary, incorporate comments from Band Departments, Chief and Council and the community, and prepare a final plan; and

- ◆ Final review and decision by Chief and Council via Band Council Resolution on approval and official adoption of the plan.

THE CHEMAINUS FIRST NATION PEOPLE AND PLAN AREA

The Chemainus First Nation People

Stz'uminus is the Coast Salish spelling of the word "Chemainus" which was given by early Europeans to the people who lived on the east coast of Vancouver Island. The four canoes on the Chemainus First Nation logo represent the tribes' original villages: Kulleet Bay, Shell Beach, Oyster Bay and Chemainus.

Living as families, each with its own longhouse, these people are not collectively known as Chemainus First Nation. Chemainus First Nation people are part of the Central Coast Salish whose traditional territory is from central and south-eastern Vancouver Island to the north-western parts of Washington State in the USA.

When European explorers first made contact with the Coast Salish, they found people who lived in permanent villages, but who were also very mobile, spending spring, summer, and autumn traveling along the coast of Vancouver Island and across the Strait of Georgia to the mouth of the Fraser River. The early Europeans designated areas of land where they found First Nations in their villages. These areas were called "reserves". Such boundaries were not part of the Coast Salish culture, however, they saw themselves as the stewards of the land and sea rather than its owners.

The close kinship continues with many other coastal tribes including the Penelakut on Kuper Island, Lyachson First Nation on Valdes Island, the Cowichan Tribes, Lake Cowichan First Nation, the Halalt near the town of Chemainus, and the Musqueam Peoples at the mouth of the Fraser River. All except the latter make up the Hul'qumi'num Treaty Group that was formed to negotiate a treaty with the federal and provincial governments. Hul'qumi'num is the name of the Salish dialect spoken by these communities as well as by other First Nations in the Malahat region.

For generations, Chemainus First Nation people have lived on the abundance of fish and shellfish in the waters of the Strait of Georgia. They were renowned for their prowess in hunting sea lions from a two man canoe and they also hunted waterfowl, deer, elk, bear, raccoon and beaver. Edible and medicinal plants were gathered and dried.

During the winters, they lived in longhouses as families within families. The longhouses were of post and beam construction, often up to 100 feet in length, with plank partitions separating family groups. They had separate fires, but often ate together. In the winter months, they ate salmon and wild duck. They never starved; they even ate octopus. In the summer months, they dried clams and other foods for wintertime.

The tribes often intermarried, strengthening ties and developing alliances with other Coast Salish communities. It was also not uncommon for marriages beyond their region to take place. Today, Chemainus families have relatives from Vancouver mainland to

the Saanich Peninsula and further south to Washington in the USA. Intercommunity social ties continue through canoe races, bone games, winter dancing in the longhouse and the Indian Shaker Church.

The longhouse were not only the homes of the Coast Salish people. They were also the heart. It was the longhouses where elders spoke, where knowledge was passed along, and where various ceremonies were held. Today, this treasured tradition continues. Some dancers inherit their ceremonial masks and costumes and dance for cleansing rituals and other special occasions. Others enter the winter longhouse; they go through periods of isolation to discover their spirit song and dance. *longhouse*

The Shaker religion is also practiced within the Chemainus First Nation community. An indigenous religion developed in 1882, Shakers are well respected within the community for their generosity, sobriety, and the power to heal. The community has its own Shaker church, which built about 12 years ago by volunteers. The church is visited on Easter weekend by Shakers from all over the north-west region.

The historical context of the Chemainus First Nation tribes was provided by Aggie Frenchie, Chemainus First Nation elder, and the Chemainus Communication Project. The above is an excerpt from the Bullock and Baur Associates Ltd. Physical Development Plan. *Aggie Frenchie*

The Chemainus First Nation Reserve Areas

Today, the Chemainus First Nation has four reserve areas: Chemainus IR #13, Oyster Bay IR #12, Squaw-Hay-One IR #11, and Say-La-Quas IR #10. The reserves are located on the east coast of Vancouver Island, adjacent to the Town of Ladysmith and Chemainus in the North Cowichan Regional District.

Chemainus IR #13

Chemainus IR #13 is the largest and most inhabited CFN reserve, with approximately 1,084 hectares. The reserve is located at Stuart channel between Ladysmith Harbour and Kulleet Bay, and within the North Oyster Area of the Cowichan Valley Regional District. North of the reserve is Yellowpoint unorganized area and Woodley Range is situated on the west side. The Town of Ladysmith is also west of the reserve, located direct across Burleith Arms.

The majority of the Chemainus First Nation's residential areas are located at Chemainus IR #13. Typically, the reserves are named after a particular feature or the main road that traverses the area. There are five distinct residential areas on the reserve:

- ◆ Thuq'Min (Shell Beach)
- ◆ Kumlockasun (Tideview Road)
- ◆ Kulleet Bay

- ◆ Sulq'sun
- ◆ Eagle Crescent

The majority of community services are also situated at IR #13, including the Health Unit, Longhouse, canoe shed, daycare, church, gymnasium, and cemetery.

Chemainus IR #13 was established by the Joint Reserve Commission, Minutes of Decision, on January 18, 1877, and confirmed by Provincial Order in Council No. 1036, dated July 29, 1938. Currently, the land area is predominately unallotted Band land. All roads on Chemainus IR #13 are Band owned with the exception of Shellbeach Road (CLSR Plan 53413) which was transferred to the Province of British Columbia in 1969.

Oyster Bay IR #12 (Xutl'nutstun)

Located 3 km northwest of the Town of Ladysmith within the Cowichan Valley Regional District, Oyster Bay IR #12 has the second largest population of the four CFN reserves. Approximately 99 hectares in size, the reserve offers direct access and scenic views of Ladysmith Harbour.

The Trans Canada Highway, also known as the Island Highway, traverses IR #12, and by doing so, divides the Reserve into two. The Highway is the main transportation route for the entire Vancouver Island. It provides vehicle access between Victoria and Port Hardy at the northern tip of the Island. The Island Highway provides opportunity to help diversify the CFN economy and benefit from the passing by traffic.

A number of utility corridors that include CP Railway (Esquimalt and Nanaimo) and the Old Trans Canada Highway also run in the north/south direction of the Reserve.

Single-family housing is predominant at Oyster Bay IR #12. Community residences are concentrated near Takala Road on both sides of the Trans Canada Highway. There are currently two main residential areas on IR #12:

- ◆ South Area, including Ivy Green Campground, Beale Road, Louie Road and the Band Office Area; and
- ◆ North Area, encompassing Ivy Creek area and Takala Road

In addition, several individual homes are situated away from the two main residential areas on Brenton Page Road on the east side of the Trans Canada Highway.

On the south side and off the Trans Canada Highway, following the road at the Husky Station is a forested area, adjacent to the old Ivy Green Campground and Park, and continuing along that road is the Chemainus First Nation Band Administrative Office, the Hul'qumi'num Treaty Group Office, a small children's park with equipment, and ample parking space overlooking the Bay. An old Longhouse is also situated on Oyster Bay IR

#12, however it has been abandoned and replaced by a new building at Chemainus IR #13.

Squaw-Hay-One IR #11

Located near Chemainus, Squaw-Hay-One IR 11 is a small residential community, comprising approximately 31 hectares. The remainder of the reserve is undeveloped. Highway 1A, CP Railway (Esquimalt and Nanaimo), and BC Hydro transmission lines divide the reserve into fragments. This explains the main reason for the concentration of residential developments in the southwestern corner of the reserve.

Squaw-Hay-One IR #11 was established by the Joint Reserve Commission in 1877, and confirmed by Provincial Order in Council No. 1036, July 29, 1938. It comprises approximately 74 acres in Fractional Section 11, Range 7, Chemainus Land District. The reserve was formally known as Fishing Station IR #11. There are no individual land allotments on the reserve.

Say-La-Quas IR #10

Say-La-Quas is the smallest of the CFN reserves, consisting of only six hectares in size. Located south of Squaw-Hay-One, this reserve has no direct access. A nearby farmer allows Band members to use his property to access the reserve. Say-La-Quas is used seasonally by Band members as a fishing area. The land is almost entirely an active flood plain. The Chemainus River has eroded in recent years taking away parts of the Reserve. In addition, rocks have been piled by a non-CFN member on the bank of the Chemainus River contributing to the erosion in the area.

This reserve includes parts of Section 8 and 9, Ranges 7 and 8 in the Chemainus District, on the south bank of the Chemainus River. When the reserve was established by the Joint Reserve Commission in 1877, it was known as Fishing Station IR 10. Say-La-Quas is unencumbered Band land with no road access. Limited access to this reserve exists via a private road from Chemainus Road.

PRINCIPLES FOR LAND AND RESOURCE MANAGEMENT

A number of principles have been developed to guide the management of CFN reserve land and natural resources. Land use activities and development will reflect the principles provided below.

- ***Protection of Cultural Identity***

The Chemainus First Nation is a long-standing and vibrant cultural community, rich with traditions, stories, crafts, dances, drumming, and the Hul'qumi'num language. Cultural integrity will be protected and maintained by using the land and resources within their capacity to sustain and benefit from CFN traditional and heritage values. Specifically, land use, development and management will respect and protect CFN archaeological and traditional sites. Future use of lands and resources will need to acknowledge and respect the heritage and cultural traditions of the CFN people so that the community retains its cultural identity.

- ***Protection of Spiritual Relationship to Land and Resources***

For thousands of years the CFN people have lived according to an intrinsic and powerful spiritual connection to the land and resources. This spiritual relationship will be protected and maintained by using the land and resources within their capacity to make and obey the immortal laws of the land, known as the Snuw'uylh. The Snuw'uylh has been maintained by the CFN people, beginning with the Nation's first ancestors, and will continue to provide guidance for use of land and resources.

- ***Protection of Environmental Resources***

CFN is extremely rich with ecologically diverse areas, with approximately 17.6 km of foreshore laden with sea life, birds and shellfish as well as forested land (some old growth and endangered) that contains live and dead trees of various sizes, species, composition and age class structures. Deep-sea (20 fathoms) ports also exist at two different locations of Chemainus IR #13: Burtieth Arms and Sulq'sun. Old growth forested lands begin on Oyster Bay IR#12 at (Ivy Green Park) and Chemainus IR#13, with an endangered Garry oak ecosystem on Squaw-Hay-One IR#11. Potential recreation areas and parks can be set-aside to protect environmental resources.

Environmental integrity will be protected and maintained by using land and resources within their capacity to sustain, use and maintain biological diversity. Special effort will be also be directed towards conserving and carefully managing land and resources in intertidal and pristine areas, such as beaches and foreshore (shellfish digging areas)

- ***Economic Diversification***

Economic well-being is largely dependent on the diversity of resources, such as forestry, fisheries, tourism, and commercial lands. Land use management will assist in establishing an environmentally sustainable and responsive economic community. A variety of selected economic development opportunities will be promoted that range in size, intensity of use, purpose and customer base in order to support CFN's primary

objective for economic viability and the need for local economic diversification. Economic opportunities will vary, relating to a number of commercial activities, including tourism, light industrial, small business and service related commercial activities. Local CFN businesses will also be supported and encouraged in order to generate income, employment and build capacity within the community.

- **Community Consultation**

A key purpose of the land use planning and management process is to satisfy the needs of the CFN community. As such, community members will be able to provide input through open and consultative processes (community meetings, open houses, Stzu'minus newspaper). In order to ensure a credible process, all participants will be treated fairly, and given an opportunity to attend meetings, access information, and input and interests on land use matters.

- **Land Dispute Resolution**

It is proposed that the CFN Land Management Program establish will be guided by an integrated and fair land dispute settlement process to guide resolution of land use conflicts arising between community members and family groups. The process will ensure that lands and resources are managed in a reasonable and collaborative matter, and will assist in clarifying individual versus group rights on the reserve.

- **Department Coordination**

Land will be managed in an integrated, cooperative, and open manner, with direct involvement from Band Departments, and where necessary, federal government agencies, provincial government departments, local governments, neighboring First Nations, private investors or land proponents.

- **Treaty**

The use and management of CFN land and resources depicted in this plan will occur without prejudice to the interests, rights and title of the Chemainus First Nation and to ongoing treaty negotiations and outcomes.

- **Education, Capacity Building and Training**

Education and training opportunities are available at the CFN Education Department and Stu-ate Lelum, Chemainus First Nation College. Educational, capacity building and training opportunities linked to land planning and management will be promoted through the CFN land use program. As a result of education, capacity building and training initiatives, the understanding and appreciation of traditional and local knowledge, and environmental, cultural and recreational values in the region will be enhanced.

- **Elder Involvement**

Elders are highly respected in the CFN community for their wisdom, traditional knowledge, experiences and linkages to the past. As such, input and feedback from elders on land use and development will be actively sought and taken into account when making decisions. It is also proposed that an elders committee be established as

part of the land dispute resolution process to help resolve land use conflicts between community members.

- **Youth Involvement**

As the next generation, and future stewards of CFN lands and resources, youth in the CFN community will be encouraged to provide input on land use developments and activities. Opportunities to increase employment, education and training related to land use and economic development will also be promoted through the CFN land use department. Specifically the land management department will:

- Encourage commercial developers and managers to hire at least one local student participating in an internship program or cooperative educational program for at least 3mths of each year.
- Encourage commercial developers and managers to recruit youth volunteers.

- **Safety**

Safety is key priority for the CFN people, and will be protected and maintained by using the lands and resources within their capacity to sustain, implement and maintain a safe community that is designed to mitigate harm and injury to its resident. This may include the installation of sidewalks, street lights, safehouses, as well as reintroducing protection services, such as policing and fire protection.

LAND USE

The following section presents various types of land use and activities that currently exist or are proposed on CFN reserve areas, and that the community, and its Chief and Council believe are appropriate for the future. For each type of use a description and associated policies are presented. The policies outline in general terms standards to be attained or courses of action to be undertaken in relation to each type of land use. The policies are to be applied as criteria in assessing proposed land use developments and activities, capital projects, and community decisions. This will ensure that change and development is compatible with community values and long-term objectives.

Residential

According to the Capital Projects CFN Department, there are currently 178 residential units situated on Reserve, with 151 at Chemainus IR #13, 18 at Oyster Bay IR #12, and 9 at Squaw-Hay One #11. Single-family housing is predominant throughout the reserves. Three duplexes are located on Chemainus IR #13 near the Shaker Church at Tideview and Shellbeach near the old cemetery. All reserve housing units are part of the Band Housing program or the Canada mortgage Housing Corporation Social Housing On-Reserve Program.

Residential use and development is directly influenced by the community's population, which has grown steadily over the years. The registered population of the Chemainus First Nation in 1965 was 378, growing to 540 in 1980, and to 737 in 1990. As of July 2003, the estimated population of CFN members was 1058, with approximately 549 people living on CFN reserves, and the remainder living either off reserve or on another reserve.

According to Bullock and Baur, as stated in the 1998 Chemainus First Nation Physical Development Plan, the forecasted population growth of CFN members, living both on and off reserve is anticipated to increase to 1,536 between 2009 and 2013, and 1,564 by the year 2018.

** Population growth*

Existing main residential use areas include:

Chemainus IR #13

- ◆ Thuq'Min (Shell Beach)
- ◆ Kumlockasun (Tideview Road)
- ◆ Kulleet Bay
- ◆ Sulq'sun
- ◆ Eagle Crescent

Oyster Bay IR #12

- ◆ South side on Beale Road and Louie Road
- ◆ Takala Road on both sides of the Trans Canada Highway

Squaw-Hay-One #11, directly off Chemainus Road

There is potential to expand current existing residential areas to accommodate housing needs in the future, in particular the residential areas of Kumlockasun and Thuq'Min (Shell Beach). Kumlockasun could be expanded south along Tideview Road, Thuq'min could be expanded inland and in the westerly direction behind existing dwellings.

Expansion of existing residential areas would also allow community members and families to continue living within their family traditional sites.

Community members have also proposed that on Squaw-Hay-One IR #11, the existing road be expanded across the CP Railway which would allow for both new residential developments and current residential dwellings to be relocated to this new area. Relocation of existing residential units would provide space and opportunity for small scale economic development on the land directly adjacent to the Old Island Highway (Chemainus Road).

Policies

1. Provide housing for families currently living in overcrowded conditions
2. Renovate and repair existing residential properties to good living conditions
3. Encourage the development of residential housing in areas that are serviced by community water and sewage disposal systems or are intended to be serviced within the next ten to twenty years
4. Encourage and develop a range of housing types and designs, including single family housing, duplexes, multi-family dwellings, and townhouses
5. Provide affordable housing and rental accommodations that are adapted to the needs of people with lower incomes, single members, elders, single parents, and disabled persons living on the reserve, and that are central to community services
6. Explore the feasibility of expanding the road and relocating all, or a portion of the current residential units on Squaw-Hay-One IR #11 to across the CP Railway line
7. Improve the safety of existing residential areas by installing street signs, street lighting, and sidewalks. Areas in particular where community members believe safety should be improved are those with facilities used by children, including: 1) Starting at the West end of Tideview Rd, the north traverse at Shell Beach Rd ending at the Stolo creek by Robin Harris's residence. 2) Starting from the beach (platform) on South Kulleet Bay Rd. and ending at the bridge (creek) by Darrel Tom's residence.

8. Permit home based businesses that do not impact on the well being of neighbouring community members. Uses that negatively alter the appearance of the area, such as automobile servicing, repair, and painting, or uses that potentially create noise, odors, unsightliness or noxious fumes are not recommended. If required, develop a program where community members must apply and receive authorization (e.g. via a permit) from the Band Administration to develop a home based business
9. Develop a strategy to dispose of and minimize the amount of litter and garbage in residential areas
10. Provide and expand infrastructure services (e.g. water and sewage disposal) that will allow for future expansion and development of residential and commercial use
11. Permit other compatible uses and activities within residential areas, including local commercial, institutional and community facilities, parks and open spaces, and recreational areas

Economic Development

Economic development of CFN reserve lands can consist of a wide range of businesses and enterprises, different in scope, size, purpose, location, customer base, etc. Thus, the impact (positive or negative) of the business on the CFN land, resources and community will vary and require different policies to be implemented depending on the type of economic development. As such, economic development of land and resources on reserve has been separated into four main categories: Highway Economic Development, Local Economic Development, Tourism and Service Economic Development, and Other Economic Development.

Highway Economic Development

Highway economic development refers to CFN reserve lands used for business or commercial purposes that have reasonable access to the Trans Canada Highway, and are intended to serve vehicular traffic and the traveling public. The Trans Canada Highway is the main transportation route for Vancouver Island, and provides access between the south (Victoria) and north (Port Hardy) of the Island. Areas suitable for highway economic development use include:

- “The Four Corners” (Both sides of the Intersection at Trans Canada Highway and Oyster Stolo Road in Oyster Bay IR #12)
- Approximately ten acres of reserve land directly north of Brenton Page Road, and east of the Trans Canada Highway in Oyster Bay IR #12
- Squaw-Hay-One IR #11, small commercial activities could be located on both sides of the Old Island Highway (Chemainus Road) adjacent to the Reserve and east of the existing railway tracks

Existing highway economic developments include the Husky Gas Station and convenience store and the A & W fast food restaurant, all located in Oyster Bay #12 at the south east corner of "The Four Corners" on the Trans Canada Highway. The Husky Station and A&W serve as a community-gathering place and are sources of employment for CFN members. The Husky Station also provides a waste oil collection and disposal service.

Policies

1. All highway economic development use will be located near an access to the Trans Canada Highway or the Old Island Highway (Squaw-Hay-One, Chemainus Road) so as to benefit from and serve the traveling public. Examples of existing and potential highway economic developments include: gasoline service station, restaurant, supply centers, crafts center, storage facilities, mini-mall, Laundromat, etc.
2. Where compatible, other uses will be permitted in highway economic development areas, in particular light industrial activities that complement commercial use
3. The Four Corners will be actively promoted as the focus for highway economic businesses within CFN reserve areas
4. CFN leadership and The Economic Development Department will give preference and encourage quality and sufficient highway economic business applications submitted by community residents
5. CFN community members will be hired to administer and operate business developments
6. Where possible, highway economic development business owners will purchase supplies and materials locally, while avoiding products made from traditionally used resources, endangered or threatened species
7. The Band Administration will develop site standards to ensure entrances off the Highway and to CFN reserves are attractive to the traveling public. Such standards will achieve high quality highway economic development through landscaping, screening of outdoor storage, regulation of signage, and the location of vehicular parking
8. New highway economic developments will be compatible with the culture and traditional values of the CFN community.
9. The scale, form and character of new highway economic developments will not negatively impact CFN's natural environment

10. Highway economic developments will be required to be adequately serviced by a water supply and sewage disposal system
11. Depending upon the scope and extent of use, an environmental impact assessment may be required at the cost of the developer.

Local Economic Development

Local economic development refers to small scale businesses that are owned and operated by CFN, and are accessible to and used by community members. Local economic development businesses serve the daily convenience and personal service needs of the CFN community members, and may include fish smoke and canning houses, cafés, convenience stores, concession stands, canoe shed, fruit and vegetable stands, retail outlets, DVD and video establishments, funeral home and manufacturing of caskets, elders care centre, construction and small scale offices.

Areas suitable for local economic development include:

- Areas along Shell Beach Road, specifically near the community centre and the former Coast Salish building on Chemainus IR #13
- Areas along Church Road, specifically the south eastern corner of Church Road and the old logging road on Chemainus IR #13
- Areas along the north end of Kulleet Bay Road before Deer Point Road on Chemainus IR #13
- Areas along Takala Road on Oyster Bay #12
- Areas within the current residential area and directly across from the Railway on Squaw-Hay-One IR #11

Currently, there are no areas with existing local economic activities.

Policies

1. Permit small scale local economic development activities in the main residential and community areas, provided that they do not adversely impact on traditional and cultural values of the CFN community or its natural environment.
2. Small scale local economic developments should be diverse and range in the types of services offered to adequately serve the needs of CFN members. Too many of the same kind of goods and services offered can result in unwarranted competition and unsuccessful businesses
3. Local economic activities will be compatible with surrounding land use, and will be developed in balance with the character of the surrounding area (e.g. small in size, non-obtrusive signage and lighting, etc.)

4. Existing views from surrounding properties will not be adversely affected any more than they would be by residential use
5. Local economic developments will be required to be adequately serviced by a water supply and sewage disposal system
6. CFN leadership and The Economic Development Department will give preference and encourage quality and sufficient business applications submitted by community residents
7. The Economic Development Department will offer workshops and training courses in developing and managing small scale businesses
8. CFN community members will be hired to administer and operate local businesses
9. Where possible, local business owners will purchase supplies and materials locally, while avoiding products made from traditionally used resources, endangered or threatened species

Tourism and Gated Community Economic Development

Tourism and gated community economic development refers to lands set aside for tourism operations and gated communities located away from the Trans Canada Highway. Tourism operations may include a resort / hotel, marina and boat moorage facilities, ecotourism activities (kayaking tours, bike tours, walking and hiking tours), cultural tourism and native cuisine restaurants. A gated community is a residential area that is enclosed within a partition and is accessible only to residents and residential guests only. Gated communities within CFN reserves will cater to non-CFN members, however the majority of revenues from the operation will be received by CFN.

Areas suitable for tourism and gated community economic developments include:

- ◆ The small peninsula located near Shell beach in the southwest portion of the Reserve facing Oyster Harbour on Chemainus IR #13
- ◆ Approximately 50 acres of land adjacent to Evening Cove Road above Burlieth Arms near Xaam Road on Chemainus IR #13
- ◆ Burlieth Arms and Sulq'sun area on Chemainus IR #13
- ◆ Northeast area of Deer Point on Chemainus IR #13
- ◆ Church Road near the old logging road and within the park area (ecotourism) on Chemainus IR #13
- ◆ Directly across from the Railway on Squaw-Hay-One IR #11
- ◆ Shellbeach and Kulleet Bay oceanfronts (potential for ecotourism and seagoing activities)

Currently no areas exist with tourism or gated community activities, however two areas have recently been proposed for gated community developments, including:

- ◆ Area behind Evening Cove Road above Burlieth Arms
- ◆ Northeast area of Deer Point

The development proposed adjacent to Evening Cove Road has been preliminary approved by CFN Chief and Council, and steps to actualize this project have been initiated by the CFN Economic Development Department.

Policies

1. Tourism and gated community economic developments will be compatible with adjacent land and water uses and natural resource areas, with adequate landscape buffering / screening provided
2. Tourism and gated community economic developments will not generate excessive traffic through CFN residential areas
3. Tourism and gated community economic developments will not reduce CFN member access to traditional use areas or the waterfront.
4. Tourism and gated community economic developments will not occur in or impact cultural and traditional significant sites
5. Adequate road access and off-street parking and loading will be provided
6. The site will be adequately serviced by a water supply and sewage disposal system
7. Private and public open spaces should be an integral part of new tourism and gated community developments, as well as areas adjacent to or near water features or scenic landscapes
8. Third party operators developing on CFN reserve areas will be required to hire a certain percentage of CFN community members to administer and operate businesses
9. Where possible, business owners will purchase supplies and materials locally, while avoiding products made from traditionally used resources, endangered or threatened species
10. Develop a strategy that incorporates a CFN tourism theme and tag line, followed by a regional and highway signage plan

11. Depending upon the scope and extent of use, an environmental impact assessment may be required at the cost of the developer.

Other Economic Development

Other economic development refers to lands set aside for businesses located away from the Trans Canada Highway that may serve either CFN members, non-members, or both. Other economic development may include businesses related to fisheries (i.e. shell fish commercial use, aquaculture, fish hatchery), farmers market, food production, campground, tree farms, retail uses, etc.

Areas suitable for other commercial use include:

- Along the foreshore stretching from Deer Point to Shellbeach Road on Chemainus IR #13 (potential wild aquaculture)
- Corners of Kumlockasun and Louie Roads on Chemainus IR #13
- West side of Christie Road on Oyster Bay IR #12
- Across from the Railway on Squaw-Hay-One IR #11
- Say-Las Quas #10 (for a potential fish hatchery or related use)

Existing areas where other economic development activities are located include:

- Corners of Kumlockasun and Louie Roads on Chemainus IR #13. Located here there is a small campground operated by a CFN member that caters to non-CFN members.

Policies

1. Permit other economic development activities in the main residential and community areas, provided that they do not adversely impact on existing uses, traditional and cultural values of the CFN community or its natural environment.
2. Pursue innovative and creative approaches (e.g. partnerships with third parties) for encouraging economic development within CFN reserve areas
3. Encourage the re-use or redevelopment of vacant and underutilized facilities and buildings (i.e. former Coast Salish building) for economic uses that are compatible and appropriate for the area in which they are located
4. Encourage fisheries related economic development, including wild aquaculture, shell fish processing and depuration, hatcheries, etc.
5. Third party operators developing on CFN reserve areas will be required to hire a certain percentage of CFN community members to administer and operate businesses

6. Where possible, business owners will purchase supplies and materials locally, while avoiding products made from traditionally used resources, endangered or threatened species
7. Adequate road access and off-street parking and loading will be provided
8. The site will be adequately serviced by a water supply and sewage disposal system
9. Depending upon the scope and extent of use, an environmental impact assessment may be required at the cost of the developer.

Industrial

Industrial use refers to the manufacturing, transporting, or selling of goods or services. Some examples of industrial use and activities include:

- Processing, manufacturing or dismantling (e.g. plastics manufacturing, glass manufacturing, and processing lumber into products)
- Warehousing / storage facilities
- Log sorting
- The processing and purification of contaminated fish resources, including oysters and clams (e.g. fish processing and depuration plant)
- Recycling (e.g. transforming organic waste into compost)
- Commercial motor vehicle repair and wash facilities

Areas within CFN reserves that are suitable for industrial use include:

- The small peninsula located near Shell beach in the southwest portion of the Reserve facing Oyster Harbour (includes a deep sea port) on Chemainus IR #13
- Areas starting at Nelson Rd. East Tideview Rd. to Sulq'sun on the waterside on Chemainus IR #13
- The south west corner of Oyster Bay IR #12, near the reserve boundary farther back from the Trans Canada Highway
- Approximately 10 acres of reserve land directly north of Brenton Page Road, and east of the Trans Canada Highway in Oyster Bay IR #12

Currently there are two existing industrial uses taking place within CFN reserve areas, including:

- A plastics manufacturing pilot project at the former Coast Salish building on Chemainus IR #13
- Log sorting activities at Burleith Arms on Chemainus IR #13. This operation is owned and managed by the Town of Ladysmith, which rents land from CFN for the use.

Policies

1. Priority area's for industrial development will be located adjacent to or within easy access of entrance roads within reserve areas
2. Where compatible, economic development activity will also be permitted to complement industrial use areas
3. The industrial activity will be carried out in a manner which is compatible with CFN cultural and traditional values, and its surrounding natural environment
4. The industrial activity will be adequately serviced with a water supply, sewage disposal system and off-street parking and loading
5. Industrial operators developing on CFN reserve areas will be required to hire a certain percentage of CFN community members to administer and operate businesses
6. Where possible, industrial operators will purchase supplies and materials locally, while avoiding products made from traditionally used resources, endangered or threatened species
7. Adequate road access and off-street parking and loading will be provided
8. The Band Administration will require third party operators, federal and provincial agencies to ensure that industrial, commercial and domestic wastes and by-products considered harmful to the public or environmental health and safety are not disposed of within CFN reserve areas
9. Depending upon the scope and extent of use, an environmental impact assessment may be required at the cost of the developer.

Traditional and Cultural Use

Traditional and cultural use refers to land and sites set aside for traditional and cultural community activities, including bathing, burials, historical villages, spiritual rituals, shell middens, rock art sites, gathering of plants and medicinal herbs, etc. As part of the land use planning process, preliminary work was done to gather information related to traditional use and culturally significant sites on CFN reserves. Information was gathered from a variety of sources (e.g. the Hul'qu'minum traditional use study, CFN Physical Development Plan, previous Elder interviews completed in Phase I of the land use project, and HEAL studies) as well as from community members at the land use workshops. This information provides an approximate idea of the number and location of traditional sites which is sufficient for the purposes of this plan.

Exact locations and details pertaining to traditional sites were not identified in order to respect the wishes of the Chemainus First Nation in its desire to keep specific information related to traditional sites confidential and private. Therefore, it is recommended that the following policies considered priority for implementation before further development occurs within CFN reserve areas.

Policies

1. Establish a consensus among the Elders (who respect and guard heritage and cultural), the Youth, Chief and Council, and other CFN members on the appropriate level of sharing and mapping of cultural and historical sites
2. Access funding to conduct a comprehensive, in-depth study on traditional use sites and information for both CFN reserve and traditional territory areas before the valuable knowledge is lost
3. Ensure that CFN traditional use sites, landscapes and other culturally significant areas are properly identified and recorded in an inventory maintained by CFN
4. Identify and designate specific sites on reserve where traditional and cultural use activities and values will take precedence over other uses, including economic and residential development
5. Develop priorities and create regulations for the protection of traditional use and culturally significant sites or features on reserve
6. Require archeological impact assessments prior to development in areas of known and unknown archeological potential
7. Establish guidelines and protocols for any proposed archeological research and resource management concerning CFN heritage and traditional use sites on reserve

Institutional and Community Facilities

Institutional and community facilities refers to activities and facilities that serve community members' needs in the areas of administration, health, recreation, education, cultural, social and protective services. It provides for a range of institutional and community uses, including the Band administration facilities, community centre, schools, meeting halls, elders centre and churches. Institutional and community facilities are extremely important for their social and cultural benefits.

Areas suitable for institutional and community facilities include:

- ♦ The north side of Church Rd, Shell Beach current Community Gym location and Kulleet Bay on Chemainus IR #13

- ◆ On the south side and off the Trans Canada Highway on Chemainus IR #12, following the road at the gas station where there is the Chemainus First Nation Band Office, the Hul'qui'mi'num Treaty Group Office, and a small children's park with equipment
- ◆ South of the Ivy Green Campground and the Four Corners on the Trans Canada Highway is the Chemainus Native College (Stu'ate Lelum) on Chemainus IR #12
- ◆ South of the Ivy Green Campground and the Four Corners on the Trans Canada Highway is the Chemainus Native College (Stu'ate Lelum) on Chemainus IR #12
- ◆ Across from the Railway on Squaw-Hay-One IR #11

Existing areas with institutional and community facilities include:

- ◆ Along Shellbeach Road on Chemainus IR #13, comprising the community centre, elders centre, daycare, church
- ◆ On the south side and off the Trans Canada Highway on Chemainus IR #12, following the road at the gas station is the Chemainus First Nation Band Office, the Hul'qui'mi'num Treaty Group Office, and a small children's park with equipment
- ◆ South of the Ivy Green Campground and the Four Corners on the Trans Canada Highway is the Chemainus Native College (Stu'ate Lelum) on Chemainus IR #12

A school has also been proposed on the south area of Chemainus IR #12 at the old Ivy Green Campground area.

Policies

1. Support and develop institutional and community facilities that meet the needs and preferences of CFN members
2. Improve and renovate existing institutional and community facilities to good use conditions
3. Continue to maintain existing effective and responsive services to meet health, social and community needs
4. Ensure that future institutional and community uses are an integral part of the community and are located in the most suitable locations to meet the needs of CFN members
5. Institutional and community uses will be compatible with surrounding land use, the natural environment, and cultural and traditional use
6. Institutional and community uses will require the provision of adequate services, including sewer, water, and road access
7. Ensure that institutional facilities are accessible and affordable to CFN community members for use (e.g. rental of hall for family events, bone games, etc.)

8. Explore the feasibility of reintroducing support public safety programs such as community policing, fire protection, and crime prevention programs
9. Ensure that adequate off-street parking and loading is provided

Recreation and Open Spaces

Recreational and open space areas are an essential component of any livable community, and refer to community parks, trails, cycling paths, and walkways. A key determination of where an open space or recreational area will be located is a function of land being available, the type of use it is, and the area of population it will serve.

Areas suitable for parks and recreation use include:

- ◆ Areas between Tideview and Church Road to eagle Crescent, Kulleet Bay, Silver Strand Road (Shell Beach) for canoe pulls and community swimming areas
- ◆ Major waterfront and foreshore areas on Chemainus IR #13 (potential linear park and trail system)
- ◆ Area south of Nutsumaat Lelum Child Care Centre and the entire wood-lot up to Eagle Crescent
- ◆ Squaw-Hay-One IR #11 southeast area across the CP Railway where existing trails run from the tracks, through the Garry Oak Ecosystem, up the mountain and to the neighbouring property.

Existing recreation and open space areas consist of:

- ◆ Areas between Tideview and Church Road to eagle Crescent, Kulleet bay, Silver Strand Road (Shell Beach) for canoe pulls and community swimming areas
- ◆ The Ivy Green Park (campground)
- ◆ CFN Community Centre (soccer fields)
- ◆ Area south of Nutsumaat Lelum Child Care Centre and the entire wood-lot up to Eagle Crescent
- ◆ Squaw-Hay-One IR #11 southeast area across the CP Railway where existing trails run from the tracks, through the Garry Oak Ecosystem, up the mountain and to the neighbouring property.

Policies

1. Ensure that a broad range of recreation and open space opportunities are available for CFN members and visitors to CFN reserve areas
2. Recreational and open space areas may be located in all CFN reserve areas, however, applications and proposals for such use should be considered on their own merits

3. Support and develop a system of recreational and open space areas that meet the needs and preferences of CFN members
4. Develop a network of convenient walking, cycling trails, paths and walkways to link the community facilities, commercial areas, parks, beach access, natural areas and residential areas within the community
5. Prepare a parks, trails and recreation strategy to define long term parks, trails and recreation priorities and needs. The strategy should provide safe and convenient linkages for pedestrians and cycling between residential areas, commercial areas, parks, shorelines, natural areas and residential areas within the community. The strategy should also describe actions for improving and maintaining the areas, including the marking and mapping of trails, and any recording or heritage, traditional features and historical knowledge
6. Recreation and open space areas should include the appropriate relative services and infrastructure
7. Recreation and open space areas should protect special features, heritage sites and environmentally sensitive areas, including watercourses and old growth forests
8. The site should allow for more than one function or type of activity to occur in one park area, with clear linkages where necessary, including small scale tourism and recreation commercial activities and institutional and community facilities
9. Safety and access for the elderly and disabled should be considered in recreational and parks planning and design

The Natural Environment

CFN's natural environment and resources are the foundation of the community, tracing back for thousands of years through CFN history. The land use plan places a high level of protection on the ecosystems that make up the natural environment, and emphasizes the importance of managing land use development in an environmentally sustainable manner, thus, reducing environmental stress. To protect these dynamic systems the Plan must identify environmentally sensitive areas, be aware of their complexity, and ensure that any nearby development is carefully implemented. Looking after the natural areas requires environmental awareness, co-operation and innovation. Often, it means overcoming economic and social obstacles and inspiring the conservation and restoration of watersheds and ecosystems.

Areas with dynamic and sensitive ecosystems that should be considered for protection include:

- ◆ The Garry Oak ecosystem on the southeast portion of Squaw-Hay One IR #11
- ◆ Old growth forest (Ramona?)

- ♦ Main sensitive shorelines and riparian areas (Warren?)

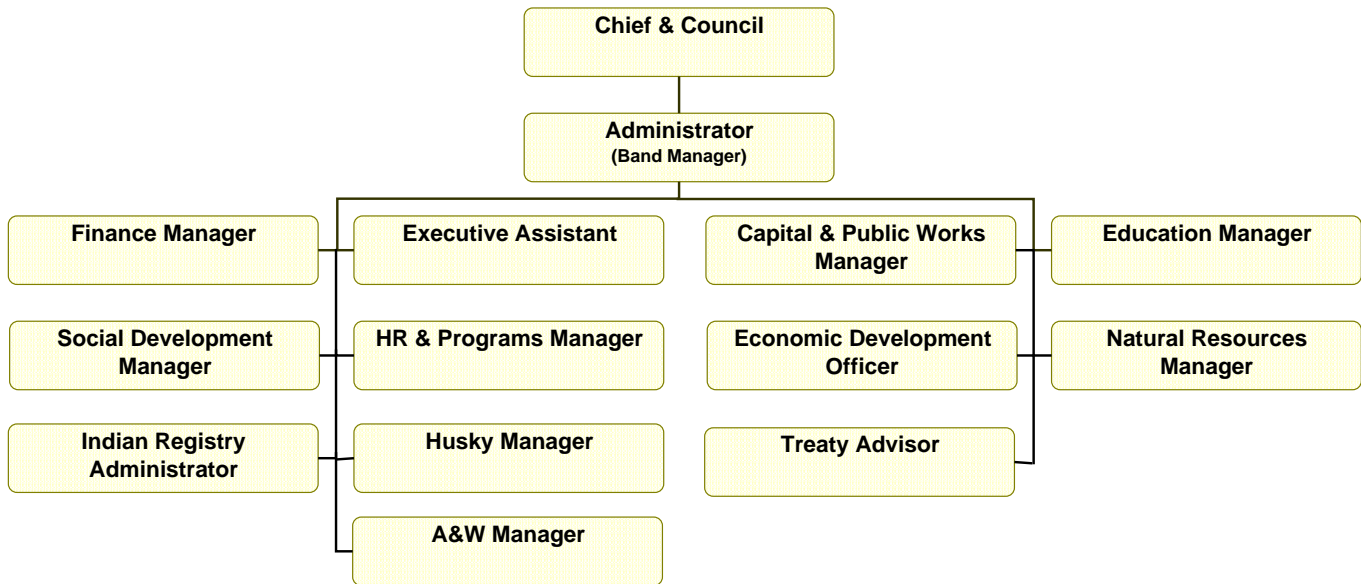
Policies

1. Encourage the preservation of areas which are of natural, cultural, spiritual or recreational value to the CFN community
2. Incorporate sustainable development concepts in to land use development and decision making
3. Identify, protect and enhance environmentally sensitive areas, for the benefit of natural ecosystems, including fish, wildlife and plant species
4. Encourage community-based environmental stewardship by identifying stewardship opportunities and working with community groups, schools and members to develop and carry out stewardship and environmental protection programs
5. Develop a comprehensive strategy to protect fish and aquatic habitat by carefully managing marine shoreline areas, riparian areas and streams
6. Recognize endangered or threatened plant animal species on reserve, such as the Garry oak ecosystem on Squaw-Hay-One and the old growth forest on IR # 13, and protect these ecosystems from any actions or development that would have detrimental impacts.
7. Ensure that future development does not exceed the ability of the environment to absorb wastes
8. Encourage the protection of freshwater and saltwater areas from contamination and degradation
9. Recognize the importance of the marine foreshore environment to the biodiversity of the region and quality of life for CFN members
10. Ensure that development practices do not result in sedimentation, runoff and pollution into the marine environment
11. Work with appropriate agencies to improve the environmental conditions of Ladysmith Harbour and Stuart Channel, and encourage the improved management of existing industrial operations in these two areas, in particular the management of industrial waste and by-products.
12. Create standards and procedures for developments that require environmental impact assessments to be completed before the project begins

APPENDIX 3

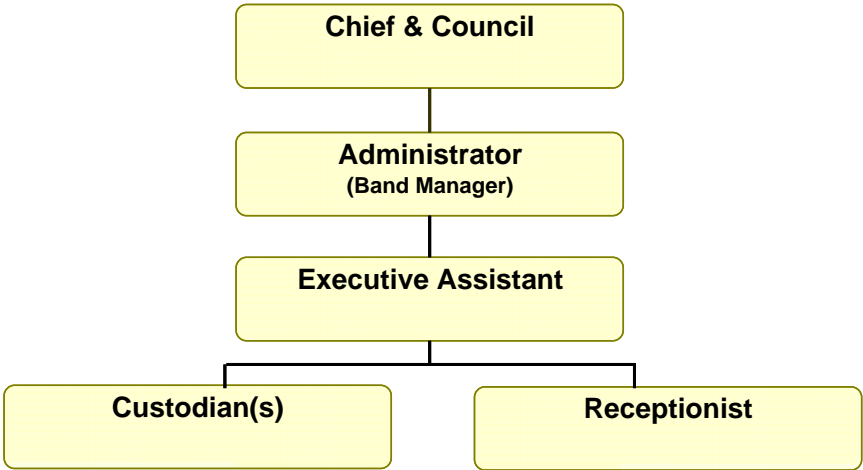
CFN Management Level Organization Chart

Approved by Chief and Council 18 December 2001



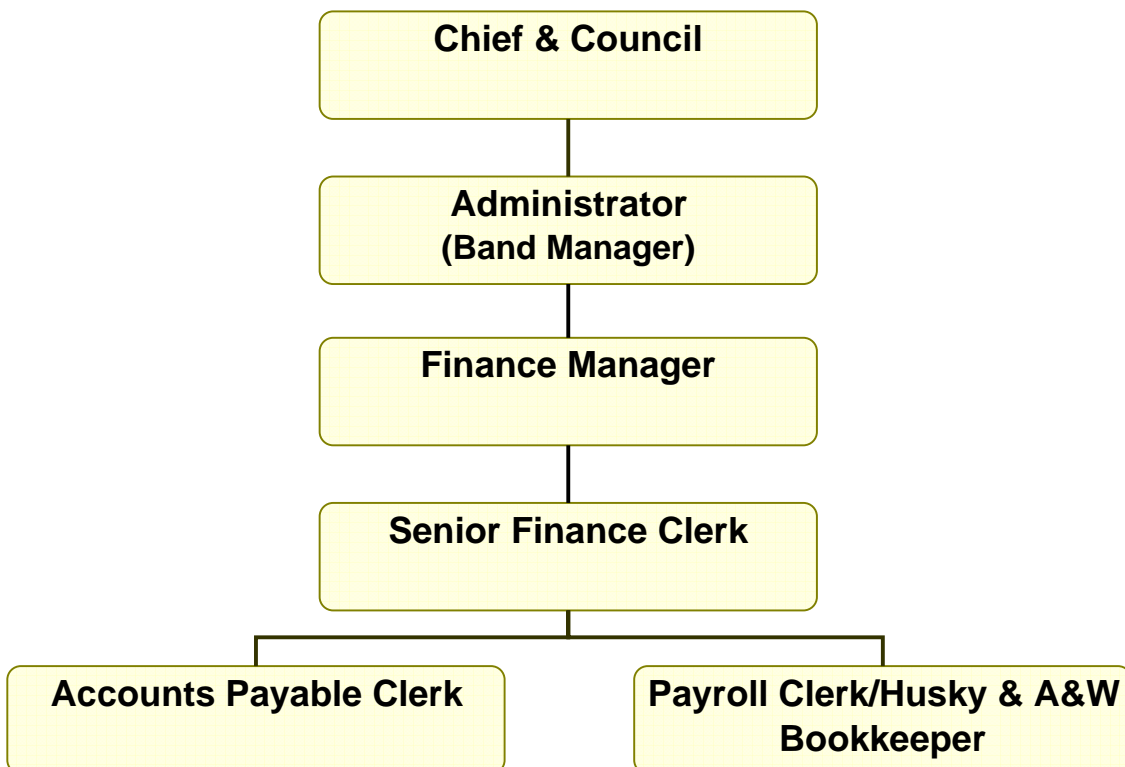
CFN Executive Assistant Department Organization Chart

Approved by Chief and Council 18 December 2001



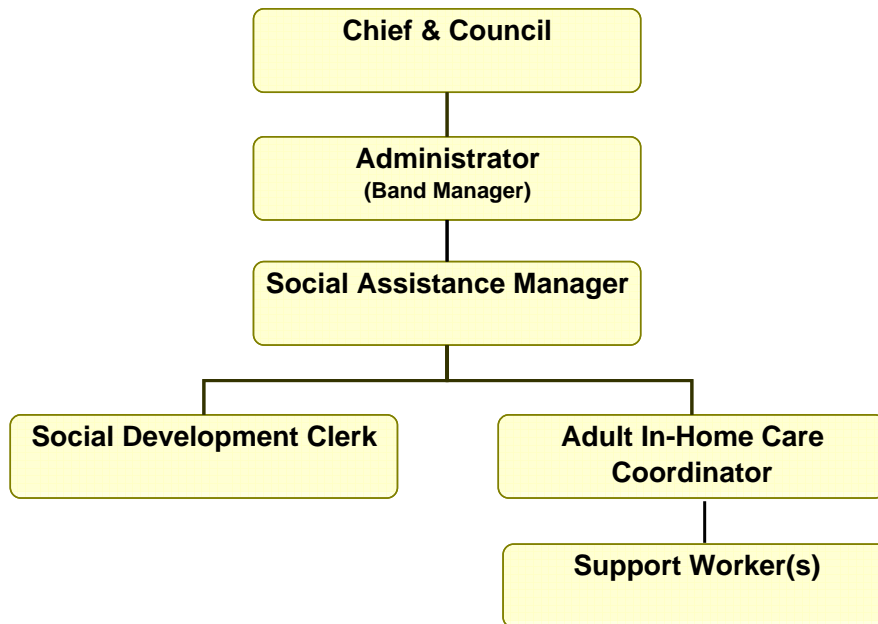
CFN Finance Department Organization Chart

Approved by Chief and Council 18 December 2001



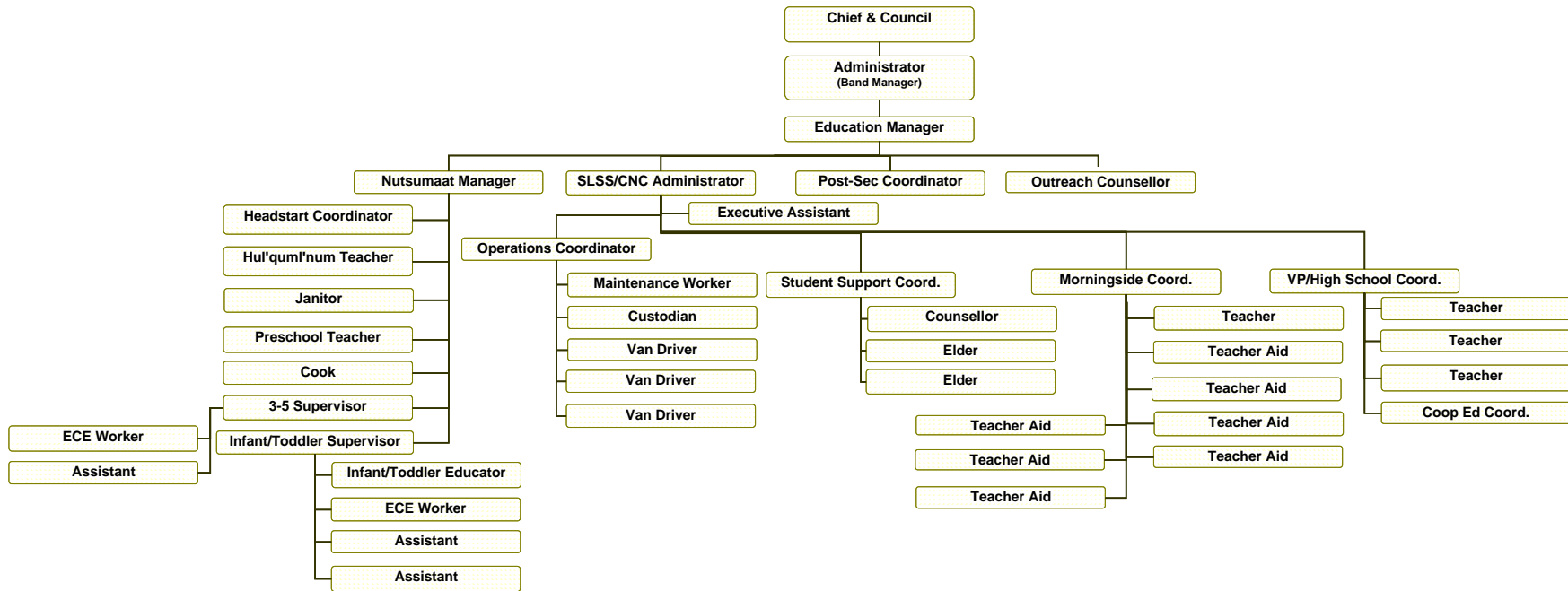
CFN Social Development Department Organization Chart

Approved by Chief and Council 18 December 2001



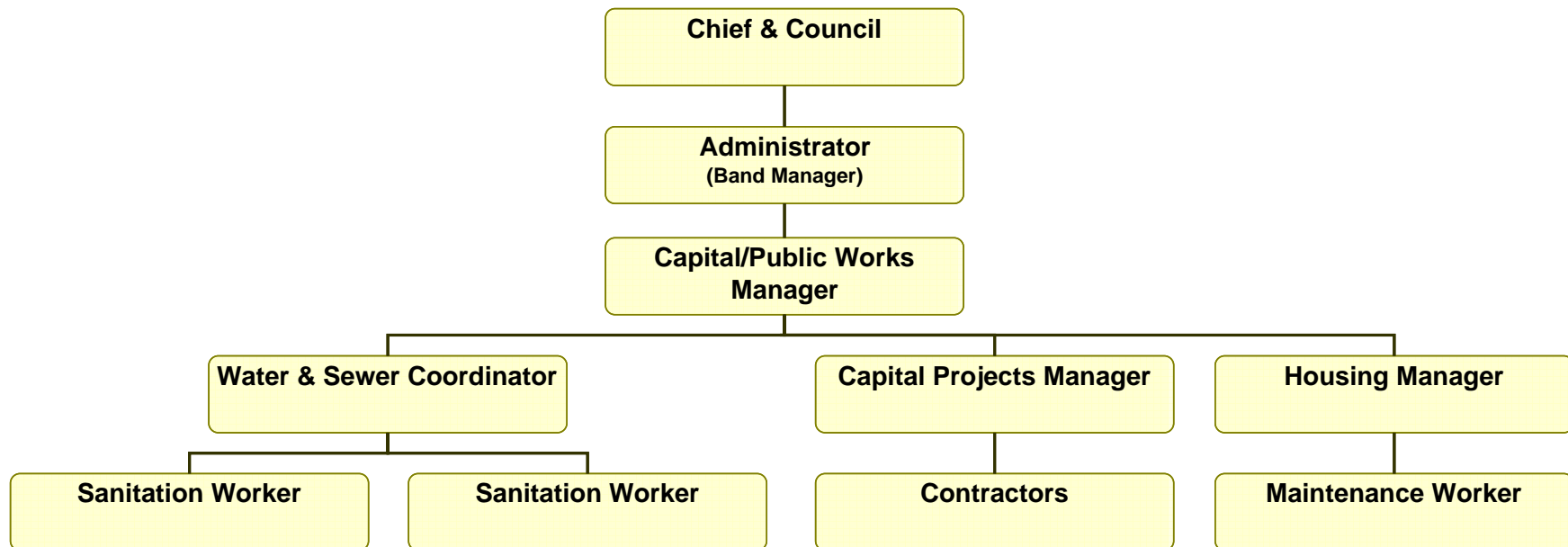
CFN Education Department Organization Chart

Approved by Chief and Council 18 December 2001



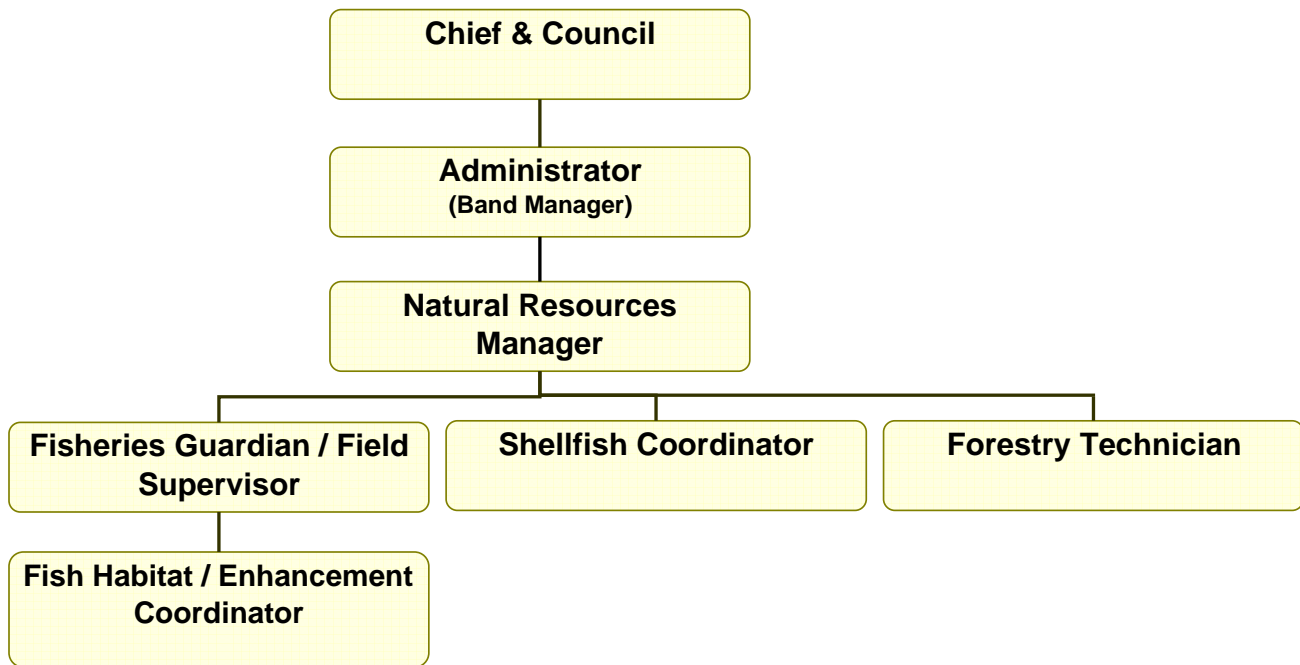
CFN Capital/Public Works Department Organization Chart

Approved by Chief and Council 18 December 2001



CFN Natural Resources Department Organization Chart

Approved by Chief and Council 18 December 2001



APPENDIX 4



COMMUNITY ACCORD



This Agreement made the 27th day of January, 2007.

BETWEEN: THE TOWN OF LADYSMITH
(hereinafter referred to as "Ladysmith")

AND: CHEMAINUS FIRST NATION
(hereinafter referred to as "Chemainus First Nation")

WHEREAS:

All Residents of Ladysmith and the Chemainus First Nation (collectively hereinafter referred to as the "Communities") trace their origin to societies of different cultural traditions, beliefs and values; and
The Residents of the Municipality and the Members of the Chemainus First Nation have created, or have had created on their behalf, distinct local governing institutions; and

Ladysmith and Chemainus First Nation deem recognition, understanding and reconciliation the foundation of their communities' common good. Paramount is the respect for and appreciation of each other's diverse backgrounds.

Article 1 - Mutual Recognition

1.1 Ladysmith recognizes, acknowledges and respects that the Chemainus First Nation:

- a) were the original inhabitants of their Traditional Territory;
- b) have Constitutionally-protected rights, which include their asserted Aboriginal rights and title to their Traditional Territory, and their inherent right to self-government; and
- c) are governed by the Chief and Council, which is the legitimate governing authority for the Chemainus First Nation and its membership.

1.2 Ladysmith recognizes that nothing in this Accord shall be interpreted in a manner that extinguishes, abrogates or denies Chemainus First Nation's Aboriginal rights or title, within the meaning of Sections 25 and 35 of the *Constitution Act, 1982*.

1.3 Ladysmith recognizes that nothing in this Accord shall limit or diminish any existing or future legal obligations of the federal, provincial or municipal governments to consult and accommodate the Chemainus First Nation with regard to issues affecting their Aboriginal rights or title.

1.4 Chemainus First Nation recognizes, acknowledges and respects Ladysmith as a duly and properly constituted municipal government established under the provisions of the Community Charter and having all of the authority and responsibilities of a British Columbia municipality.

1.5 Chemainus First Nation and Ladysmith each have distinct authorities and responsibilities towards their members and residents and acknowledge that the interest of all persons living in the two communities are best served by working together in the spirit of co-operation.

Article 2 - Principles of Co-Operation

2.1 The first principle of co-operation between the Chemainus First Nation and Ladysmith shall be mutual respect and recognition, as set out under Article 1.

2.2 The second principle of co-operation shall be the reciprocal consideration of common ground and common interests in all dealings between the communities.

Article 3 - Maintenance of Relationship

3.1 The Communities agree that the Chemainus First Nation Chief and Council and Ladysmith Municipal Council will meet regularly to promote and encourage open and constructive dialogue.

3.2 The Communities will form working groups from time to time, to explore and initiate activities designed to facilitate economic diversification, to protect cultural heritage resources, to promote community growth, to increase investment and to generate employment.

Article 4 - Inclusion and Information of the Community at Large

4.1 From time to time joint meetings of the two governments shall be open to the public to inform, receive community input and feedback (hereinafter referred to as "Joint Meetings").

4.2 Joint Meetings shall be co-chaired by representatives of the governments respectively.

4.3 Each Joint Meeting shall be held twice, once at a location convenient for the Residents of Ladysmith and once again on the Chemainus First Nation reserve lands for the convenience of Chemainus First Nation members.

Article 5 - Dispute Resolution

5.1 Both governments are committed to open, frank, honest and straightforward interaction with each other in order to communicate effectively and avoid conflict.

5.2 Where a dispute between the Chemainus First Nation and Ladysmith arises, either party may, at any time, call a special Joint Meeting to resolve the issue. Where the parties are unable to resolve a dispute, either party may request a dispute resolution workshop.

Article 6 - Living Document

6.1 This document is intended to be a living document, subject to change from time to time, to reflect the relationship between the Communities.



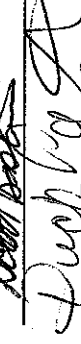
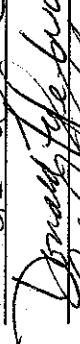


6.2 Any changes to this document must be mutually agreed upon by the Communities.

Article 7 - Termination








7.1 This Accord can be terminated in writing, by either party, at any time.

IN WITNESS WHEREOF the parties hereto have executed the within Accord as of the day and year first above written.

The Town of Ladysmith

Chemainus First Nation


Catherine Harris

John Elliott

Robert Dingle

Harvey Seymour

Edward Seymour

Kevin Fenech

Tony Fenech

APPENDIX 5



CFN RESERVE #12 AND #13: HYDROGEOLOGIC INFORMATION

The first part of the report provides background information on Chemainus First Nation Indian Reserve #13 (IR#13) and Chemainus First Nation Indian Reserve #12 (IR#12) and surrounding areas (from websites and internal files). The final section consists of questions that require address.

GEOLOGY

The data accessed for this report was obtained from the British Columbia Government Services website, and the BC water well data base (WWDB) website. The detail provided from the above mentioned sources are at times lacking, but provides a preliminary idea of current site conditions.

There are currently no surficial geology maps associated with the immediate area of IR#13 and IR#12 (these maps tend to be within populated areas). Surficial geology is 'surface' geology maps; they show in detail the recent, unconsolidated sediments (primarily sands and gravels) that have been deposited (e.g. glacial, fluvial sediments, referred to as Quaternary sediments also). Geology maps display the bedrock (hard rock).

IR#13:

Most of the reserve is shown to be located on bedrock, apart from the area leading to Kulleet Bay that consists of Quaternary sediments (keep in mind the scale of the maps is not the best, for example, there may be a veneer of Quaternary sediments overlying the areas of bedrock, as indicated by a number of water well logs).

IR#12:

There is typically a layer of unconsolidated sediments (Quaternary or Recent sediments) of varying thickness overlying the bedrock. Depth to bedrock in the region ranges from 5 ft to 80 ft below ground surface (from drillers logs).

The bedrock that underlies both IR#12 and IR#13 is referred to as the 'Nanaimo Group' Formation. These are sedimentary rocks that are Upper Cretaceous in age (~80-90 Million years ago). They are predominantly composed of sandstone and shale, with three main coal seams of varying thicknesses located within the formation. These coal seams have been mined in Nanaimo and the surrounding areas in the late 1800 and early 1900s (with one mining operation existing until the 1960s). Mining in the region did not reach as far south as IR#12 and IR#13 (the furthest south was around the township of Cassidy), but thinner coal beds maybe present beneath the reserves as well.

In the South Wellington area, groundwater wells have been placed within the mined coal seams. Pyrite (iron sulphide) is present in the coal seams and adjacent shale; the sulphide leads to water degradation, bacterial growth and potential health problems for those who consume this water over long periods of time (ie. residents). There are also elevated levels of iron in the water.

A paper of interest, written by a Univ. of Victoria graduate, entitled: 'The Public Health Effects of Abandoned Coal Mine Workings on Residents in South Wellington, Nanaimo' indicated a need for caution for people drinking water from or near abandoned coal seams. Fortunately there are no records indicating that coal seams were mined anywhere in the vicinity of IR#12 and IR#13; however, it should be noted that groundwater consumed by the CFN members may pass through the coal seams.

It is also interesting to note that here are two groundwater wells located just outside the IR#13 reserve boundary that have recorded a 'strong sulphur smell and taste' from the well water (from WWDB). The wells are located near Shell Beach Road, close to the 'Business Development' area in the southwest corner of the reserve. Residents reporting this continue to consume the groundwater from their wells. However, it is strongly

recommended that all samples from new groundwater wells in this area be submitted for water quality testing.

WATER WELLS

Groundwater is measured in terms of yield (the yield is how many gallons per minute (gpm) the groundwater well is able to naturally provide).

Imagine putting a 5-gallon pale under a tap and measuring it for a minute – if it fills to the top, you have 5 gpm.

IR#13

There are approximately thirteen (confirmation required) wells that are currently active on IR#13 (that are shown from the WWDB).

There are two areas on the reserve where water wells are concentrated – to the north, by the canoe shed, longhouse, etc, and along the southern coast, by the community centre, preschool, elder's centre.

To the north, wells typically record yield rates of 2-15 gpm. It is likely that the proposed residential development along Kulleet Road would require additional well(s), depending on how big the development, and if water is already piped to that area.

In the southern section, there is one well that yields 150 gpm; a much higher volume output than the other wells. This appears to service the daycare, the elder and community centres, etc. Another well yields 30 gpm, also a higher volume than typical rates. The other wells are generally 2-5 gpm (fairly low, suitable for individual houses).

Questions regarding CFN IR#13

- 1) How is the groundwater distributed throughout the reserve?
- 2) Is the water piped directly from the wells to houses / buildings, or does the water go through the water treatment shed before it is redistributed to the houses?

- 3) Depending on how the groundwater is distributed throughout IR#13, and going by the yield rates from the well logs (keep in mind that they are only drillers estimates), it looks as though new wells may be required for areas of new development (e.g. business development area, light industrial development area, and residential development area at the north end of the site).
- 4) Has any provision been made for the installation of new well(s)?
- 5) The quality of the water needs confirmation.
- 6) Have tests / are tests made to test the quality of the water on an ongoing periodic basis?
- 7) Is there a record of accurate data on the yield / flow rates on IR#13?
- 8) Is there a record of the 'static level' of the wells? This is the level that water sits in the well.
- 9) Are there any maps that show where utilities for the reserve are located? (e.g. electricity cables, gas, water pipes, sewer pipes).
- 10) There is an existing community centre, elder's centre, and daycare/preschool at the southern end of IR #13. Are there any geotechnical reports completed on these buildings?
- 11) Have any pumping tests been completed on the current wells?

IR#12

Groundwater within this reserve does not display high yields. There are approximately 10 groundwater wells (confirmation required) within IR#12. The wells are concentrated in two areas – to the north, and to the southeast in the vicinity of the Husky petrol station (Four Corners Area).

To the north, there are 3-4 groundwater wells on-site that are for domestic use. Information on the estimated yields of groundwater is limited in this region, but when recorded, the yield is less than 1 gpm. This is not a significant amount (the average household requires 2-5 gpm). Also, groundwater was found within small fractures in

bedrock at depths ranging from 120' to 285'. This is a substantial depth to drill for such a little amount of water. Further south in the same area, adjacent to the Island Highway, is an old public drinking fountain that yields 5 gpm.

In the southeast, the amount of available groundwater is slightly higher. There are five groundwater wells in the IR#12 boundary; fourteen wells just to the south of the Reserve have been looked at to assist in determining likely geologic conditions and aquifer characteristics.

The 'Oyster Bar Café' has a well drilled to 35 ft below ground surface, and at one stage it serviced four cabins, a house and the Café (current use unknown). A well owned by the Department of Recreation and Conservation is located at the southern end of IR#12 boundary and yields 25 USgpm (drillers estimate). All other wells do not have the groundwater yields recorded, but they are drilled to shallower depths than in the north (14 ft to 80 ft below ground surface). The reports state that the wells are for domestic purposes, and are typically of 'good supply and quality'. However, the amount of groundwater extracted from an aquifer in the area is likely to be low.

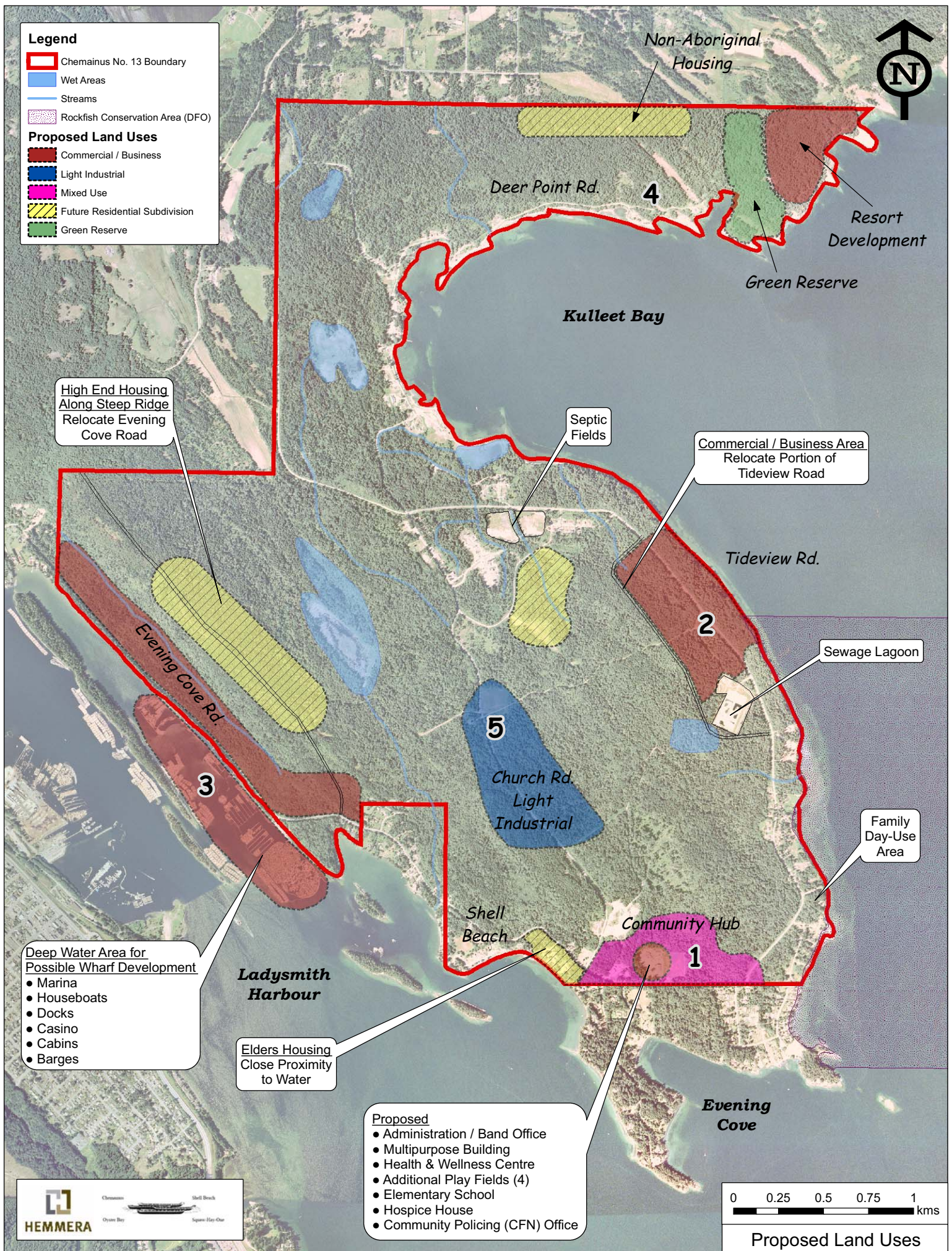
If any new business development is planned for the Four Corners Area of IR#12, it is likely that new wells will be required to secure a sufficient potable water supply.

Questions regarding CFN IR#12

It is Hemmera's understanding that the Four Corners Area in the southeast portion of IR#12 is being addressed in the current business analysis project, with the outlying areas (such as northwest area) to be reviewed for development potential at a later date. The northern end has a few residential properties with a proposed secondary school to be constructed commencing next year (2008).

1. Has any provision been made for the installation of new well(s)?
2. The quality of the water needs confirmation.

APPENDIX 6



APPENDIX 7

SUMMARY OF SPECIES AT RISK CRITICAL HABITAT - CHEMAINUS IR #13

Species listed under the *Species at Risk Act* (Schedule 1), and their critical habitat, are protected in Canada. The following list of red- and blue-listed species are for the Coastal Douglas-fir Biogeoclimatic Zone/South Island Forest District of which IR#13 is located within.

Federal status: ENDANGERED: facing imminent extirpation or extinction.
 THREATENED: likely to become endangered if limiting factors are not reversed.
 SPECIAL CONCERN: special concern because of characteristics that make it is particularly sensitive to human activities or natural events
 Schedule 1 – protected under the *Species at Risk Act*

BC List Status: RED: candidates for- Extirpated, Endangered, or Threatened status in British Columbia.
 BLUE: of Special Concern in BC due to sensitivity to human activities or natural events.

CHEMAINUS IR #13 - 2007:

Common Name	Scientific Name	Federal status	Provincial status	Habitat type	Key Habitat Information
Plants					
White-top aster	<i>Sericocarpus rigidus</i>	Threatened Schedule 1	Red	Terrestrial	Remains at eighteen sites in Canada (SE Vancouver Island) Tends to occupy dry micro-sites where soils are shallow and sites are exposed or partially shaded by individual trees. The sites are characterized by gently rolling grass-dominated meadows, Garry Oak stands and open understories of shrubs and introduced grasses.
Deltoid balsamroot	<i>Balsamorhiza deltoidea</i>	Endangered Schedule 1	Red	Terrestrial	

Common Name	Scientific Name	Federal status	Provincial status	Habitat type	Key Habitat Information
Golden paintbrush	<i>Castilleja levisecta</i>	Endangered Schedule 1	Red	Terrestrial	Open grasslands at elevations below 100 m. Often on glacial outwash or deposits. Low intensity fires may be important in maintaining the native grassland habitat of this species.
Coastal wood fern	<i>Dryopteris arguta</i>	Special Concern Schedule 1	Blue	Palustrine, terrestrial	
Bog birds-foot trefoil	<i>Lotus pinnatus</i>	Endangered Schedule 1	Red	Palustrine, riverine, terrestrial	
Dense-flowered lupine	<i>Lupinus densiflorus</i>	Endangered Schedule 1	Red	Palustrine, riverine, terrestrial	
White meconella	<i>Meconella oregana</i>	Endangered Schedule 1	Red	Terrestrial, palustrine	Occurs mainly on open, south-facing slopes of rocky hillsides in extremely shallow soils.
Dwarf sandalwort	<i>Minuartia pussila</i>	Endangered Schedule 1	Red	Terrestrial	
Rosy owl-clover	<i>Orthocarpus bracteosus</i>	Endangered Schedule 1	Red	Palustrine, terrestrial	
Tall wooly-heads	<i>Psilocarphus elatior</i>	Endangered Schedule 1	Red	Palustrine, terrestrial	Dry pool beds.
Water-plantain buttercup	<i>Ranunculus alismifolius</i>	Endangered Schedule 1	Red	Palustrine, terrestrial	

Common Name	Scientific Name	Federal status	Provincial status	Habitat type	Key Habitat Information
Scouler's catchfly	<i>Silene scouleri ssp. grandis</i>	Endangered Schedule 1	Red	Terrestrial	
Small-flowered tonella	<i>Tonella tenella</i>	Endangered Schedule 1	Red	Terrestrial	Occurs on west-facing slopes on thin soils over gravelly rock outcrops or stable talus.
Howell's triteleia	<i>Triteleia howellii</i>	Endangered Schedule 1	Red	Terrestrial	A lily that occurs in the Garry Oak woodland
Yellow montane violet	<i>Viola praemorsa</i>	Threatened Schedule 1	Red	Terrestrial	Remains at eight sites in Canada (SE Vancouver Island) A shade-intolerant species restricted to Garry Oak stands and grass-dominated meadows. Some populations occur on relatively steep rocky slopes dominated by Garry Oaks, in deep soil with partial shading by the trees. Less frequently found in open grass-dominated meadows, where the soils are relatively deep and retain moisture during summer droughts.
Birds					
Northern Goshawk	<i>Accipiter gentilis laingi</i>	Threatened Schedule 1	Red	Terrestrial	Primarily inhabit old growth forest. Extensive forests with large stands of mature trees and dense canopies, but with an open understory.
Great blue heron	<i>Ardea herodias fannini</i>	Special Concern Schedule 3	Blue	Estuarine, lacustrine, palustrine, riverine, terrestrial	Nests colonially in tall Sitka spruce, western red cedar, western hemlock, pine, red alder and black cottonwood. Isolation from disturbance appears to be an important factor in nest site selection

Common Name	Scientific Name	Federal status	Provincial status	Habitat type	Key Habitat Information
Short-eared owl	<i>Asio flammeus</i>	Special Concern Schedule 3	Blue	Estuarine, palustrine, terrestrial	Require broad expanses of open land with low vegetation for nesting and foraging.
Marbled murrelet	<i>Brachyramphus marmoratus</i>	Threatened Schedule 1	Red	Estuarine, lacustrine, marine, terrestrial	Forage in the inshore marine environment and travel long distances between at-sea locations and nest sites. Require old-growth forest for their nests (a depression in moss on a large branch) with tree cover above and access.
Horned Lark	<i>Eremophila alpestris strigata</i>	Endangered Schedule 1	Red	Terrestrial	
Peregrine falcon <i>anatum</i> ssp.	<i>Falco peregrinus anatum</i>	Threatened Schedule 1	Red	Estuarine, terrestrial	Nests are usually scrapes made on cliff ledges on steep cliffs (or quarries or tall buildings), usually near wetlands. A nesting territory is 1 km or more The home range can extend to 27 km from the nest; peregrines prefer open habitats such as wetlands, tundra, savanna, sea coasts and mountain meadows, but will also hunt over open forest.
Peregrine falcon <i>pealei</i> ssp.	<i>Falco peregrinus pealei</i>	Special Concern Schedule 1	Blue	Estuarine, lacustrine, marine, riverine, terrestrial	Important habitat includes coastal beaches, tidal flats, reefs, islands, marshes, estuaries and lagoons. Nests mostly found on rocky bluffs.
Northern pygmy-owl	<i>Glaucidium gnoma swarthi</i>		Blue	Terrestrial	Generally found in mature forest; nests in woodpecker holes.

Common Name	Scientific Name	Federal status	Provincial status	Habitat type	Key Habitat Information
Western screech owl <i>macfarlanei</i> subspecies	<i>Megascops kennicottii macfarlanei</i>	Endangered Schedule 1	Red	Terrestrial	Often found in lower elevation coniferous or mixed forests often close to water.
Lewis's woodpecker	<i>Melanerpes lewis</i>	Special Concern Schedule 1	Blue	Palustrine; Terrestrial; Standing snag or hollow tree	Southern BC is used for breeding. Important habitat features include open tree canopy, brushy understory with ground cover, dead trees for nest cavities, dead or downed woody debris, perch sites, and abundant insects. Prefers open ponderosa pine at high elevations and open riparian forests at lower elevations.
Barn owl	<i>Tyto alba</i>	Special Concern Schedule 1	Blue	Palustrine, terrestrial	Prefer low-elevation, open country, where small rodent are abundant, such as agricultural lands. Nest in buildings, hollow trees, and cavities in cliffs with most in abandoned manmade structures.
American Badger	<i>Taxidea taxus</i>	Endangered Schedule 1	Red	Terrestrial; Burrow in soil	Prefers open areas and may also frequent brushlands with little groundcover. When inactive, occupies underground burrow, where young are born.
Reptiles and Amphibians					
Sharp-tailed Snake	<i>Contia tenuis</i>	Endangered Schedule 1	Red	Palustrine, terrestrial	Found only in seven areas in SW BC within Douglas fir-arbutus stands and forest edges. On south-facing, rocky slopes, which may provide both hibernation and egg-laying sites.

Common Name	Scientific Name	Federal status	Provincial status	Habitat type	Key Habitat Information
Red-legged frog	<i>Rana aurora</i>	Special Concern Schedule 1	Blue	Lacustrine, palustrine, riverine, terrestrial	Breed in shallow, littoral zones of lakes, temporary and permanent pools and wetlands, and bogs and fens regardless of size but in close proximity to forest. Outside of breeding season, primarily found in forests
Northern leopard frog	<i>Rana pipiens</i>	Endangered Schedule 1	Red	Lacustrine, palustrine, riverine, terrestrial	Found in springs, slow streams, marshes, bogs, ponds, canals, flood plains, reservoirs, and lakes. Forage in grassy meadows and in semi-aquatic sites along pond margins.
Invertebrates					
Oregon forestsnail	<i>Allogona townsendiana</i>	Endangered Schedule 1	Red	Terrestrial	
Dun skipper	<i>Euphyes vestris</i>	Threatened Schedule 1	Blue	Palustrine, terrestrial	Found in open, moist areas or dry areas with wet spring conditions where the larval foodplant (<i>Carex</i> or <i>Cyperus</i> sedges) occur.
Edith's checkerspot	<i>Euphydryas editha taylori</i>	Endangered	Red	Terrestrial	
Dromedary jumping slug	<i>Hemphilia dromedaries</i>	Threatened	Red	Terrestrial	
Watry jumping-slug	<i>Hemphilia glandulosa</i>	Special Concern	Blue	Palustrine, terrestrial	
Greenish blue	<i>Plebejus saepiolus insulanus</i>	Endangered Schedule 1	Red	Terrestrial	

APPENDIX 8

**CHEMAINUS FIRST NATION COMPREHENSIVE COMMUNITY PLAN
PHASE I: "ESTABLISHING A VISION"**

Prepared for:
**CHEMAINUS FN CHIEF AND COUNCIL
C/O CHEMAINUS FN CCP STEERING COMMITTEE**

Prepared by:
HEMMERA
4th Floor 19 Bastion Square
Victoria, BC V8W 1J1

June 2006
File: 498-012.03

ACKNOWLEDGEMENTS

It is a pleasure to present to the Steering Committee, on behalf of the Band Council, the Comprehensive Community Plan: Phase I Visioning Report. This report represents the first step in the comprehensive community planning (CCP) process. Hemmera is pleased to provide this shared "vision" of the Chemainus First Nation community.

The following document was prepared by Hemmera, in cooperation with Peter Seymour Jr. of the Chemainus First Nation, and with the Naut'sa mawt Tribal Council.

Hemmera would like to express appreciation to the many individuals who participated in the visioning sessions, as well as the members of the CFN CCP Steering Committee. The community provided valuable insights and suggestions related to the community's future direction.

We trust that the recommendations contained herein accurately reflect the values and vision of the community members, as expressed to us, and that this report will allow for the effective transition to Phase II of the Comprehensive Community Planning process.

PROJECT STEERING COMMITTEE

- Terry Sampson, Chief
- Julie Scurr, Finance Manager
- Warren Johnny, Natural Resources Manager
- George Harris, Capital Works Manager
- Charlotte Elliott, Education Manager

CHEMAINUS FN PLANNING COORDINATOR

- Peter Seymour Jr.

CONSULTANTS

- Hemmera
- Naut'sa mawt Tribal Council

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PHASE ONE: VISIONING	2
3.0	METHODOLOGY	3
3.1	ELDERS VISIONING SESSION	4
3.2	YOUTH VISIONING SESSION	4
3.3	COMMUNITY VISIONING SESSION	5
3.4	OPEN HOUSE SESSION.....	6
4.0	RESULTS	7
5.0	CONCLUSION	9
6.0	SUGGESTED 'NEXT STEPS'	11
7.0	REFERENCES.....	12

Chemainus

Shell Beach

Oyster Bay

Squaw-Hay-One



1.0 INTRODUCTION

The Chemainus First Nation community mission statement is:

To promote a sustainable community development that is harmonious with the Chemainus First Nations people's lifestyle and natural environment.

(Chemainus First Nation Physical Development Plan, 1999)

In February 2006, Chemainus Chief and Council initiated a Comprehensive Community Plan: Phase I Visioning as the first step in the comprehensive community planning (CCP) process with Hemmera to provide a shared "vision" by the Chemainus First Nation community for the community.

A community plan outlines a series of actions that a community will undertake to move from its current position to a target position. In a self-governance context, the community plan would outline the activities that the First Nation community will effect as outlined in the plan.

Phase one of the comprehensive community planning process is the visioning stage. The purpose of this stage is three-fold:

- 1) Inform the community members about the CCP process;
- 2) Engage the community members in the CCP process; and to
- 3) Dialogue regarding the current state of the community and what the community could look like into the future with thoughtful and deliberate community planning.

Throughout Phase I, community members were provided with information as to the benefits of a CCP. Community members were provided with the opportunity to contribute their input through targeted visioning sessions that focused on how community members see their community both now and into the future.



2.0 PHASE ONE: VISIONING

Successful projects begin from a powerful vision, regardless of their type or scale. To ensure that this foundation is nurtured from beginning to end, Hemmera, in partnership with the Chemainus Planning Coordinator and the Steering Committee, engaged the members of the Chemainus First Nation community in targeted sessions referred to as 'visioning sessions'.

The visioning phase of the comprehensive community planning process provides the foundation for Phase II of the CCP process. The visioning sessions have brought forward the community members' perspectives in areas such as: culture, tradition, spirituality, education, employment, housing, recreation, land use, and the natural environment. All of these, and more, are to be considered in the design of a Chemainus First Nation Comprehensive Community Plan.



3.0 METHODOLOGY

Creating a vision for a place / community is a balancing act between the expertise of the planners/facilitators and the interest and experience of the community. The visioning process can include community meetings and presentations, design workshops and charettes in a more complex visioning process.

In order to implement the visioning process, the Chemainus Band Council appointed a Planning Coordinator, Peter Seymour, to work with the planning consultants from Hemmera, and with Gary Reith of the Naut'sa mawt Tribal Council. The Planning Coordinator was also required to seek out and secure Band Council representation and participation in the form of a CCP Steering Committee (list of Steering Committee members in **Appendix 1**).

Phase one of the Chemainus Comprehensive Community Plan process required a highly cooperative approach to communication and facilitation in preparation and implementation of the visioning sessions, as well as to ensure the project progressed as required between the various visioning sessions. This was achieved by ensuring there was ongoing daily communication amongst the project team, bi-weekly communication with the Steering Committee, and issuance of ongoing bulletins and newsletter articles to update the community members.

The visioning process was accomplished through various targeted sessions focused on specific groups within the community. The first session focused on Elders with the CCP team attending the Elders Luncheon held every Wednesday at the Elders Building. The second session focused on the youth at the Youth Centre in the early evening, and the third session was a community-wide focused session held at the Community Centre. The final session was an open house at the Community Centre with Steering Committee members in attendance, along with several community members.



3.1 ELDERS VISIONING SESSION



The first visioning session was with the Elders, commencing directly after a weekly Elder Luncheon. Peter Seymour, the Planning Coordinator, contacted the Elder Centre Coordinator to enquire about presenting to, and listening to, the revered portion of the Chemainus First Nation population, the Elders, to learn about their vision for the future of the community.

The visioning session commenced shortly after lunch, with Peter Seymour providing an overview of the project. Ms. Callihoo followed Mr. Seymour providing an overview of the methodology to be provided, and the final outcomes of Phase I - Visioning. The session provided a number of opportunities throughout to learn from the Elders as to their current challenges and aspirations, as well as the direction they would like Band Council to take into the future (**Appendix 2**).

3.2 YOUTH VISIONING SESSION



Chemainus

Shell Beach

Oyster Bay

Squaw-Hay-One

The second session focused on the Chemainus First Nation youth. The CCP team, following confirmation with Shirley, Youth Coordinator, invited the youth to engage in a visioning session while enjoying a pizza dinner at the Youth Centre.

The youth session was attended by 25 people, ranging in age from 13-18 years. The session began with introductions, followed by informal dialogue amongst all participants and facilitators. The youth were formally engaged in the visioning session with Peter Seymour guiding the discussion (**Appendix 3**).

3.3 COMMUNITY VISIONING SESSION



Mind Mapping Outcome

Visioning guides the community through a collaborative and creative process that leads to a shared community vision. Vision statements provide focus, purpose, and direction to the CCP process so that participants collectively achieve a shared vision of the future. A shared community vision provides an overarching goal for the community - a statement of what the desired future looks like.

The community visioning session was held Monday, April 10th at the Community Centre, beginning with a dinner provided by the Shell Beach Women's Soccer Team. Community members were encouraged to attend to discuss various visioning concepts, and to provide their thoughts on where they see their community progressing over the next ten to fifteen years.



The community visioning session was focused primarily on drawing out the adult population of the CFN membership following our dialogue with both the Elders and the youth. In spite of the relatively low attendance, those in attendance provided lively engagement. They came with a number of topics that were of importance to them, which is reflected in the session notes (**Appendix 4**).

3.4 OPEN HOUSE SESSION



Thoughtful consideration

The purpose of the 'Open House' is to provide an environment for a free-flowing conversation directed by the visiting community members. People are able to come whenever they wish, stay as long or short a time as they wish, speak to whomever they choose to speak to, and address topics of choice. The open house provides the opportunity for the planning team members to engage with a larger number and broader cross-section of the community population than is typically afforded at a public meeting setting. As well, the quality of dialogue is generally richer as it is often one-on-one or small group, providing a setting for earnest dialogue.

The engagement potential of the Open House approach was realized at the Chemainus First Nation CCP Visioning Open House with more than thirty members actively participating (**Appendix 5**).



4.0 RESULTS

Through the CCP visioning sessions conducted from March to May of this year (2006), community members participated and shared their ideas and visions for the development, management, and protection of the community's land base, traditions, and culture into the future.

The main areas of interest that were generally shared during the visioning sessions include:

1. Land Use
2. Economic Development & Employment
3. Infrastructure
4. Education
5. Health
6. Environmental Protection & Sustainability
7. Language, Spirituality & Culture
8. Finance & Administration

Maps of the reserves were provided at each session to provide a focal point of 'home', providing the opportunity for the participants to 'speak to the map' and provide their thoughts of the future. The sessions resulted in two map overlays: the Four Corners Area (**Appendix 6**) and the main reserve (**Appendix 7**).

There were a number of main visions shared at the four sessions. One of the main visions involves the Four Corners Area and the concept of a commercial development area. Within this area, members support the entrepreneurial spirit within the members of the community and support policy development specifically providing Chemainus FN members priority in terms of leasing and the development of local businesses within the commercial area.

Another area of general focus shared throughout the four visioning sessions was the concept of a community hub (centre) with the focus on the area where the Community Centre located. Community members would like to focus further community amenity development within the Community Centre area, including multi-unit housing. The Community Centre area is seen as



the centre of the community; this is to be supported in any future development that is to benefit and be accessed by all community members.

A final area of general interest shared by a number of members of the community throughout the four sessions was the continued development of services that provides the opportunity for members of the community to remain on reserve, instead of having to leave the community to obtain the desired services. Examples of this include schooling from kindergarten to college/trades school, pharmacy and clinic access, groceries, and employment.

The overall general visions put forward by members of the Chemainus First Nation community include commercial development, community hub development, and community services development (ie. employment, medical, sustenance, and education).

It should be noted that the overview does not provide an exhaustive inventory of the visioning sessions (notes from each session in the appendices), but it does provide a synopsis allowing for further development and exploration in the second phase of the CCP process beginning with the focus group sessions.



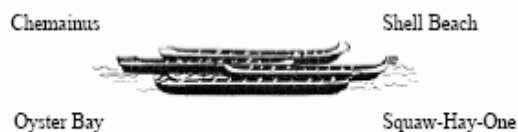
5.0 CONCLUSION

The visioning phase of the Chemainus First Nation Comprehensive Community Planning process has provided a firm base line for proceeding on to the second phase of the process, beginning with the focus group sessions. The list of the main areas of interest shared throughout each visioning session, listed in section four, provides clear direction in terms of the focus group sessions. For example, the participants have shown a clear interest in the Four Corners Area being developed as the commercial 'hub' of the community. This will be further explored and detailed in a focus group specific to the Four Corners Area.

The CCP visioning sessions have also provided the opportunity to explore/assess the current situations within the community, thus at least partially addressing the second step in the community planning process.

The following factors are seen as essential to a successful community planning process:

- the need for a shared community vision;
- long-term commitment by the Chemainus Band Council and community members;
- recognized leadership;
- resources including financial, physical and human;
- community and political support;
- a realistic appraisal of the current situation within the community;
- a desire to build on the accomplishments and efforts of the past;
- an inclusive process (everyone is welcome to participate) and the ability to work as a team;
- a strong commitment and the ability to take the required time to work through the various stages of the community planning process; and
- a commitment to use the plan as a tool and to modify and make adjustments as required ('a living plan').



The above factors are essential to a successful community planning process, as well as, and perhaps most importantly, the commitment of at least one Chemainus First Nation member to serve a primary role in the planning process. In this case this person is Peter Seymour; he has been and will continue to be, a crucial component to the success of the CCP process.

Hemmera is delighted to be facilitating and managing this project alongside Peter Seymour and Gary Reith. With this established project team, the second phase of the Chemainus FN CCP process will undoubtedly be a rewarding experience for everyone involved.

Chemainus

Shell Beach



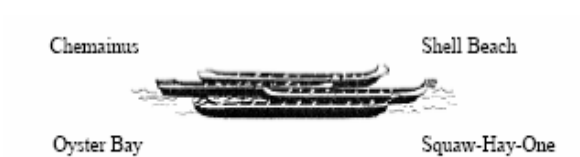
Oyster Bay

Squaw-Hay-One

6.0 SUGGESTED 'NEXT STEPS'

The Chemainus Band Council has overseen the first step in the CCP process with the Steering Committee supportively serving on Council's behalf. The result has been the creation of a shared vision for the Chemainus First Nation community.

The next steps in the process include focus group sessions, individual interviews with Elders and the infirm, as well as a design charette. The second phase has been detailed in an additional document to be submitted to the Steering Committee, along with a workplan and budget.



7.0 REFERENCES

Chemainus First Nation: Physical Development Plan. Bullock Baur Associates Ltd. April 1999.

Frank, Flo & Anne Smith. *The Community Development Handbook: A Tool to Build Community Capacity*. Ottawa: Minister of Public Works and Government Services Canada, 1999.

Indian and Northern Affairs Canada. Comprehensive Community Planning: Lessons Learned & Networking Workshop. Vancouver: Indian and Northern Affairs Canada, 2005.

Indian and Northern Affairs Canada. Comprehensive Community Planning: Experiences in First Nations, Inuit & Northern Communities. Ottawa: Her Majesty the Queen in Right of Canada, 2004.

Indian and Northern Affairs Canada. First Nations Community Planning Focus Group Proceedings Report: Indian and Northern Affairs Canada, BC Region, 2004.

Values are the fundamental principles and beliefs that guide a community-driven planning process. <http://mapp.naccho.org/visioning/index.asp>



The Chemainus Comprehensive Community Plan: Phase One - Visioning

The Steering Committee

Chief Terry Sampson

Julie Scurr
Finance Mgr / Acting Administrator

Warren Johnny
Natural Resources Mgr.

George Harris
Capital Works Manager

Charlotte Elliott
Education Manager

The Chemainus Comprehensive Community Plan: Phase One - Visioning

Elders Visioning Session Notes: March 8, 2006

The session commenced following a lovely lunch in the Elders Building.

The session was attended by quite a number of Elders interested in providing their guidance on the future development of the Chemainus First Nation community.

A list of attendees follows:

Tillie Aleck	Chester Pierre
Ann Crocker	Faye Sampson
Ellen Crocker	Don Seymour
Anderson Harris	Janet Seymour
Irene Harris	Ellen Smith
Rick Harris	Steve Sampson Sr.
Charlotte Jimmy	Elizabeth Tenning
Jimmy Sampson	Violet Vincent
Teresa Peall	

Topics discussed included culture, tradition, spirituality, education, employment, housing, recreation, land use, and the natural environment. All of these, and more, are to be considered in the design of a Chemainus First Nation Comprehensive Community Plan.

1. **Peter Seymour** – welcome and introduction of resource persons attending the workshop.
2. **Christine Callihoo** – introduction to the visioning process. “What does your community look like in 15 years....”
3. Discussion amongst elders and between elders and workshop resource persons.

The following notes touch on several of the main points discussed. The individual topics raised are generally presented in a chronological order but as noted, the same topics tended to remerge throughout the discussion so the specific issues raised under each topic are not necessarily chronological.

Church

There was discussion of interest among some to secure the required reserve land to build a church in the centre of community.

The apparent lack of land access was raised as a concern.

There was discussion of a structure that was supposed to be a longhouse but that was used as a church.

This issue of the church cropped up throughout the visioning session. The issue of having a community church was first-and-foremost amongst a number of Elders at the session. It seems to have resulted in a polarization within the community.

Sacred Sites

These exist at Kulleet Bay where there are two cemeteries – one on top and one near the water, and near the community centre.

Regarding food sources, much of the harvest occurred on other Islands, so the location of special areas in the current reserve area are not so evident.

In a subsequent discussion it was noted that some control over food sources would be appropriate so that elders could have their traditional foods.

Development

Access to water and sewer is a constraint on development in the centre area of the (main) 13 Reserve.

Large development would have to be a big benefit to the community before there would be support for it – what will the Chemainus First Nation gain from each proposed development? This is an important guiding consideration.

The issue of land use patterns and constraints was raised later in the discussion.

Several points noted:

- There is currently a spread-out nature to the community – would like to see a more central area on the reserve that is clearly seen as the community centre/node, where future housing and commercial development is to be focused.
- Common ownership of lands has resulted in confusion of ownership – what is being paid for each month when you make a payment to the Band? There is the

requirement to look at various options of ownership on reserve land to encourage community member long term investment.

- Sewer and water have made a big difference, however paying for sewer and water service is a big issue. [There may be the requirement to educate community members on where their money goes each month and how it benefits each member as well as the community as a whole.]

Accessibility

Is the ability to walk to the various places within the community important?

This was seen as important, however, it later emerged that community members are creative in their ability to get around in the community, which is structured around several geographically separated sub communities.

Education

There was a comment that children should be allowed to have their ways. Education was one of the biggest priorities for the community. Further investment is required in order to continue educating the children within the community.

It was also noted that people in Shell Beach said that education came before the longhouse.

Children are not going back to school. They need to have education. We need kids to make the community.

Question: does the community have an education policy?

There is a new school proposed in the vicinity of four corners (Pers. Comm. Julie Scurr, March 8, 2006).

Later in the session it was noted that there should be a bylaw that says if children are in school then leave them alone – the big house can wait till later (until they are finished school?).

Economic Development

There was reference to a trip to the Tulalip Reserve in the State of Washington, which demonstrated economic affluence due to the casino industry.

It was noted that the idea of casinos for Chemainus had been discussed and subsequently rejected due to fears that Casinos would encourage undesirable types of activity. The current undesirable activity could become even more prevalent in the community, such as the sale of drugs.

Economic Development should equal jobs (for community members).

Long House Issue

This keeps coming up so it has some significance but lacking the historical context.

Single Parents

Teenagers who have children: how will they raise them?

Need to bring back the “old way”

There was discussion of having a bylaw to education children.

Housing

As mentioned above in “Development”, there was some discussion regarding home ownership and how some persons, who were paying for home occupancy with their own money, had an expectation of ownership.

Peter Seymour then explained the housing policy briefly.

The misallocation of housing was discussed: some homes are overfilled with families and children while others have bachelors in them.

Governance

Council should have representatives from different families instead of having only one family.

Health

Services for elders were discussed, including the need for hospice beds in the community – encouraged to use the rooms currently left available in the Elders Building.

Church/Spirituality

There was extensive discussion of cultural beliefs concerning death, and of the importance of having a dedicated place for funerals.

There was discussion of bringing people home after they die.

Peter discussed why it is not good to mix places for the dead with places for children.

Longhouse: can't mix uses.

Health

A drug and alcohol treatment facility is needed.

Cultural Traditions

Children are not as respectful of elders as in the past. They are unable to take constructive criticism.

Question:

How will the (visioning process) deal with elders that are not present at the current meeting?

Recap of some of the topics:

- Cluster Development
- Education
- Employment
- Traditional Food Source
- Housing Policy
- Transparent Governance
- Health Facilities
- Cultural Facilities
- Alcohol/Drug Services

- Environmental Principles
- Infrastructure
- Benefits to the Community of Development

The Chemainus Comprehensive Community Plan: Phase One - Visioning

Youth Visioning Session Notes: March 22, 2006

The session started at approximately 6:45 p.m. following a pizza dinner in the youth centre.

The session was attended by 25 people, including a large number of youth. A list of attendees follows:

Andrea Sampson	Darren Cooper	Terry Seymour
James Harris	Allan Daniels	Sandy Seymour
George Seymour	Alex Sampson	Shirley Louie
Samantha Tom	Randall Sampson	Byron Seymour
Ethan Sampson	AJ Crocker	Victor Seymour
Ambrose Jim	Jamie Harris	Chad Harris
Catherine Seymour	Brendan Harris	

Peter Seymour welcomed the participants and introduced the resource persons attending the workshop, including Christine Callihoo of Hemmera, and Gary Reith of the Naut'sa mawt Tribal Council. To begin the visioning exercise, Peter asked the participants to close their eyes and imagine they are walking through their community as they think it should be fifteen years into the future. The following topics reflect the discussion that occurred among the youth participants.

When you envision your community in 10 to 15 years, what do you see?

There was discussion about recreational facilities and programs that would be available. Among the recreational opportunities mentioned were swimming, lacrosse, an off-road area for BMX biking and an upgrade to the soccer field.

Transportation improvements were mentioned, including sidewalks and recreational busing (securing a bus that could be used to allow youth to go to sporting events outside the community). Other elements of the community that were desired by the youth in the future:

- Convenience store
- A “small trades” program to provide work experience
- Language programs

What do the buildings look like in your community in 10 to 15 years?

Most of the buildings described were commercial:

- Hotel/Marina
- Waterfront Resort
- Superstore
- Casino
- Bingo Hall

Where do people gather in your community?

All age groups were included:

- Gymnasium
- The Big House – for older people
- The Elders building
- The daycare centre

There was discussion of celebrations being held.

Where is the centre of the neighbourhood?

Participants were unanimous that the centre of the community was the gymnasium/longhouse/community centre area.

How are they traveling within the community – now and into the future?

Participants saw a variety of transportation modes, including:

- Walking
- Hitchhiking
- Cycling
- Driving

What do they see they when look out at their community into the future?

Participants saw parks, but a number of comments alluded to people speeding and having accidents, and to having a safer community:

- Neighbourhood Watch
- CFN Citizens on Patrol
- Lifeguards for beaches
- Gun range with a firearms certification

What do you see when you walk around after dark in your community in 10 to 15 years?

- Streetlights
- More houses and fewer trees
- A bigger community - central

What do you want to see happen in your community in 10 to 15 years?

Participants commented on improvements to the soccer and baseball fields. A hatchery was mentioned.

What do you NOT want to see happen in your community in 10 to 15 years?

- Clear cuts
- Violence
- Drugs and alcohol in the community
- Keep reserve under CFN control

In the future, where do you see yourself working?

- Community centre
- McDonalds
- Fish Hatchery

- As a personal care aide
- Off- Reserve (in various capacities)
- Carpentry
- Architect
- Electrician
- Automobile detailing
- Automobile mechanics
- Gunsmith

Conclusion

Peter Seymour thanked the participants. There was a brief discussion on the establishment of a Comprehensive Community Planning Steering Committee, and that a youth delegate would be a welcomed member.

The youth were encouraged by the facilitators to talk to family and friends about what they had done at the session and why, as well as to encourage other family members and friends to attend the next visioning session on April 10th.

The Chemainus Comprehensive Community Plan: Phase One - Visioning

Community Visioning Session Notes: April 10, 2006

The session was attended by a small number of community members interested in providing their guidance on the future development of the Chemainus First Nation community. A list of attendees follows:

George Harris Sr.
Gert Seymour
Peter Seymour, Sr.
Ray Harris
Stacy Seymour

1. **Peter Seymour** – welcome and introduction of resource persons attending the workshop.
2. **Christine Callihoo** – introduction to the visioning process. “What does your community look like in 15 years....”

The topics of interest discussed included education, employment, housing, recreation, land use, and the natural environment. All of these, and more, are to be considered in the design of a Chemainus First Nation Comprehensive Community Plan.

The following brief notes reflect the low attendance. In spite of the lack of numbers in terms of community members, the discussion was still quite lively at times.

The major areas of concern and focus within the topics listed above include the following:

- Major developments should be kept away from the existing residential area and located around the upland areas, eg. Woodley Range.
- Establish a fish hatchery on Bush Creek and possibly purchase Limberis Seafoods for economic development.
- Concern was expressed in the increase in reserve population. The concern is specifically pertaining to housing; that there is a lack of suitable housing currently thus an increase in population will only increase the need.

- Band Council should consider buying more land.
- Transit system is required on reserve.
- Install lighting around the Community Centre, soccer fields and residential areas.

Four Corners Area

- Various suggestions were provided during the session with agreement that it was most appropriate to have commercial uses in the Four Corners Area. Some examples of this use included a strip mall and a south bound truck stop/service station.

The Chemainus Comprehensive Community Plan: Phase One - Visioning

Open House Visioning Session Notes: May 16, 2006

The session commenced at 3pm and continued until just before 8pm. The Shell Beach Women's Soccer Team again provided a great buffet of vegetables, sandwiches, and fruit throughout the session. The session was attended by more than thirty people, including a number of youth and Elders. A list of attendees follows:

Linda Seymour	Betty Frenchy
Richard Seymour	Karen Jones
Ken Sampson	Ray Harris
Ernie Seymour	Jamie Harris
Dale Seymour	Ed Seymour Sr.
John Elliot	C. Harris
Greg Seymour Jr.	Cheryl Sampson
Perry Seymour	George Harris
Margaret Seymour	Irene Harris
Julie Scurr	Gert Seymour
Elizabeth Tenning	Pete Seymour Sr.
Marla Sampson	Tabitha Aleck
George Aleck	Ingrid Seymour
Brenda Harris	Agatha Frenchy
Spencer Seymour	Hank Sampson
Roxanne Harris	

Main areas of focus mentioned by the attendees were:

1. Land Use
2. Economic Development & Employment
3. Infrastructure
4. Education
5. Health
6. Environmental Protection & Sustainability
7. Language & Culture
8. Finance & Administration

Economic Development & Employment

- Small store and restaurant
- Foreshore lease for log storage
- Art Gallery – selling local artistry (locate on Brenton Page?)
- Shopping Mall – Church Road
- Drive-in Theatre
- Golf course

- Lodge with a marina (incl. gift shop, café, boating and airplane services)

Four Corners

- Support for the Four Corners Development – First Nations owned gas station, hotel, pharmacy, conference centre, Tim Hortons, McDs, etc.
- Liquor store
- Restaurant – not a chain/franchise
- Mini shopping mall
- Sport store
- Motel/Hotel
- Apartment complex
- Play Zone – family fun park
- Train stop and services
- Automotive mechanics /repair shop
- Ice cream parlour
- Fish-n-chip café
- Develop a theme for the entire commercial area

Housing

- Multi-family housing
- Gated community – for non-CFN folks
- Limited income housing options

Transportation

- Public transit system needed

Health

- Palliative Care – provide on reserve at the Elders Centre

Environmental Sustainability

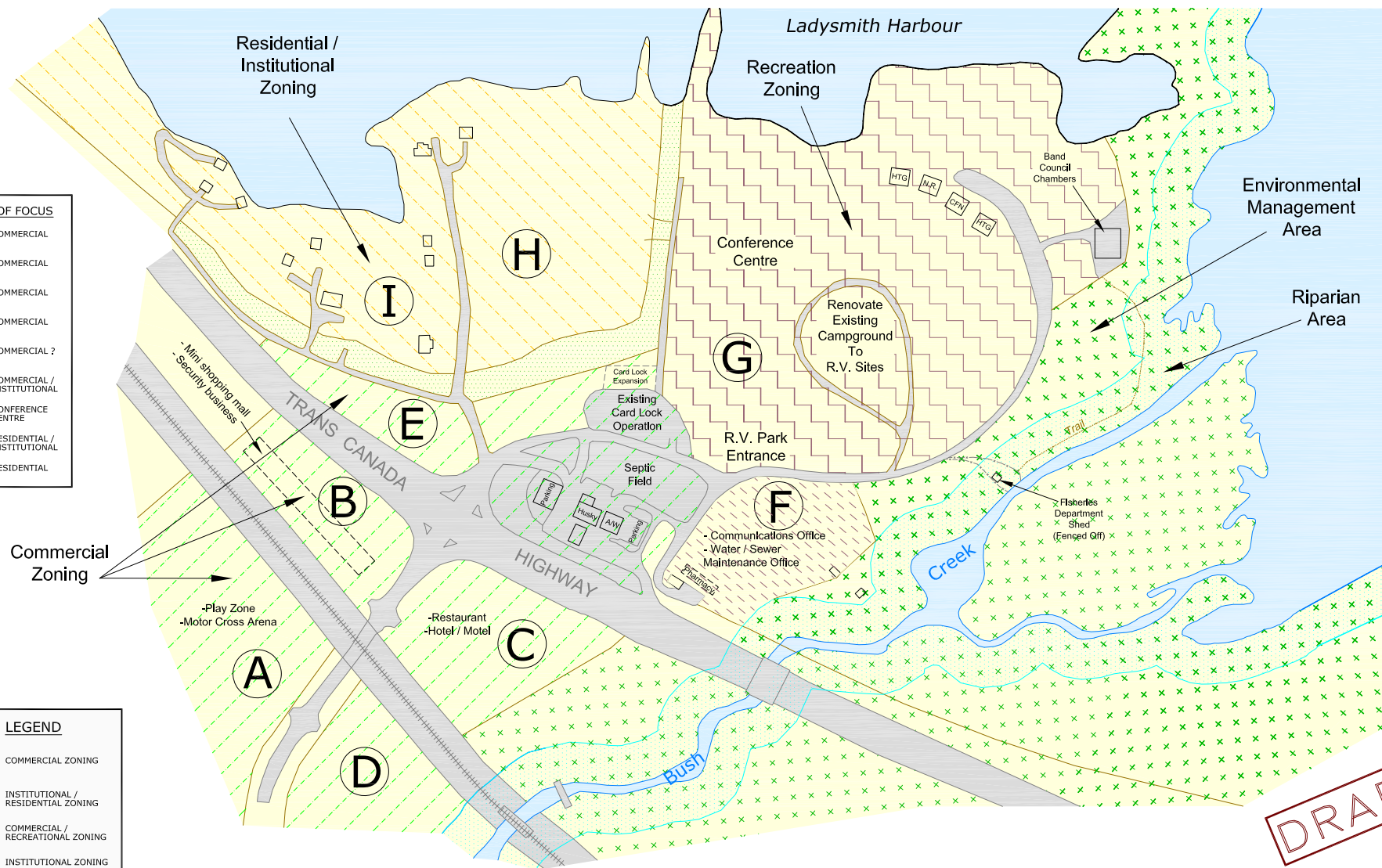
- Maintenance required on the water tower
- Bottle / Recycling depot

Suggested Protected Areas

- Bush Creek
- Bathing sites
- Cultural places
- Dam at the top of K.B. Road

APPENDIX 9

- AREAS OF FOCUS**
- (A) COMMERCIAL
 - (B) COMMERCIAL
 - (C) COMMERCIAL
 - (D) COMMERCIAL
 - (E) COMMERCIAL ?
 - (F) COMMERCIAL / INSTITUTIONAL
 - (G) CONFERENCE CENTRE
 - (H) RESIDENTIAL / INSTITUTIONAL
 - (I) RESIDENTIAL



- LEGEND**
- COMMERCIAL ZONING
 - INSTITUTIONAL / RESIDENTIAL ZONING
 - COMMERCIAL / RECREATIONAL ZONING
 - INSTITUTIONAL ZONING
 - RESIDENTIAL GREEN SPACE BUFFER
 - GREEN SPACE BUFFER (EMA)
 - WATER SETBACK (30m)

Chemainus Chief and Council have directed that a Comprehensive Community Plan (CCP) be prepared for the Chemainus First Nation (CFN), beginning in February with Phase One: Visioning as the first step in the process.

This first phase of the project establishes a "Vision" for the community based on what members of the Chemainus First Nation have said so far. Community members have shared their thoughts/dreams/needs in the development of the Chemainus reserve area. The input of the Chemainus FN members are reflected in these map overlays.

IT SHOULD BE NOTED THAT THE INFORMATION ON THESE MAPS ARE SIMPLY IDEAS SHARED TO DATE. THIS IS JUST THE BEGINNING OF THE COMMUNITY PLAN PROCESS.



CLIENT:
CFN

CHEMAINUS FIRST NATION CCP
Chemainus, Vancouver Island, BC

**FOUR CORNERS AREA
COMMUNITY DEVELOPMENT PLAN**

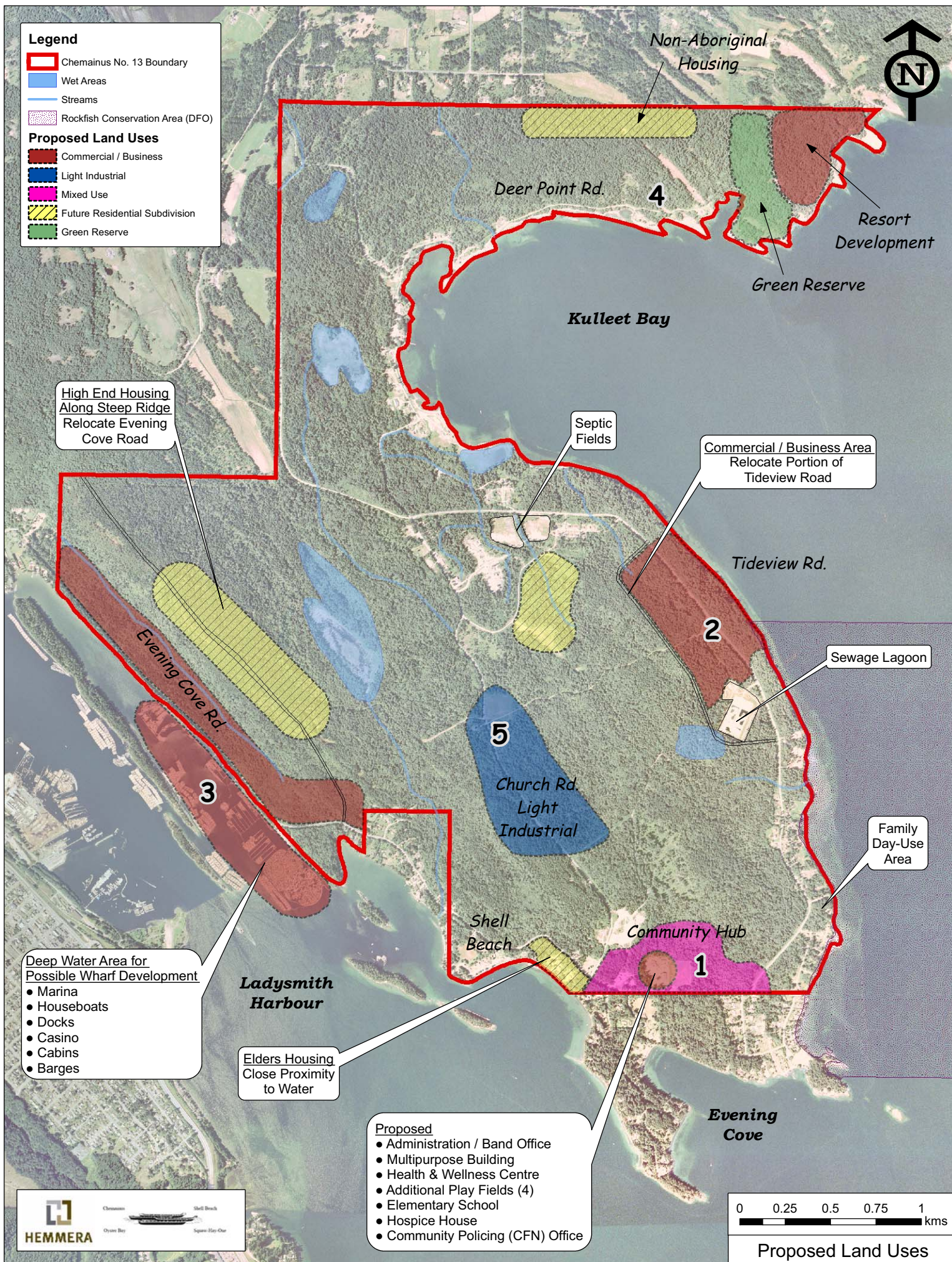
PROJECT No.
498-012.03

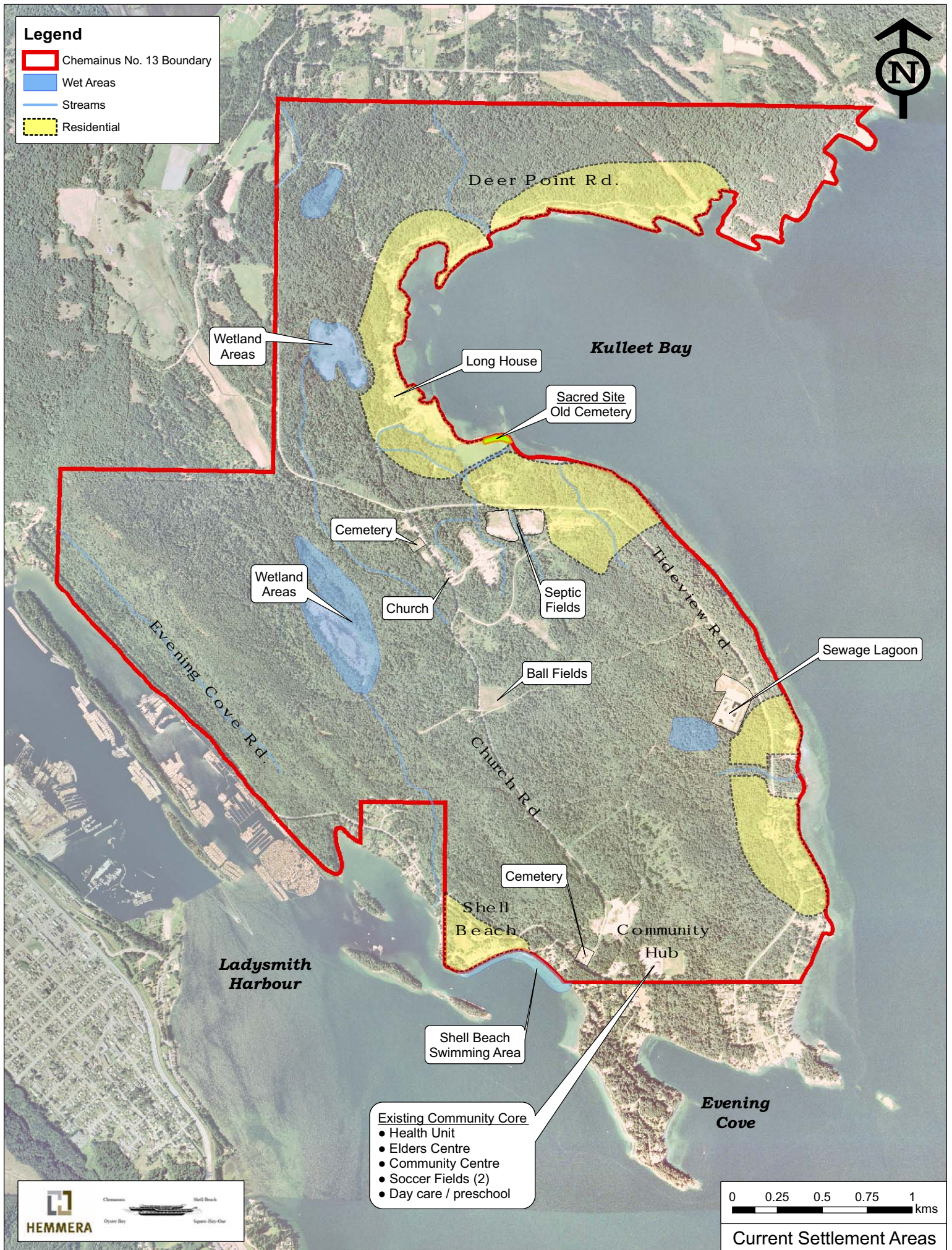
June 2006

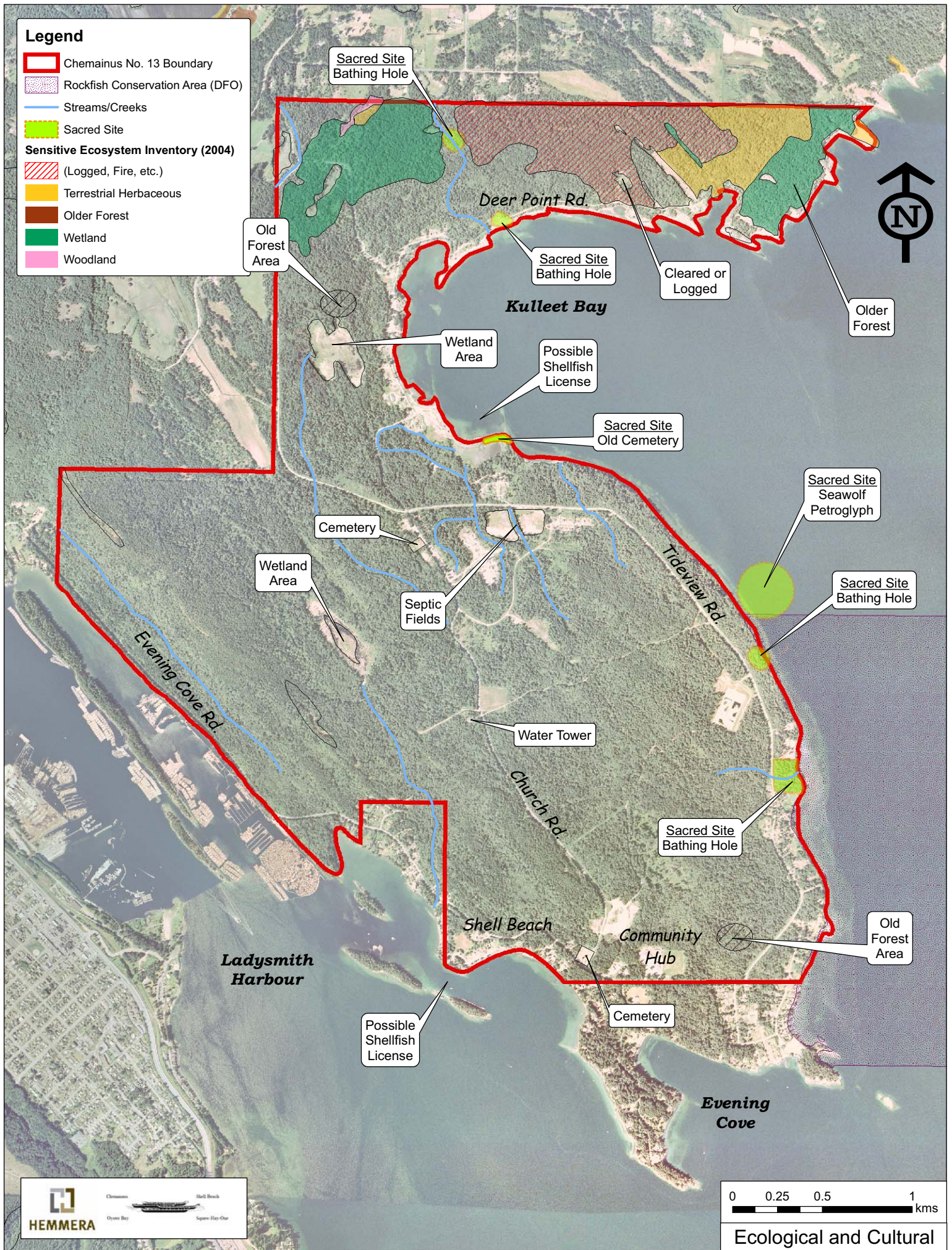
FIGURE 2

DRAFT

APPENDIX 10












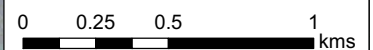


Legend

-  Chemainus No. 13 Boundary
-  Trails (those identified)
-  Proposed Street Lighting, Sidewalks
-  Proposed Road Relocation
-  Proposed Land Use Areas



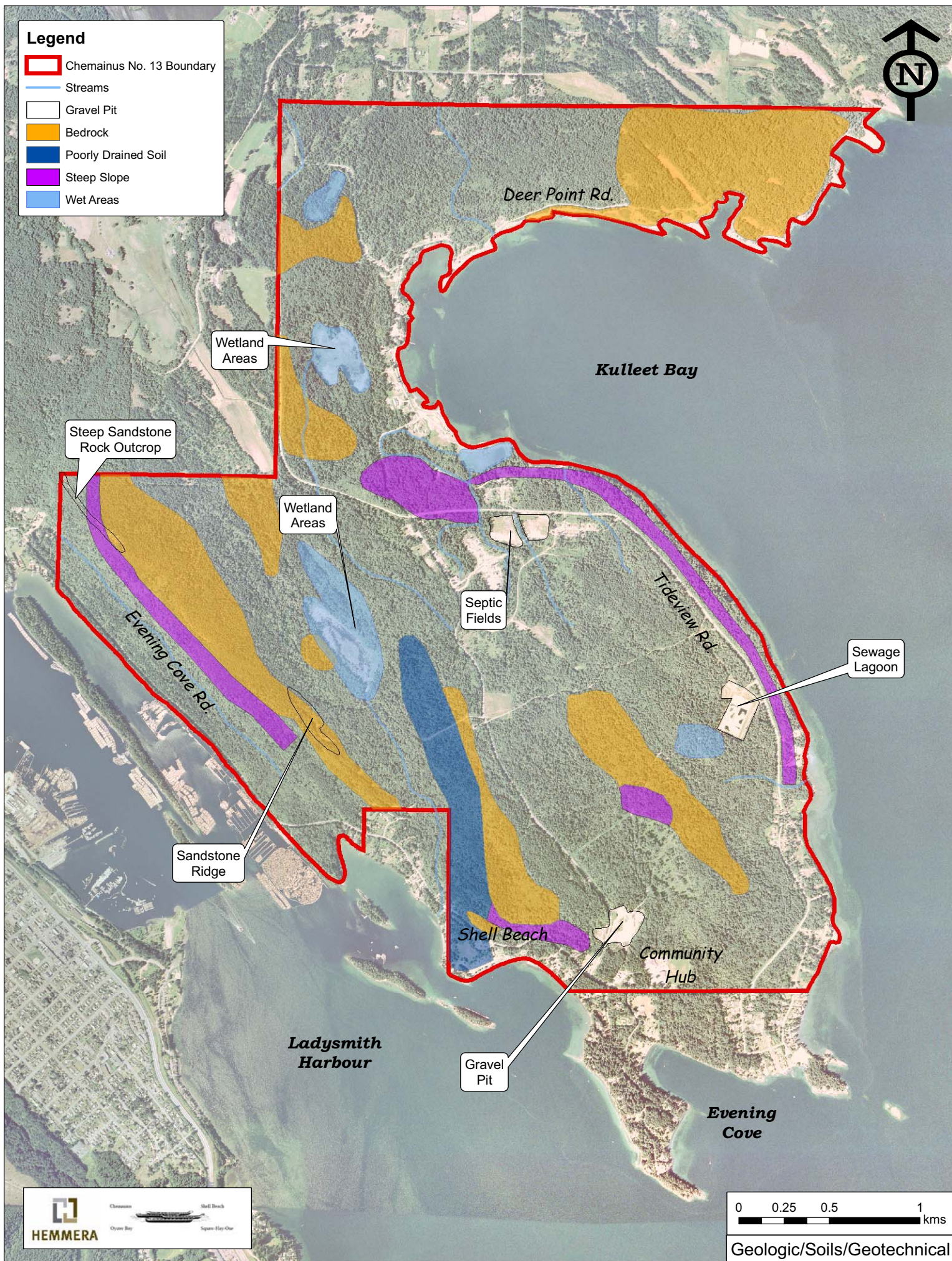
HEMMERA



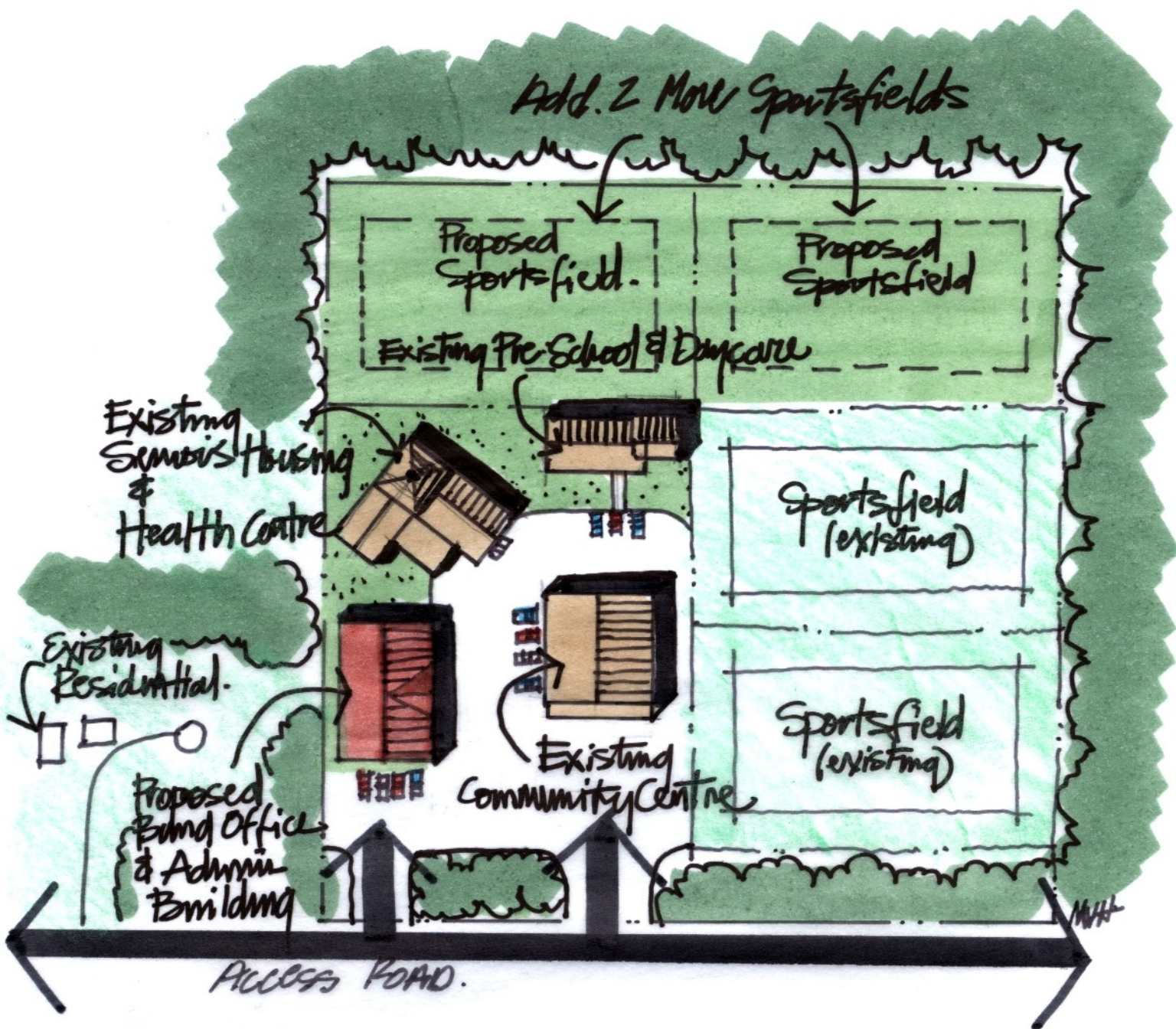
Roads and Trails

Legend

- Chemainus No. 13 Boundary
- Streams
- Gravel Pit
- Bedrock
- Poorly Drained Soil
- Steep Slope
- Wet Areas



APPENDIX 11



COMMUNITY HUB

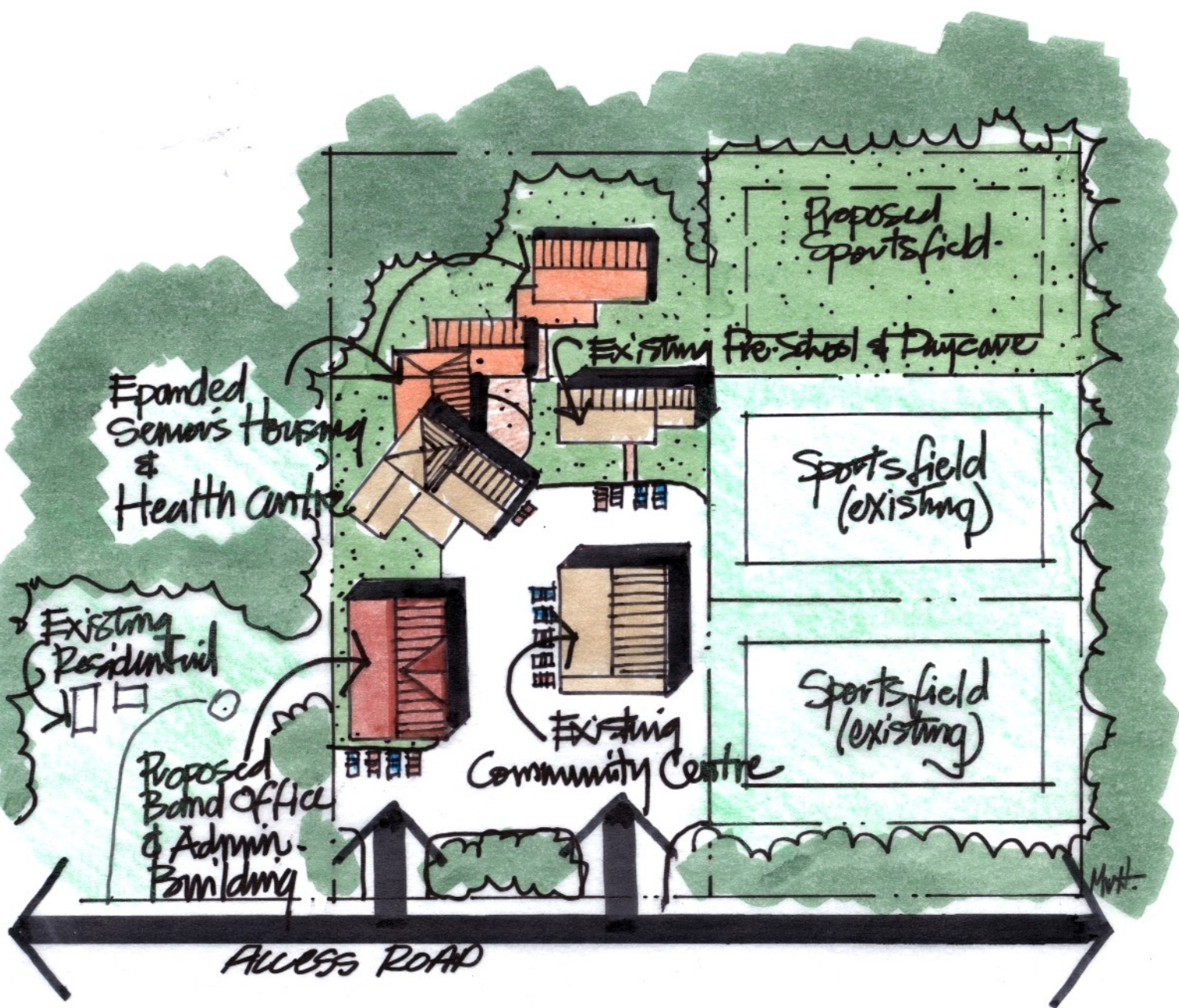
OPTION 1: Minimum Development

NOT TO SCALE
CONCEPT ONLY.

MARCH '07



(Band Office/Administration Building & 2 new Sportsfields)



COMMUNITY HUB

OPTION 2: Medium

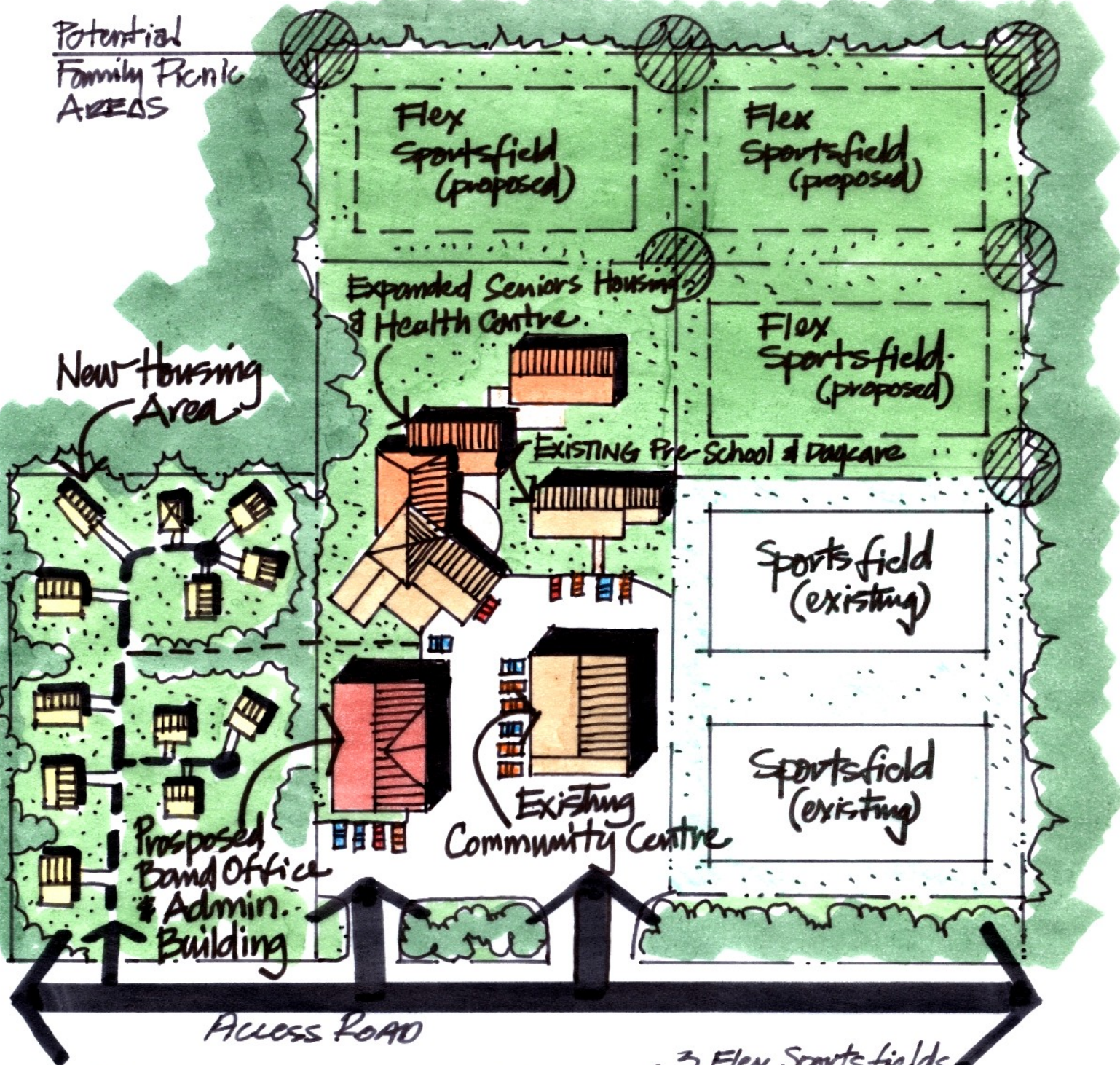
Development

NOT TO SCALE
CONCEPT ONLY

MARCH 07

(Expanded Seniors Housing,
Band Office/Admin, 1 Sportsfield)

Potential
Family Picnic
AREAS



COMMUNITY HUB

- 3 Flex Sportsfields
- Seniors & Other Housing
- Band Office & Admin.

OPTION 3: HIGH

CONCEPT ONLY / MARCH 09

Development

NORTH
N.T.S.

APPENDIX 12



Date: Feb. 23, 2007

RE: CFN COMPREHENSIVE COMMUNITY PLANNING PROCESS

Dear Chemainus Nation IR#11 Member:

This letter is to provide to you a description of the Chemainus First Nation (CFN) Comprehensive Community Planning (CCP) process currently underway. The Chief and Council initiated CCP process has included visioning sessions, focus group sessions, and is now gearing up for the design workshop, the final working session before the CFN CCP draft is brought to the community for review.

Enclosed with this letter is information provided to the community at different points of the CFN CCP process, which you may have seen over the past year when reading the Chemainus First Nation's community newsletter. The information provides a brief project overview and is not to be considered an exhaustive description of the entire CFN CCP process.

Please call me if there are any questions with respect to this letter or the attached supplemental information, or if you are interested in providing your thoughts about the future of the CFN.

Sincerely,

Peter Seymour Jr.
CFN Planning Coordinator & Economic Development Officer Trainee

245-6821
pseymour@cfnation.com



Date: Feb. 20, 2007

RE: CFN COMPREHENSIVE COMMUNITY PLANNING PROCESS

Dear Chemainus Nation Non-Reserve Member:

This letter is to provide to you a description of the Chemainus First Nation (CFN) Comprehensive Community Planning (CCP) process currently underway. The Chief and Council initiated CCP process has included visioning sessions, focus group sessions, and is now gearing up for the design workshop, the final working session before the CFN CCP draft is brought to the community for review.

Enclosed with this letter is information provided to the community at different points of the CFN CCP process. The information provides a brief project overview and is not to be considered an exhaustive description of the entire CFN CCP process.

Please call me if there are any questions with respect to this letter or the attached supplemental information, or if you are interested in providing your thoughts about the future of the CFN.

Sincerely,

Peter Seymour Jr.
CFN Planning Coordinator & Economic Development Officer Trainee

245-6821
pseymour@cfnation.com

Comprehensive Community Planning

Comprehensive community planning involves the development and implementation of community strategies designed to achieve a 'balancing act' of sustainable development, environmental stewardship, resource management, standard of living, and socio-economic conditions. Such an approach encompasses not only land use planning and physical assets, but also long term community visioning to plan strategically for the future, keeping in mind the social, economic, geographic and political realities of the community.

The planning function provides a framework and process for a community to examine its core values, develop a vision for the future and take the necessary steps to achieve that vision. Just as that vision will change and evolve with time, so must a community plan. The plan allows a community to be proactive in directing its efforts and resources toward the course that it has set for itself. It also enables it to react appropriately when various challenges and opportunities are presented.

Once a community has developed a community plan, it can be used:

- as a 'blueprint' for the community's physical, economic and social development;
- as a 'springboard' for community projects;
- as a basis for land and resource management;
- as a communication tool, for education and awareness - internally and externally;
- in support of resource requirement justification (funding applications);
- as a business tool providing background information for the community as a whole, or for community members, in building business relationships with other First Nations, municipalities or private sector partners;
- as a basis for community decision-making and Chief and Council's contract of accountability and transparency to community membership.

http://www.pwgsc.gc.ca/rps/inac/content/comp_comm_planning-e.html#top



Establishing a Shared Vision: Chemainus First Nation Comprehensive Community Planning

INTRODUCTION

The Chemainus First Nation (CFN) reserve lands are composed of four reserves, located near Ladysmith, BC on the east coast of Vancouver Island. The four reserves are Chemainus IR 13, Oyster Bay IR 12, Squaw-Hay-One IR 11, and Say-La- Quas IR 10 with a total population of 1125 (2006, Stats Can). The Chemainus First Nation is one of nine Coast Salish Nations located in southwestern B.C. within the Naut'sa mawt Tribal Council, pronounced NAUGHT sa MOTT (means “working together” in the Coast Salish language).

One of the main sources of market employment and job training are with the band-owned gas station, grocery and fast-food restaurant on Oyster Bay IR 12. Many Chemainus members continue to make their living as fishermen, while others work in forestry, silviculture, and the shellfood industry. Nation members continue to go out on the land to hunt and fish in order to provide for extended family members.

School age children and youth attend a number of schools in the area including in Nanaimo and Ladysmith, as well as a First Nations school on Kuper Island just off the east coast of the Chemainus (#13) Reserve. The Chemainus Nation also operate their own high school (Stu'ate lelum) and college, (the Chemainus Native College), located south of the Oyster Bay (#12) reserve on the Trans Canada Highway.

The Chemainus Nation place a high value on family and community ties. Historically the longhouse has acted as the heart of the community, providing a shelter and gathering area

for spiritual and community activities¹; today longhouse continues to play a large role in the community especially throughout the winter months with traditional dance and celebrations.

THE GOAL

In late 2005, the CFN Band Council made the decision to pursue and support a Comprehensive Community Plan (CCP), to provide greater community direction and certainty to Band Council. This process of facilitated engagement has been made possible through the support of two federal government agencies, Western Economic Diversification Canada and Indian and Northern Affairs Canada. The CCP process relies on the ongoing participation of the Nation's members in visioning sessions, focus groups, and a design charette. Ultimately the process will capture the visions, desires, and expectations of the Nation's members, and this meaningful engagement will be reflected within the Chemainus First Nation Comprehensive Community Plan.

The CCP process and outcome is anticipated to fulfill Band Council's desire to have a clear and detailed picture of the Chemainus Nation's opportunities and constraints in terms of future community growth and development. As well, the CCP is anticipated to provide Band Council with options on how to best proceed with the thoughtful development of the Nation's reserve lands. The plan will address the Nation's concern for culturally appropriate and environmentally sensitive social, economic and physical development.

Physical development opportunities and constraints will include aspects such as housing, infrastructure and community services. Social development opportunities and constraints will include exploring new options to encourage education, capacity building, and civic engagement to promote the overall quality of life for the members of the Chemainus Nation. Lastly, economic development opportunities and constraints will emphasize job training and meaningful employment opportunities for Nation members. Coupled with these work-related opportunities, is the intent to establish sources of dependable revenue

¹ A.J. Baur, P.Eng. S.M. Gagnon. Chemainus Physical Development Plan. 1999

generation in order to ensure a sustainable economic base to provide for current and future generations on Nation reserve land. A major thrust behind all economic, physical, and social development is sustainability, both economically and ecologically.

THE PLAN

After establishing a positive rapport with Chemainus Steering Committee, the Project Team (Peter Seymour, Planning Coordinator (Chemainus First Nation), Gary Reith, Naut'sa mawt Tribal Council, and Christine Callihoo, Land Use and Community Planner, Hemmera) the initial goal is to establish a community vision.

The first step in this visioning process is collecting the community plan baseline information via land surveys, archived data, historical reports, and review of previous plans such as development plans. At this initial stage, the project team and Band Council informed the community of the CCP process, and invited each Nation member to the scheduled visioning sessions.



*Steve Sampson Sr. (the Eldest of the Elders), Middle - Richard Harris (Steve's grandson)
Right - Jimmy Sampson (Steve's oldest son)
Three Generations and Counting!*

The first of a series of sessions was held with the Elders in early March of this year. The question, "What does your community look like in 15 years?" was posed to encourage

dialogue. Discussion circled around the importance of spirituality, protecting sacred sites, improving water and sewage accessibility and reliability, education, economic development, access to housing, and increased family representation in local government (Band Council).



The second visioning session, held in mid-March, targeted the Chemainus youth in order to gain an understanding regarding their hopes and dreams for the Nation. This discussion focused on improved community facilities such as improved recreational facilities (night lighting around playing field, swimming pool, etc), public transportation especially to youth sporting events in nearby communities, as well as an expansion of the community centre. The ideas for building development were primarily commercial with the goal of having improved local services and increased opportunities via a school offering trades and language classes. The youth displayed a concern for the safety of the community, offering suggestions for a neighbourhood watch program, CFN Citizens on Patrol, additional streetlights, and hiring lifeguards to patrol the beaches.

The third workshop in early April was held at the community center with participation from all Band members encouraged. The attendees from a cross-section of the community agreed that any major future developments should be kept away from the

existing residential areas and instead located on the upland area in the commercial area where the gas station, grocery, and fast food store is located. Like the youth, the general population also expressed a desire to implement a transit system, install more streetlights, and build more houses for future population increases.

A fourth Visioning Session held in June, in the style of an open house, was the final step in the visioning process. The purpose of this open meeting was to share a summary of input received to date to enable the community to offer final input and reflect on the discussions in order to inform the next step in the CCP process – the focus group sessions.

THE VISION

After compiling the information shared at the visioning sessions, the general guidance and desire of the community as a whole has provided a high level of clarity. To date, Band Council has been provided a clear overview of the community's priorities and concerns when considering future development and investment in their reserve lands. The focus group sessions, to commence in early September, will allow the planning group to further detail the community plan in terms of what, where, and how development, enhancement, and protection is to occur on the Nation's reserves lands.

Stay tuned!

Peter Seymour, Planning Coordinator, Chemainus First Nation (250-245-6821; pseymour@cfnation.com)

Christine Callihoo, MCIP, Land Use & Community Planner, Hemmera

Four Corners Area (Reserve 12) Focus Group Tuesday, July 4th 2006



Ocean Canoe – Shell Beach Harbour

As you may have heard, the Chemainus Chief and Council have directed that a [Comprehensive Community Plan \(CCP\)](#) be prepared for the Chemainus First Nation (CFN).

The Planning Team has been working with the Chemainus FN community for the past few months, capturing the vision and values of the members of the Nation. This information will now be used in the second phase of the planning process with the first step being the recent (July 4th in Band Council Chambers) Four Corners Area focus group to specifically discuss the desired development of the Four Corners area (Reserve 12).



Some of the main points that came out of the Four Corners Focus Group:

- Development, of any type, encouraged as long as the development doesn't impact the natural ecology, traditional uses, heritage, or values etc.
- Re-invest the business revenues into various CFN programs/services
- Highest and best use of the reserve lands while maximizing all CFN heritage, etc.
- Capacity building requirements in order to optimize opportunities both now and in the future
- CFN heritage influenced conference centre in recreational area. Including an Interpretation Centre
- All commercial buildings and directional signs to be in CFN language (with English in smaller font)

Work on the Comprehensive Community Plan (CCP) will continue over the next year with an objective to conduct a Four Corners Commercial Area community referendum in the spring of 2007. Band Council encourages you to get involved with the CCP process in order to ensure both your values and that of your family are reflected in the Plan.

Peter Seymour is the Planning Coordinator and is working with Christine Callihoo, a land use and community planner. Please give Peter a call at **245-6821**, or drop by **the Band Office** and talk with Peter to share your thoughts or to sign on for an *upcoming focus group session*.





CFN COMPREHENSIVE COMMUNITY PLAN (CCP) PROCESS

It's Your Community Vision

The Chemainus Chief and Council supported Comprehensive Community Plan (CCP) - a community-based, community-driven process that evaluates and balances the various needs of the community (including on and off-reserve members) and provide the basis for effective land and resource decision-making in the community over the long term – continues to proceed following the holiday season..

The Four Corners Focus Group held in the summer provided the required feedback for the CFN to pursue funding to conduct a business feasibility study. The study focuses on the thoughtful commercial development of the Four Corners Area, with the third party consultant working with the Four Corners Focus Group established through the CCP process. Band Council would like to strongly encourage Chemainus members to get involved in the business feasibility study process to ensure that the final result best reflects the hopes and desires of the members of our community.

Hey Kids! Look for the CFN CCP Colouring Book to be arriving at the Community Centre and Daycare very soon! Chief and Council (drop off at the Band Office) would love to receive your best colouring from the CFN CCP Colouring Book - it may even be included in the final CFN CCP!



**CFN COMPREHENSIVE
COMMUNITY PLAN (CCP)
COLOURING BOOK**



UPCOMING RESERVE #13 FOCUS GROUP – MARK YOUR CALENDARS!

The second focus group focusing on Reserve #13 is coming up fast with invitations going out to community members whom have expressed an interest in participating. The focus group will look at all of Reserve #13, but will specifically look at what has been described as the ‘community hub’ – where the Elders Centre, Youth Centre, Community Centre and daycare are located. This focus group will be on Wednesday, January 17th 3-7pm at the Band board office.

**REMEMBER, THIS IS YOUR CHANCE TO BE INVOLVED AND DIRECT THE
FUTURE PATH OF YOUR COMMUNITY!**

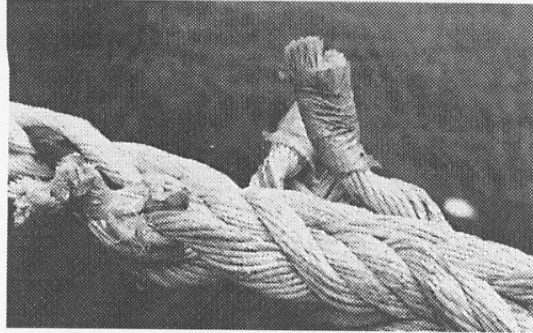
Peter Seymour is the Planning Coordinator and is working primarily with Christine Callihoo, a land use and community planner with Hemmera. Please give Peter a call at **245-6821**, or drop by **the Band Office** and talk with Peter to share your thoughts or to sign on for an upcoming focus group.



CFN COMPREHENSIVE COMMUNITY PLAN (CCP) PROCESS

It's Your Community's Future

The Chief and Council initiated Comprehensive Community Plan process is at the half-way point with the final focus group meeting completed (Jan 17, 07). This focus group specifically looked at Reserve #13, especially the area described at the vision sessions as the 'community hub' – where the Elders Centre, Youth Centre, Community Centre and daycare are located.



Many threads need to come together to weave a community plan.

There were a number of great ideas shared by the eight community members who made it a priority to attend. Some of the ideas talked about for IR#13 included:

1. Elder's housing would be most appropriate around the community hub. Other housing should generally be elsewhere
2. Restrict air and water polluting industries
3. Casino would be OK
4. Avoid light pollution
5. Avoid impact on views especially across Bay
6. Control noise pollution

7. Prefer a native theme/look to all architecture and design, especially with the commercial buildings. Use motifs/art of Chemainus and develop design guidelines
8. Focus street lighting and sidewalks around residential clusters only
9. Sidewalks should be more of a natural trail along the road side than an urban sidewalk
10. Environmentally friendly approach is important to all development
11. Need to speak with the community elder who is an expert in native plants on reserve – she can help map areas that are important for rare/useful plants

The next step is the most detailed one – the design workshop. The community members whom have expressed an interest in being part of this planning process will come together at the end of February to work with the consulting planning team and Peter Seymour. The design workshop participants will work to create a final concept plan for all of IR #13 that will provide a detailed 'map' to be used by Chief and Council and senior staff to guide future development within the reserve.

WE HOPE TO SEE YOU THERE!

Peter Seymour is the Planning Coordinator and is working primarily with Christine Callihoo (ccallihoo@hemmera.com), a land use and community planner with Hemmera. Please give Peter a call at **245-6821** if you have any questions about the CCP process within the Chemainus Nation community.