



LAND USE PLAN

Adopted Tseshaht AGM Nov 26th 2023

Recognizing the Land Use Plan, 'this is a living, breathing document' to emphasize its constant evolution and adaptation to current times.



TABLE OF CONTENTS

1	INTRODUCTION	1	4.4	Transportation and Mobility.....	20
1.1	Structure of This Document.....	1	4.5	Water, Sewer, and Storm Drainage.....	21
1.2	Purpose of This Document	1	4.6	Other Utilities.....	22
1.3	How was this Land Use Plan Developed?.....	2	4.8	Land Use Designations	23
1.4	Authority	3	4.9	Neighbourhood Planning Areas.....	24
2	cišaaʔath Overview	6	5	tiipis - ALBERNI IR 2.....	38
2.1	A Story of Amalgamation	6	6	Broken Group Islands.....	40
2.2	Seasonal Round	6	7	ts'owa - TSEOOWA IR 4.....	41
2.3	Our Lands.....	7	8	hikuuf - AHMISTA IR 5.....	42
2.4	Traditional Placenames	8	9	ʔihuuw'a - CLEHO IR 6.....	43
3	saaʔah̄i - TSAHAHEH 1 (MAIN RESERVE)	9	10	qaqmaqimʔ - KEITH ISLAND IR 7.....	44
3.1	Community Land Needs & Cultural Priorities.....	10	11	hiikwis - EQUIS IR 8.....	45
3.2	Housing.....	11	12	huum'uuw'a - OMOAH IR 9.....	46
3.3	Economic Development.....	12	13	Implementation.....	47
3.4	Community Buildings and Spaces.....	13	13.1	Ensuring Consistency with this Plan.....	47
3.5	Local Foods Systems.....	14	13.2	Reviewing this Plan.....	47
3.6	Private Land Holdings and Future Addition(s) to Reserve.....	15	13.3	Amending this Plan.....	47
4	Important Land Development Considerations.....	16	Appendix A - Zoning Regulation.....	49	
4.1	Culturally Significant Areas.....	17	Appendix B – General Planning Regulations.....	50	
4.2	Environmentally Sensitive Areas.....	18	Appendix C - Broken Group Islands Planning Regulations.....	52	
4.3	Hazardous Areas and Development Constraints.....	19	Appendix D – Cultural Centre Area Concept Plan.....	53	
	Figure 1 - Land Use Plan Work Book.....	2			
	Figure 2 - Open House on May 27, 2022	2			
	Figure 3 - Youth Open House on Summer, 2022	2			
	Figure 4 - Mapping for the Land Use Plan	2			
	Figure 5 - Len Watts with Grand Prize Winner Jacquie Watts.....	2			
	Figure 6 - Seasonal Round	6			
	Figure 7 - Projected Population Growth to 2040.....	11			



1 INTRODUCTION

This document is our plan for the future of c̓išaaʔat̓h (Tseshaht) lands. It clarifies our vision and provides specific direction for the development and governance of our lands. This Land Use Plan will help us open new doors to a prosperous and healthy future rooted in our cultural approach to land management.

1.1 Structure of This Document

This plan is comprised of 13 parts:

- **Part 1: Introduction**
This section explains the purpose and structure of this document and important context-setting background information.
- **Part 2: c̓išaaʔat̓h Overview**
This section provides a narrative of the history of our people leading up to the development of this Land Use Plan.
- **Part 3: Plan for Tsahaheh 1**
This is our main reserve where our community is centred. This Land Use Plan has looked at our community land needs, important planning considerations, and future land uses. This section provides important information and policies that will support a vibrant and successful Tseshaht.
- **Part 4: Important Land Development Considerations**
This section provides guidance to the management of Tseshaht's reserve-lands to ensure development occurs in a manner consistent with the membership's expectations and best practices. It also provides area-specific guidance to Tsahaheh 1 that further clarifies expectations for development.
- **Part 5 to 12: Plans for our other reserves**
This section details our plan for each of our reserves. It includes a map showing what types of development we want to see and some high-level policies. Our other reserves are:
 - tiipis – Alberni IR 2
 - qaqmaqimł - Keith Island IR 7
 - ts'owa - Tseoowa IR 4
 - hiikʷis - Equis IR 8
 - hikuuł - Ahmista IR 5
 - huum'uuw'a - Omoah IR 9
 - ʔihuuw'a - Cleho IR 6
- **Part 13: Implementation**
This section provides guidance for a standardized and consistent approach to implementation, review, amendment, and delivery of this Land Use Plan.

By actively revitalizing our culture, language, and traditions we will have strong families, governance and a thriving economy that provides opportunities, community safety, and well-being for all current Tseshaht and future generations of Tseshaht. - CCP Mission Statement

1.2 Purpose of This Document

This Land Use Plan has been developed to address the following strategic objectives:

- **Improve decision-making and accountability**
This means providing certainty to the land, establishing standardized expectations of proponents operating on our lands, and establishing processes to ensure consistent application of our policies and laws.
- **Facilitate community and economic development**
This means clarifying what areas will support community and economic development and what opportunities Tseshaht will support.
- **Ensure housing for all**
This means understanding what our housing needs are today and ongoing so that we can build the right amount of on-reserve and off-reserve housing to meet our community's needs.
- **Support food sovereignty and community-level food security**
This means protecting important traditional food sources found within our Territory (e.g., wild salmon stocks). It also means identifying and developing resources capable of feeding our people (e.g., aquaculture and agriculture) and establishing policies that support these efforts.
- **Implement the community's visions and goals (e.g., implement the CCP)**
This means actioning the community's vision for the future as identified in the recently completed Comprehensive Community Plan (CCP) and this Land Use Plan. It also means decision-making will be aligned with the CCP and this Land Use Plan rather than an 'ad hoc' approach.
- **Celebrate and protect our language, culture, and traditional way of life**
This means identifying the waters, lands, and resources that must be protected – and outcomes that must be achieved – to preserve our language, culture, and traditional way of life.
- **Increase access to the Broken Group Islands for our members**
This means that we will identify opportunities to increase member access to the Broken Island Group.
- **Improve communication and understanding with our membership**
This means providing our membership with sufficient information to feel aware of all that is going on to support the success and vibrancy of our community. This will include regular points of communication in various formats.
- **Clarify land use issues**
This means identifying and addressing land use issues (e.g. encroachment on our lands) within a timely manner.



1.3 How was this Land Use Plan Developed?

A dedicated Land Use Plan team, led by the Natural Resources Department, worked with a Land Use Plan Working Group and an external consultant to undertake the planning, engagement, and writing of this Land Use Plan. Community engagement was essential to getting this document right. The planning team ensured there was an opportunity for members to provide comments throughout the development of this plan, including:

- Family visits
- Land Use Plan Working Group
- Community open houses
- Surveys
- Elders' events
- Youth events
- Online engagement
- Social media

In total, approximately 300 people were engaged by the Lands Department during various engagement events identified above, and 104 people turned in workbooks that captured their vision for the future of Tseshaht's lands.

1.3.1 Land Use Plan Working Group

The Land Use Plan Working Group was essential in the development of this Land Use Plan. The Working Group was made up of 6 Tseshaht members including:

- Boyd Gallic
- Josh Goodwill
- Caledonia Glendale
- Ted Haggard
- Harley Wylie

Their mandate was to provide recommendations to the project team, Natural Resources Department, and Chief and Council on specific matters as they pertain to land use planning and development on Tseshaht reserve land. The overall purpose of the Tseshaht Land Use Plan Working Group was to review and make recommendations on the Land Use Plan.

Figure 1 - Land Use Plan Work Book



Figure 2 - Open House on May 27, 2022 (1)



Figure 3 - Youth Open House on Summer, 2022 (2)



Figure 4 - Mapping for the Land Use Plan



Figure 5 - Len Watts with Grand Prize Winner Jacquie Watts





1.4 Authority

We the Tseshahat people, hold Aboriginal Title and exercise Aboriginal Rights in relation to the waters, lands, and resources throughout our Territory. We have never ceded or surrendered any portion of our Territory. Our laws, customs, and traditions include sacred responsibilities to past, present, and future generations. These include sacred responsibilities regarding the waters, lands, and resources on which our food security, societies, and culture depend on. Section 35 (1) of the *Constitution Act*, 1982 recognizes and affirms the existing Aboriginal Rights, including aboriginal Title, for Aboriginal People within Canada.

This Land Use Plan strengthens our self-governance and ensures our people are recognized as stewards of the waters, lands, and resources throughout our Territory.

1.4.1 Aboriginal Title and Rights

Aboriginal Title and Rights are two different things:

- o **Aboriginal Title**
Aboriginal Title relates to ownership. The Supreme Court of Canada described Aboriginal Title in *Delgamuukw v. British Columbia* as a right to exclusive use and occupation of the land for a variety of purposes. In *Tsilhqot'in Nation v. British Columbia*, the Supreme Court of Canada declared Aboriginal Title to approximately 2000 km² of Tsilhqot'in Territory – the first time in Canadian history that a court has declared Aboriginal Title to lands outside of a reserve. Aboriginal Title includes: the right to decide how the land will be used; the right of enjoyment and occupancy of the land; the right to possess the land; and the right to the economic benefits of the land.

We the Tseshahat people, hold Aboriginal Title to all waters, lands, and resources throughout our Territory (see Map 1 on page 8).

- o **Aboriginal Rights**
Aboriginal Rights relate to specific activities and uses. Section 35 of the *Constitution Act*, 1982, recognizes and affirms existing Aboriginal Rights. The Supreme Court of Canada has defined Aboriginal Rights as activities that are elements of practices, customs, and traditions that are integral to the distinctive culture of an Aboriginal society. The Supreme Court of Canada, in the *Haida*, *Taku River*, *Mikisew* and *Tsilhqot'in* cases, established that Aboriginal peoples asserting Aboriginal Rights must be consulted and accommodated prior to occurrence of any decisions, conduct, or activities that may have impact on the rights and interests of Aboriginal peoples.

We the Tseshahat people, exercise our Aboriginal Rights throughout our Territory (see Map 1 on page 8).

1.4.2 United Nations Declaration on the Right of Indigenous Peoples

The United Nations Declaration on the Right of Indigenous Peoples (UNDRIP) was adopted by the United Nations General Assembly in 2007. Article 19 of UNDRIP states:

Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own Indigenous decision-making institutions.

Article 32(2) of UNDRIP states:

States shall consult and cooperate in good faith with Indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or Territory and other resources, particularly in connection with the development, utilization, or exploitation of minerals, water, or other resources.

In May 2016, Canada became a full supporter of UNDRIP, without qualification. In September 2017, British Columbia committed to UNDRIP. In November 2019, British Columbia followed through on its commitment and passed the legislation to implement UNDRIP. The legislation mandates the BC government to bring provincial laws into harmony with the UN Declaration.

1.4.3 Framework Agreement on First Nation Land Management – Land Code

Tseshahat is currently under the *Indian Act*, which oversees many aspects of life on-reserve. Since 1996, an alternative has been available, known as the *Framework Agreement on First Nation Land Management (FNLMA)*, providing First Nations with the authority to self-govern their lands and resources – replacing 46 sections of the *Indian Act* with a custom Land Code. Becoming a signatory to FNLMA is different from Treaty or other negotiations in that it relates primarily to the governance of lands and resources.

A Land Code removes Crown interference from our lands – asserting our right to enact and enforce our own control over our lands and resources. We have been caretakers of our Territory since time immemorial and continue to be stewards of our lands and resources based on the continuation of our principles for caring and maintaining vibrant and abundant ecosystems and economies.

It is important to note that becoming a signatory to the FNLMA in no way removes or reduces Aboriginal Rights and Title. It does not abrogate any right or freedom, fiduciary responsibility of the Crown, or impact rights to services.

A Land Use Plan is a requirement of a custom Land Code, and this Land Use Plan was crafted in a manner that would integrate into a custom Land Code without the need for additional work; this supports Tseshahat's efforts to becoming a signatory to the Framework Agreement on First Nation Land Management when the opportunity is right for the community.

Tseshahat will explore the Land Code process to understand when it makes sense to become a signatory to the FNLMA.



1.4.3 History of Reserve Creation in Canada

Before colonization, First Nations were self-governing, self-sustaining nations, with legal, administrative, and diplomatic systems that owned and managed their lands and resources. At the time of contact, relationships between First Nations and European explorers and traders ranged from relationships that benefited all, to violent encounters.

- **1763** - The Royal Proclamation declared: "any lands whatever, which, not having been ceded to or purchased by us, are reserved to the ...Indians." This coincided with expanded settlement efforts of Europeans and Americans, providing impetus to undertake reserve creation across the Dominion of Canada.
- **1850** - The first reserves in Western Canada were created in the 1850s and 1860s after the colony of Vancouver Island was established in 1849 and the mainland of British Columbia became a colony in 1858.
- **1850-1854** - Sir James Douglas, Chief Factor of the Hudson's Bay Company and governor of the colonies, recognized that in order to promote settlement he would have to extinguish Aboriginal Title and stabilize the relationship between First Nations and settlers. Douglas negotiated fourteen agreements for the cession of Title on Vancouver Island from 1850-1854. This process was intended to extinguish Title through treaty. These fourteen treaties along with Treaty 8 and the Nisga'a treaty, finalized in the year 2000, are the only treaties that have been signed in British Columbia. After the fourteen Douglas Treaties, the Colonial office in Ottawa stopped funding efforts for the extinguishment of Title in British Columbia.
- **1854** - Although the Royal Proclamation of 1763 required the negotiation of treaties to extinguish Title and claim Aboriginal lands for settlement, Douglas created reserves throughout the colony without negotiating nor extinguishing Aboriginal Title. Dominion (Canadian) and Provincial (BC) governments held very different opinions regarding reserve size. The land surveyed in the province amounted to less than one acre per Indian (settlers were receiving 320 acres per family), whereas in the other provinces, the Dominion government was giving between 160 and 640 acres per Indian family. British Columbia refused a Dominion government proposal to increase Indian reserves to 80 acres per family. The two governments temporarily agreed to 20 acres per family.
- **1857** - Acts collectively known as the Gradual Civilization Act encouraged enfranchisement. Influenced by the European concept of private land ownership and wealth accumulation, this Act ultimately sought to assimilate First Nations people.
- **1864** - Joseph Trutch became governor of the colony of British Columbia and while in power, reduced existing reserves and was unwilling to allot new reserves or add to pre-existing reserves. Trutch was very racist and used the pretense that white settlers would make better use of the land than First Nations. These decisions were centered around the idea that productive land use involves resource extraction and agriculture. Trutch's reductions to Indian reserves were the first of many "adjustments" or "cut-offs" that have been made to reserves. Through the late 1860s First Nations leaders protested reserve reduction, as the allocated land was not enough to support their people. The reduction of land forced First Nations to change their diets, economies and accommodations and deeply impacted their culture as a result.

- **1867** - The Constitution Act was passed to create the Dominion of Canada and assigned legislative jurisdiction to Parliament over First Nations and Indian reserves.
- **1874** - The Indian Reserve Commission was established, which was authorized to create reserves to be used for the benefit of First Nations. This involved Dominion crown lands being used to add land to reserves while any land removed from reserves became provincial land. The decisions for addition and removal of land were made without consent from First Nations.
- **1876** - Nearly a decade after the Constitution Act, the Indian Act was created and gave the government power over First Nations identity, political structures, governance, cultural practices, and education. The Act dismantled traditional governance systems and imposed external controls, majorly restricting First Nations freedom and rights.
- **1912** - The McKenna-McBride commission was created by the federal and British Columbia government and involved the review of reserve allotments throughout British Columbia. This process involved criteria for proper use, but the criteria differed from those used by bands, and ended up further reducing the size of many reserves.
- **1951** - Revisions were made to the Indian Act to remove some of the offensive restrictions on First Nations people. However, the revisions did not overturn the discriminatory nature of "Indian Status" and gave the Province jurisdiction over Indigenous child welfare.
- **1969** - The Canadian government introduced a white paper that proposed to dismantle the Indian Act and suggested that control of First Nations land be given to First Nations people. This white paper was offensive to many Nations and was met with forceful opposition from First Nations leaders. The white paper was discriminatory to First Nations people, and offensive as it wrongly considered reserve lands to be owned by the Crown when, they were First Nations lands held by the Crown.
- **1972** - The Government of Canada created the Addition to Reserve (ATR) Policy, enabling land to be added to a First Nations reserve. This process allowed the federal government to manage these requests, making it inherently colonialist.
- **Today** - The Indian Act continues to govern many aspects of life on First Nations reserves and oppress colonialist views and customs onto First Nations. It has had long-lasting, devastating impacts on Indigenous cultures, economies, politics, and communities. First Nations are plagued with widespread socio-economic and health inequalities and still deal with lower rates of education, greater poverty, unemployment, and homelessness, among other injustices.

This complex history has resulted in the current climate in British Columbia where First Nations are working towards rectifying the issues of land tenure (amongst other injustices) created by the colonial government still perpetuated by the governments of today.

We envision a prosperous future where Tseshaht is the largest landowner in our Territory - correcting the injustices of the past by regaining control of our unceded lands illegally stolen by colonial governments.



1.4.4 Relationship to Other Plans

This Land Use Plan does not exist in isolation from other plans, strategies, and laws; rather, it supports the work previously undertaken by our community and provides direction to staff and Elected Council for future plans, strategies, and laws.

Comprehensive Community Plan (CCP)

This is an overarching and holistic plan that outlines our vision for the future. Tseshahat's CCP was completed in 2021 and provides overarching direction to this Land Use Plan.

Community Energy Plan

Tseshahat recently completed a Community Energy Plan that outlines the Nation's expectations for energy use and production in the future. This Land Use Plan provides support and direction towards its implementation.

Traditional Use Studies (TUS)

Tseshahat has undertaken a considerable amount of TUS projects to collect information about its heritage. This Land Use Plan supports Tseshahat's heritage and TUS projects by identifying areas where development can occur but must do so in a manner that does not damage our heritage. Tseshahat will establish policies like a 'Chance Find Protocol' and 'Archeology Policy' that outlines Tseshahat's requirements of development on reserve and across the Territory to respect heritage and archeological resources.

Housing Policies

This Land Use Plan identifies where housing can go; however, it does not address how housing will be administered or allocated. Tseshahat has separate policies that cover this – and will be updating them to ensure alignment with this document.

Regulatory Laws

Tseshahat is considering pursuing a Land Code that contains regulatory laws for our reserve lands (e.g., business licensing, subdivision, and development servicing, etc.). They will establish clearly enforceable rules at a level of detail that is beyond the scope of this document (e.g., fill and dumping laws).

Infrastructure and Capital Plans

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

Economic Development Plan

Tseshahat intends on preparing an Economic Development Plan that will outline priority community economic development initiatives and developments. Those developments will be consistent with the approach outlined in this Land Use Plan.

Forestry Plan

Tseshahat is creating a forestry plan that identifies its approach to forestry within the Territory that meets the cultural, environmental, and economic values of the community

Council Strategic Plan

Council will set a strategic plan to determine their priorities over the course of their term. These priorities will be informed by the CCP, Land Use Plan, and other similar plans.

1.4.5 Ownership of Tseshahat Lands

The Tye'e ḥawīł and ḥawīih (Hereditary Chiefs), who occupied the top rank of the social system owned all hahuuḷi (property), both territorial and ceremonial, since time immemorial. The hahuuḷi includes all lands, waters, airs, and subsurface resources of the Tseshahat territory. This model of land ownership allowed our ancestors to share in the wealth of the Territory.

Today, Tseshahat continues this heritage of communal land ownership. By emphasizing communal ownership rather than individual possession, Tseshahat is intentional about pursuing a future where decisions about the land are made collectively.

This inclusive approach fosters a deep appreciation for the interconnectedness between land, culture, and community, allowing for the cultivation of sustainable practices and intergenerational stewardship.

Through this progressive stance on land ownership, we are ensuring that every member has a voice and actively contributes to shaping the land's future, resulting in a vibrant and thriving community grounded in our shared heritage.



2 c̓išaaʔath Overview

We are the c̓išaaʔath (sis sha ahtah or Tseshaht), a vibrant community with an active and progressive natural resources-based economy. We are one of the 14 Nations that make up the Nuuchahnulth [Nootka] people of western Vancouver Island. We are proud of our culture and work as a community to preserve our traditional values and teachings.

At the core of Tseshaht culture is our chronicle of creation, our spiritual origin. We were created at c̓išaa (sis-shaa), a place on what is known today as Benson Island, one of the Broken Group Islands in Barkley Sound. It is here n'aas or nahs (our creator) granted our first ancestors (Tseshaht man and woman) the highest spiritual responsibility and stewardship of the Broken Group Islands. Tseshaht translates as "people of a rancid smelly place" because the inhabitants were such great whalers and their village reeked of whale oil, signifying great wealth.

2.1 A Story of Amalgamation

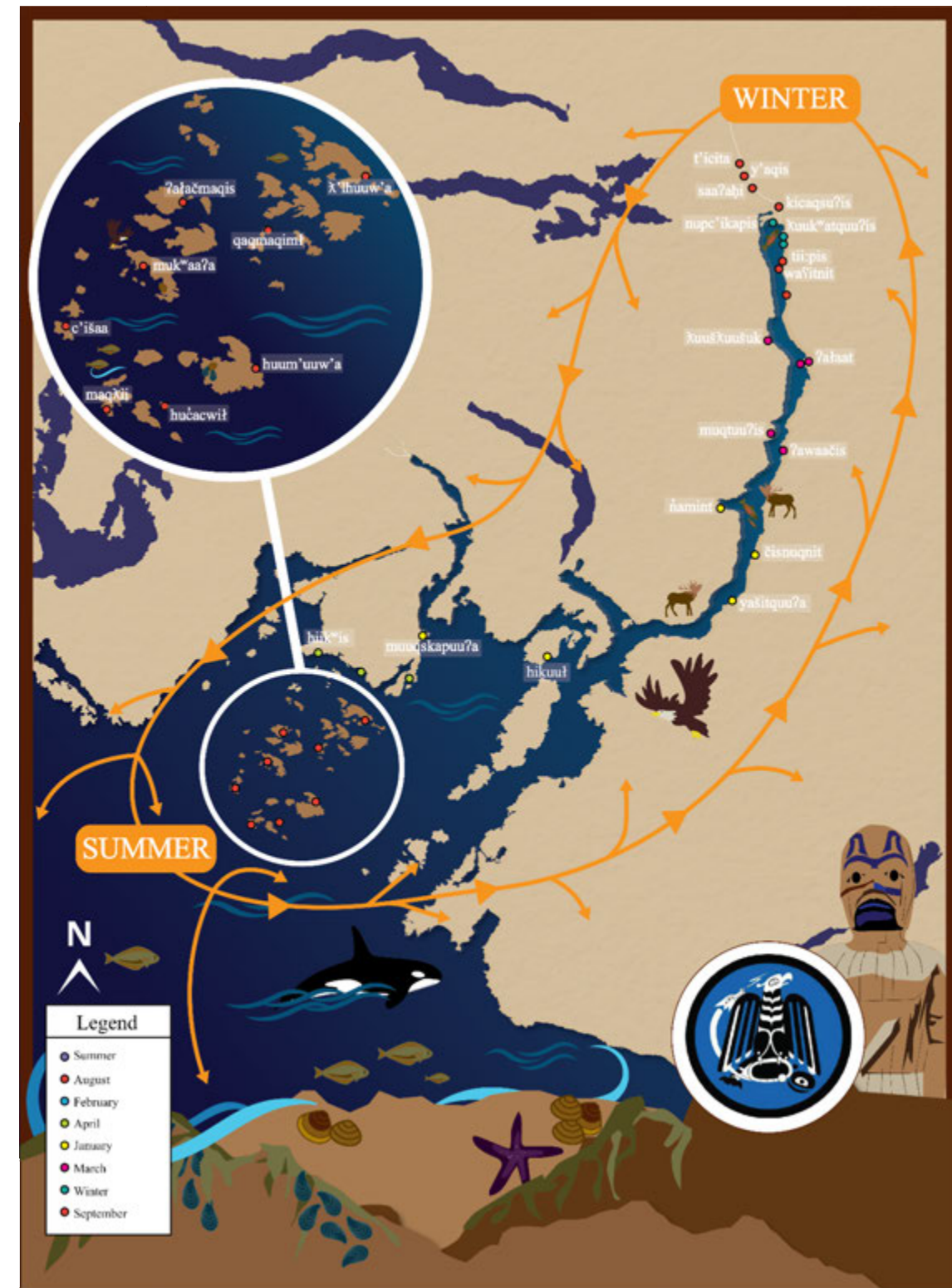
The extremely rich marine environment of the Barkley Sound region supported a dense population of up to 10,000 people prior to contact with Europeans. The arrival of maritime fur traders on the west coast of Vancouver Island in the last quarter of the eighteenth century resulted in many changes to traditional cultures. The Europeans brought infectious diseases unknown to the First Nations, resulting in a very serious population decline. This severe depopulation, combined with warfare caused by intense competition for the new economic opportunities presented by the European newcomers, caused major difficulties amongst many First Nations, resulting in numerous amalgamations and the loss of autonomy.

During the late eighteenth and early nineteenth centuries, the Maktliiʔath, Nash'asʔath, Hach'aaʔath and Hikwuulhʔath Nations were peacefully absorbed by the Tseshaht, losing their independence, relinquishing their hahoulthee (Territory) to the Tseshaht, but gaining security. This resulted in the Tseshaht territory extending to encompass central and northeastern Barkley Sound, the majority of Alberni Inlet, and the Somass River area of the Alberni Valley.

2.2 Seasonal Round

The traditional Tseshaht economy was determined by tupaati – the ownership and use of resources. Tseshaht tupaati included both "outside" and "inside" resources throughout this territory. After amalgamations of the various groups had occurred, the Tseshaht had a much larger territory and a broader resource base. This meant that in late winter and early spring, the Tseshaht travelled to their "outside" tupaati to utilize the resources of these traditional sites and procurement areas in Barkley Sound. These included sea mammals, halibut, rockfish, and salmon. Resources changed along with the seasons and the Tseshaht moved back to their "inside" tupaati, following the salmon up Alberni Inlet to the Somass River. The map to the right shows the historic pattern of movement through the Territory.

Figure 6 - Seasonal Round





2.3 Our Lands

Our Territory

The Tseshaht now assert our jurisdiction over our hahuuli based on our history. Our Territory is vast, covering an expansive area on western Vancouver Island. The extent of our Territory is shown on Map 1 and described in text below:

- All water flowing into Alberni Inlet (excluding the Henderson Lake watershed)
- All water flowing into Effingham Inlet
- All water flowing into Pipestem Inlet
- All water flowing into Uchucklesit Inlet
- All water flowing into Useless Inlet
- All water flowing into Barkley Sound (excluding Trevor, Newcombe, and Felice Channel) including Tzartus Island and the western portion of the Deer Group Islands
- All islands and islets (for which there are over 100) within the Broken Group Islands, including but not limited to:

Alma Russell Islands	Dodd Island	Lovett Island	Tiny Islets
Austin Island	East Tiny Island	Moretown Island	Treble Islands
Barbant Islands	Effingham Island	Mullins Island	Trickett Island
Batley Island	Elbow Islet	Nantes Island	Turret Island
Bauke Island	Erin Island	Nettle Island	Turtle Island
Camblain Island	Gibraltar Island	Onion Island	Walsh Island
Canoe Island	Gilbert Island	Pinkerton Islands	Wilkins Islet
Capstan Island	Glen Islet	Prideaux Island	Williams Island
Chalk Island	Hand Island	Jaques Island	Willis Island
Cooper Island	Hankin Island	Raymond Island	Wouwer Island
Denne Island	Howell Island	Reeks Island	
Dicebox Island	Keith Island	Robinson Island	

*** Important Note – the above list is not a comprehensive list of islands and islets included within our Territory. The list is included to provide context of the marine and archipelagic nature of our Territory. For certainty our Territory includes the surface, column and floor of all waters, and the resources within and underneath.**

One other historical territorial anomalies within Tseshaht territories is the creation of a Hupacasath Reserve on Nettle Island in 1916, where a land purchase that took place by George Hamilton of the Hupacasath Nation, was misinterpreted by administrators of the time to be a traditional ownership of territory and converted into an Indian Reserve designation. This was confirmed by Parks Canada in their 2010 5-Year Management plan (s.3.1 page 15) as their only interest.

Our Reserves

Tseshaht has eight reserves totalling 590.72 hectares:

saaʔaʔi - Tsahaheh 1 (see Section 3)

saaʔaʔi Tsahaheh IR 1 is our main reserve and is the hub of cultural, economic, recreational, residential, and administrative hub.

Tiipis - Alberni 2 (see Section 6)

tiipis - Alberni 2 was an important harvesting site for plants and waterfowl, with a village along the northern portion. Today, there are 6 members homes and it is anticipated to be the focus of future housing development.

ts'owa - Tseeowa 4 (see Section 8)

ts'owa - Tseeowa 4 was an important Hikwuulhʔaʔh site used during the fall for dogfish fishing. Currently there is no development on the land, and it is anticipated that development here will focus on connecting with our heritage and tourism-based businesses.

hikuuł - Ahmista 5 (see Section 9)

hikuuł – Ahmista 5 is adjacent to an important Hikwuulhʔaʔh village. Currently there is no development on the land, and it is anticipated that development here will focus on connecting with our culture, cabins and campsites, tourism-based businesses, as well as a place to access traditional foods (harvesting and processing).

ʔiʔhuuw'a - Cleho 6 (see Section 10)

ʔiʔhuuw'a – Cleho 6 was an important Hach`aaʔaʔh village site where seasonal harvesting was the primary focus. Today there is a dock on the southern extent but no other development. It is anticipated that development here will focus on connecting with our culture, cabins and campsites, tourism-based businesses, heritage preservation, and as a place to access traditional foods (harvesting and processing).

qaqmaqimł - Keith Island 7 (see Section 11)

qaqmaqimł - Keith Island IR 7 was an important village site for the harvesting of seafoods and timber. There is currently a dock and high-end cabins. It is anticipated that development here will focus on connecting with our culture, cabins and campsites, tourism-based businesses, preservation, and as a place to access traditional foods (harvesting and processing).

hiikʔis - Equis 8 (see Section 12)

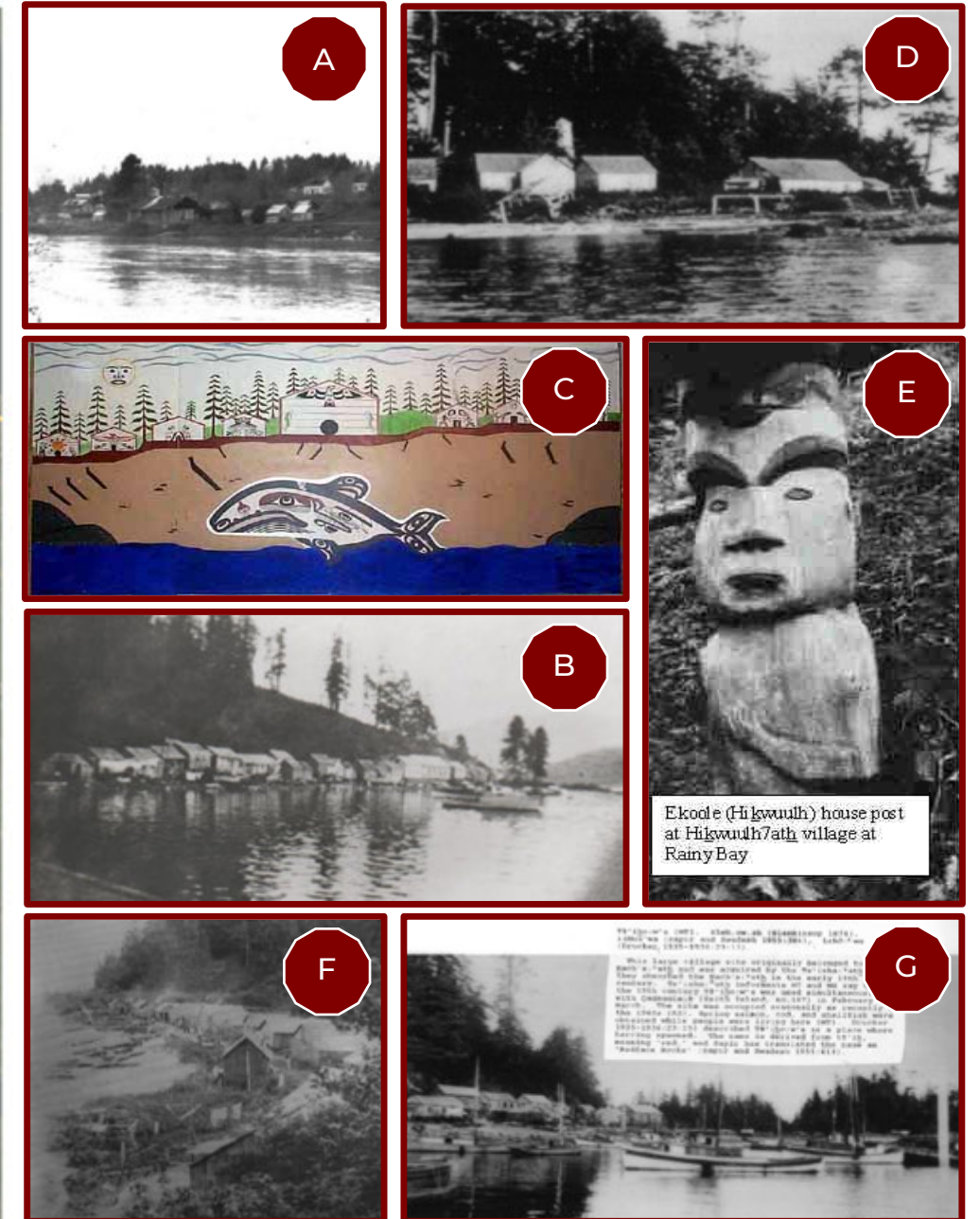
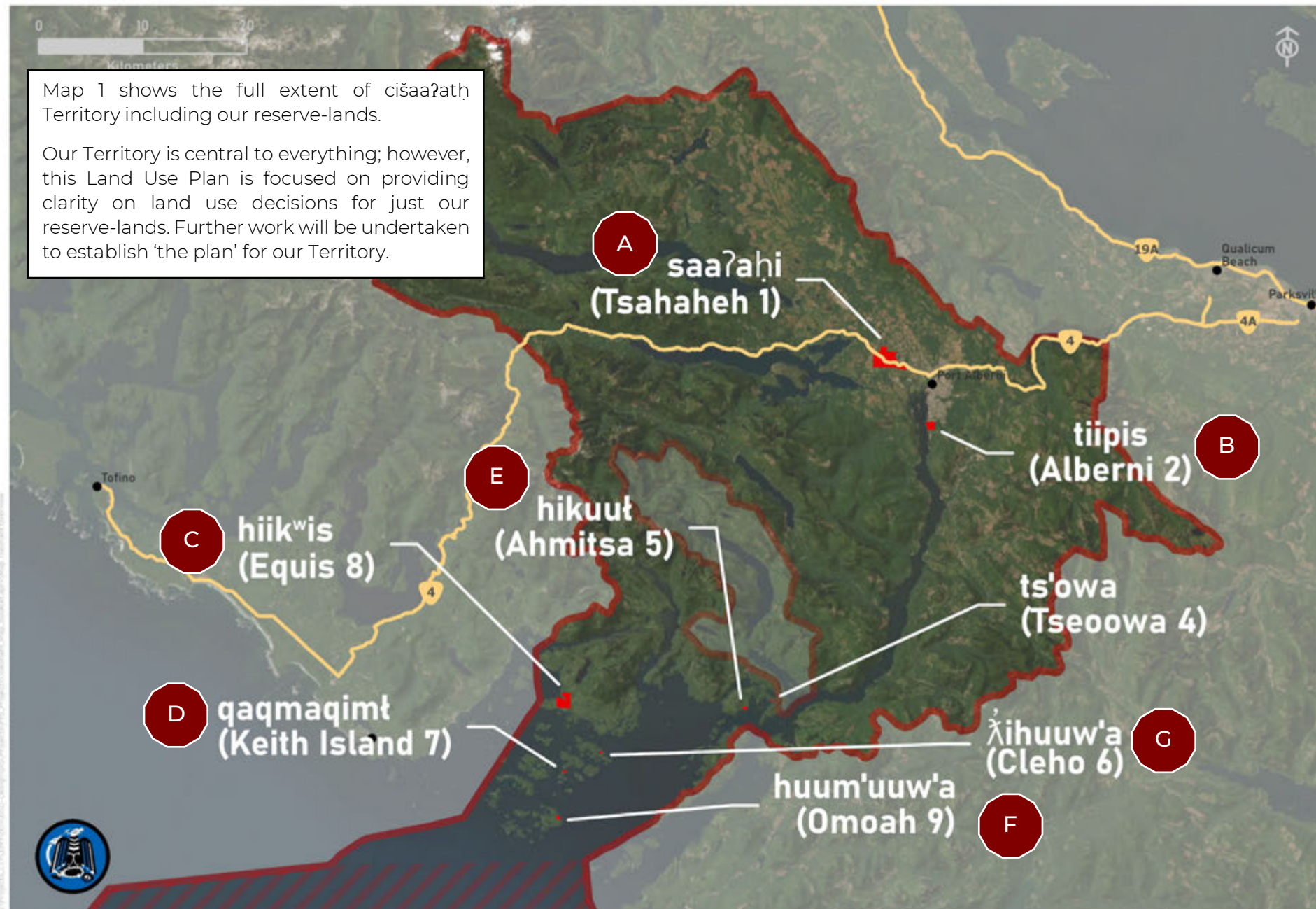
hiikʔis - Equis IR 8 had become a large winter village site for the amalgamated cʔisaaʔaʔh in the nineteenth century and the site of sacred wolf rituals, in addition to resource harvesting. Currently there is no development on the land, and it is anticipated that development here will focus on pursuing tourism-based businesses (e.g., a marina), building cabins and campsites, heritage preservation, and as a place to access traditional foods (harvesting and processing).

huum'uuw'a - Omoah 9 (see Section 13)

huum'uuw'a - Omoah IR 9 was the main summer village of the cʔisaaʔaʔh – a favourite sealing station of our ancestors where seals, whales, and fish were harvested. Currently there is no development on the land, and it is anticipated that development here will focus on connecting with our culture, cabins, and campsites, as well as a place to access traditional foods (harvesting and processing).



2.4 Traditional Placenames



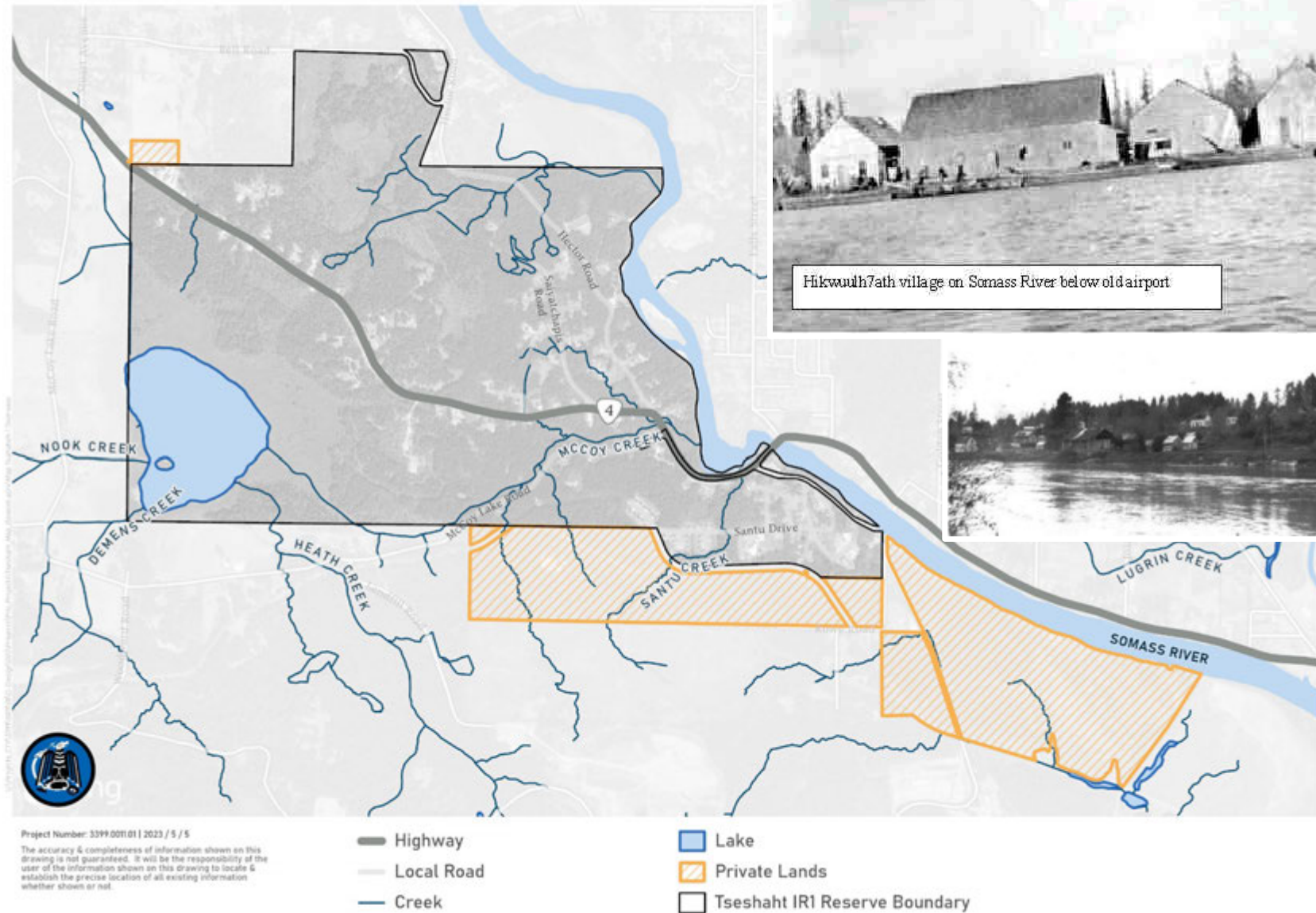
Project Number: 3399.0011.01 | 2023 / 4 / 13

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Map 1 - c'isaa?ath Territory



3 saaʔaʔi - TSAHAHEH 1 (MAIN RESERVE)



Map 2 on the left shows saaʔaʔi our main reserve and the following sections detail our approach to developing our main reserve – Tsaahaheh 1. Strategic objectives and policies were identified through extensive community engagement to ensure the needs of our people are addressed by this Land Use Plan.

Our vision for Tsaahaheh 1 is as follows:

To empower our people, foster a safe and supportive community, build a sustainable and strong economy, strengthen our ties to our culture and heritage, and empower ourselves through self-determination.

Map 2 - saaʔaʔi (Tsaahaheh 1)



3.1 Community Land Needs & Cultural Priorities

Listed below are the top four priorities that the community identified through extensive engagement. These priorities are not an exhaustive list of everything identified, but, represent the primary land use needs that must be addressed to advance a collective vision for Tsahaheh 1.

Housing



see Section 3.2 for detailed explanation

Economic Development



see Section 3.3 for detailed explanation

Community Buildings & Spaces



see Section 3.4 for detailed explanation

Local Food Systems



see Section 3.5 for detailed explanation



3.2 Housing

Housing is a priority for Tseshaht First Nation. This includes housing that is affordable, accessible, and sustainable across the housing continuum. Currently, we do not have enough housing to meet our community's immediate and future needs. A lack of housing is impacting our members and preventing them from moving back home. To address the critical housing shortage, Tseshaht will consider a range of housing options including:

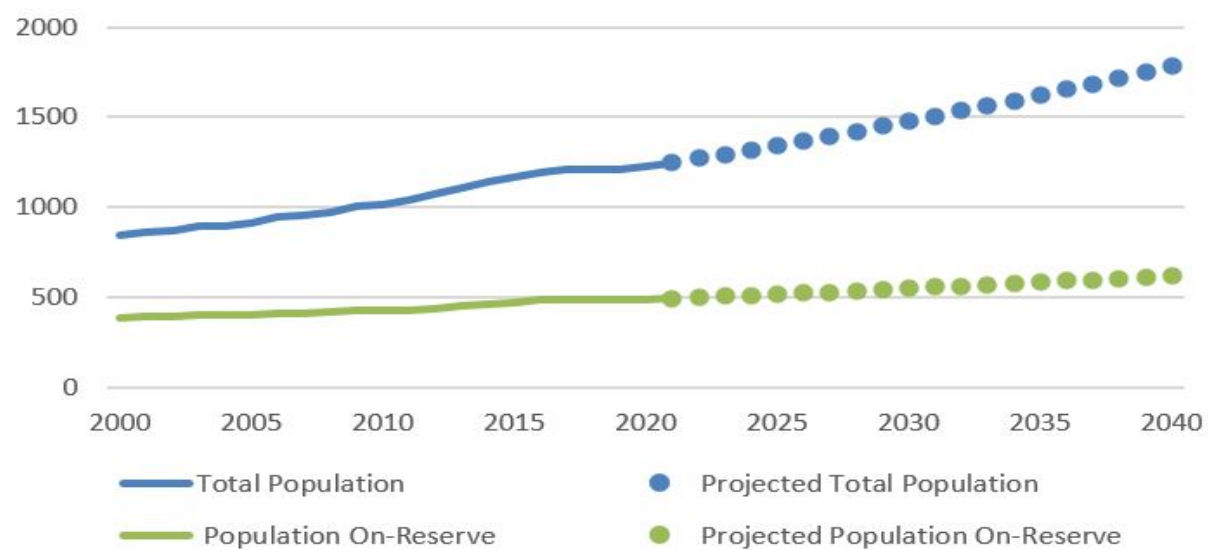
- Single family homes
- Elders housing
- Multi-family housing
- Small homes
- Market rentals
- Other denser forms of housing

Long Term Priorities:

1. Complete a Housing Needs Study to understand current and future housing needs.
2. Prepare a Housing Development Strategy for new housing on- and off-reserve.
3. Build a diverse range of housing that can meet a broad array of needs. This includes small homes, multi-family housing, supportive housing, Elders housing, and other denser forms of housing.
4. Acquire new lands to accommodate housing.
5. Maintain and improve existing housing stock.
6. Construct denser forms of housing (e.g. multi-family housing) located close to centralized services to reduce infrastructure costs and increase accessibility.

Note → Tseshaht is currently undertaking a Comprehensive Housing Needs Study to understand current and future housing needs. This will support Council and staff to make decisions related to housing.

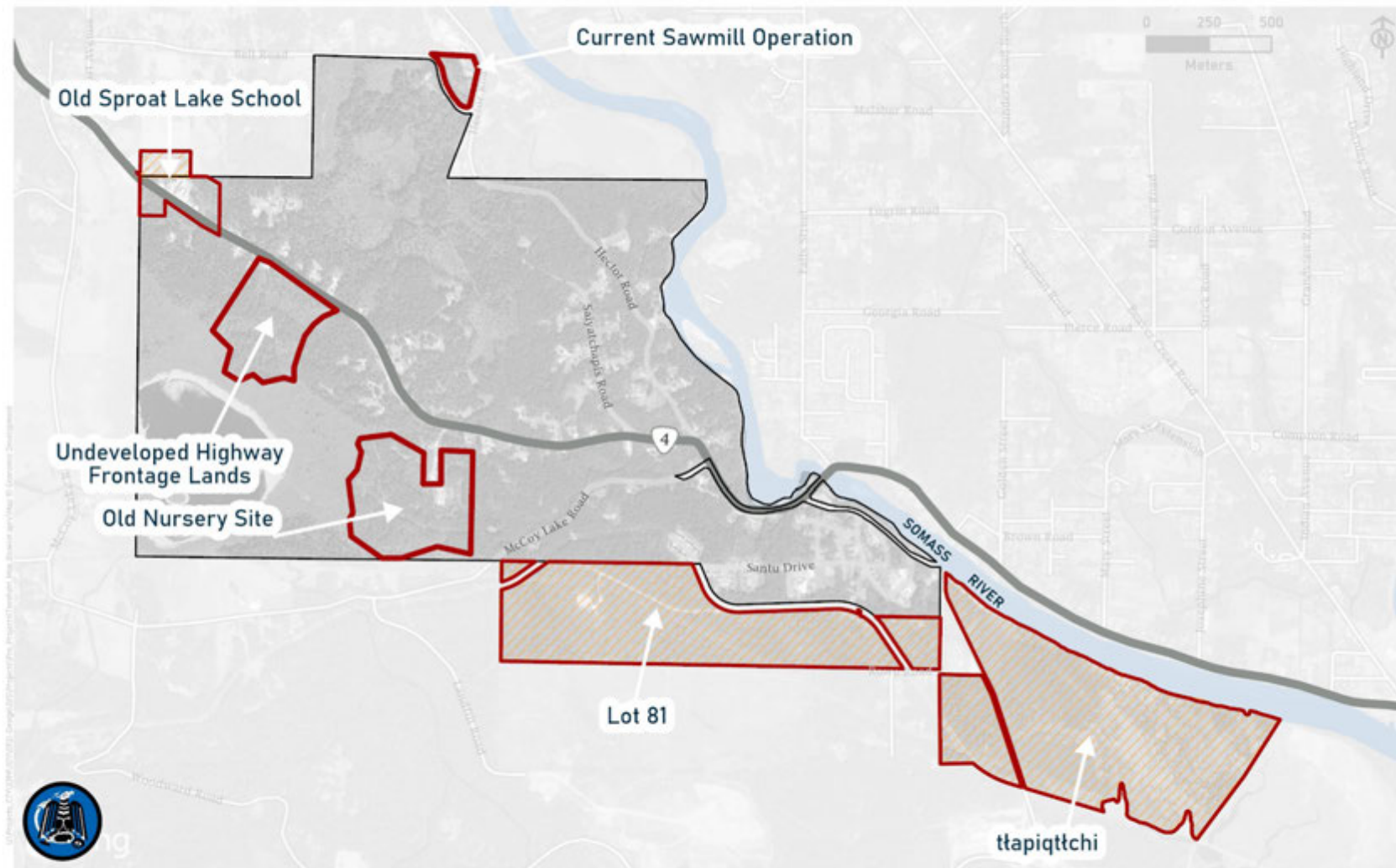
Figure 7 - Projected Population Growth to 2040 - Instat (2023)



Below are some precedent images of housing that could be supported on our lands:



3.3 Economic Development



Project Number: 3299.001101 | 2023 / 5 / 5
 The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

- Lands Identified for Economic Development
- Tseshaht IRI Reserve Boundary
- Private Lands

Long-term economic development priorities have been pulled from other Tseshaht First Nation planning documents. For consistency, the following legend indicates where they were originally created:

- C** Comprehensive Community Plan 2021
- S** Strategic Plan 2021-2025

Map 3 - Economic Development

Economic development on-reserve will be focused in the areas identified on Map 3. These areas are located close to important infrastructure, and most are highly visible along Highway 4. As these lands are developed, Tseshaht will need to acquire new lands to expand its economic reach.

Based on previous market assessments, the following lands are anticipated to support:

Market Lands:

- Commercial
- Tourism commercial
- Market housing

Highway Commercial Lands:

- Tourism commercial
- Light industrial

Old Nursery Site:

- Larger industrial uses (e.g., glulam facility, commercial fish processing, etc.)
- Storage facilities

Old Airport:

- Agriculture
- Light industrial (e.g., storage facilities)
- Commercial campground

Long Term Priorities

- C**
 1. Create wealth, revenue, and employment for greater community self-sufficiency.
 2. Develop businesses that align with our cultural and environmental values and are financially sustainable.
 3. Ensure our history, connections, values, and economy are understood.
 4. Create partnerships and collaborative opportunities that increase economic development and support education, training, and employment.
- S**
 5. Secure long-term, sustainable access to natural resource economies that honour our values and our relationship to the natural environment.
 6. Invest in our people and infrastructure.
 7. Create a corporate structure and related economic strategy.
 8. Establish an Economic Development Department at the Band Office to support Nation-owned and member-owned businesses.
 9. Complete an Economic Development Plan that identifies the Nation's desired approach.
 10. Acquire more lands to pursue economic development.



3.4 Community Buildings and Spaces

Community buildings and spaces (e.g., park land) are important elements of a healthy and vibrant community. Current community buildings and spaces include:

- Longhouse
- Youth Centre
- Cultural Centre
- Maht Mahs Gym
- Daycare Facility
- Paper Mill Dam Park
- Baseball Diamonds
- Band Office
- Smoke Houses
- Cemetery
- Haahuupayak Elementary
- Community Garden

Tseshahk's growing population requires additional spaces to ensure a high quality of life, connection to our culture, and abundant opportunities for recreation and connection.

The following is a list of ideas the Tseshahk community has shared over the years:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Paper Mill Dam Park Improvements • Elders Centre • Healing/Wellness Centre • Youth Centre • Culture and Language Spaces • Community Garden Expansion • Public Works Yard | <ul style="list-style-type: none"> • Expanded Administrative Buildings • New Gym • Covered Multi-Sport Court • Multiplex Health and Wellness Facility • New Somass Hall • Upgraded Longhouse • Tseshahk Museum |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Additional ideas identified through community engagement as part of this Land Use Plan include:

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Sidewalk/bike path along highway 4 and McCoy Creek • Skatepark • Place to show community art • After school care • More parks • Playgrounds | <ul style="list-style-type: none"> • Improved road safety (e.g., speed bumps) • Covered areas • Detox centre • Emergency operation centre • Fish market and cleaning station • Cemetery expansion • Community agriculture |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

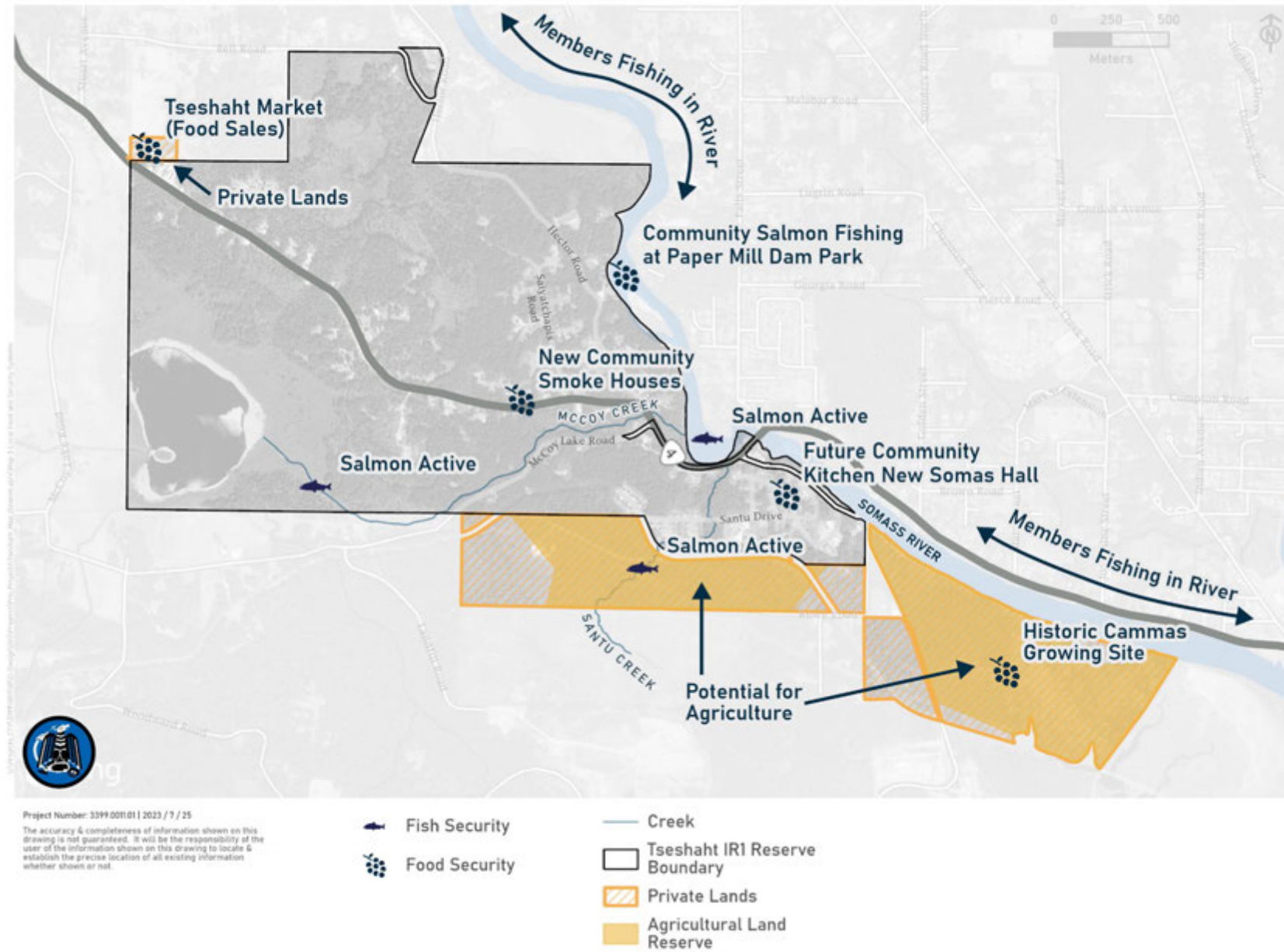
Long Term Priorities:

1. Complete a Physical Development Plan (PDP) which identifies the siting and sizing of the above-mentioned assets, prioritization and capital planning.
2. Secure funding for the development of the assets listed above.

Below are some precedent images of community buildings and spaces that could be supported on our lands. The first is a rendering for the New Somass Hall – while it give a sense of what it may look like, it is subject to change.



3.5 Local Foods Systems



Map 4 - Local Food Systems

Our ancestors lived throughout the Territory in accordance with a seasonal round (as detailed in Section 2.2). This pattern of movement was related to the availability of foods, medicines, and materials – which we still access today.

Presently, our food system is made up of traditional and modern components including a community garden that provides local nutritious foods. We are currently undertaking efforts to identify suitable agricultural opportunities at tlapiqłtchi with the intention of establishing agricultural operations there.

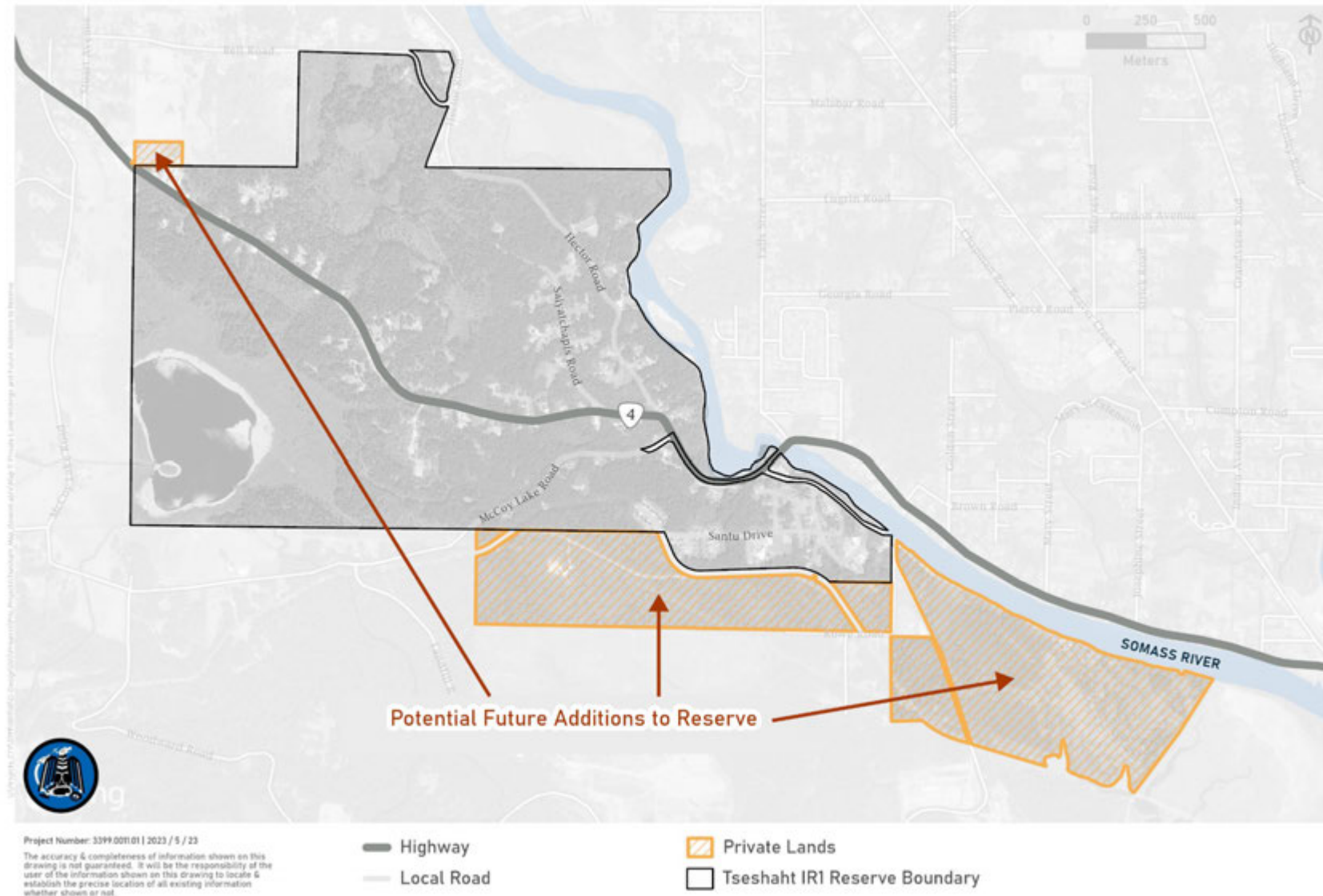
Our vision is to be food sovereign (meaning we access the foods we want when we want) and healthier foods by increasing the availability of traditional foods and producing more of our own food.

Long Term Priorities

1. Ensure adequate facilities exist on-reserve and throughout our Territory for members to process traditional foods (e.g., fish cleaning station).
2. Protect important traditional food sources throughout our Territory (e.g., wild salmon) to ensure their continuous availability.
3. Support nutrition and food literacy amongst our members.
4. Complete ongoing agricultural investigations at Old Airport and develop a Business Plan to establish agricultural efforts on that land.
5. Develop the capacity to undertake agricultural opportunities.



3.6 Private Land Holdings and Future Addition(s) to Reserve



Tseshahst currently owns three land parcels adjacent to the Tsahaheh 1 reserve. These parcels are identified in Map 5 and are an important part of Tseshahst's future development efforts. Through engagement on this Land Use Plan, our community expressed its support to bring our private land holdings into the reserve system through the Addition to Reserve (ATR) process. We will undertake the ATR process for our private lands once more land is acquired – allowing us to strategically leverage these land holdings financially until such time.

Tseshahst is continuing to acquire lands through private land acquisition and strategic negotiations with the Crown and the Province to address reconciliation. This reduces financial impacts to our Nation when re-acquiring our historic lands.

Note → Land use of private (fee-simple) property is controlled by the municipal government, not Tseshahst. This means any development we pursue on private properties must be in alignment with municipal policies and procedures unless the land(s) are brought into the reserve system through the ATR process.

Long Term Priorities

1. Continue to acquire more land.
2. Pursue Addition to Reserve (ATR) on lands owned by Tseshahst where it makes sense.
3. Prepare a Land Acquisition Strategy that identifies Tseshahst's approach to acquiring new land.

Map 5 - Private Land Holdings



4 Important Land Development Considerations

The pages in this section present important land development considerations in the following areas:



Culturally Significant Areas



Transportation and Mobility



Hazardous Area and Development Constraints



Environmentally Sensitive Areas

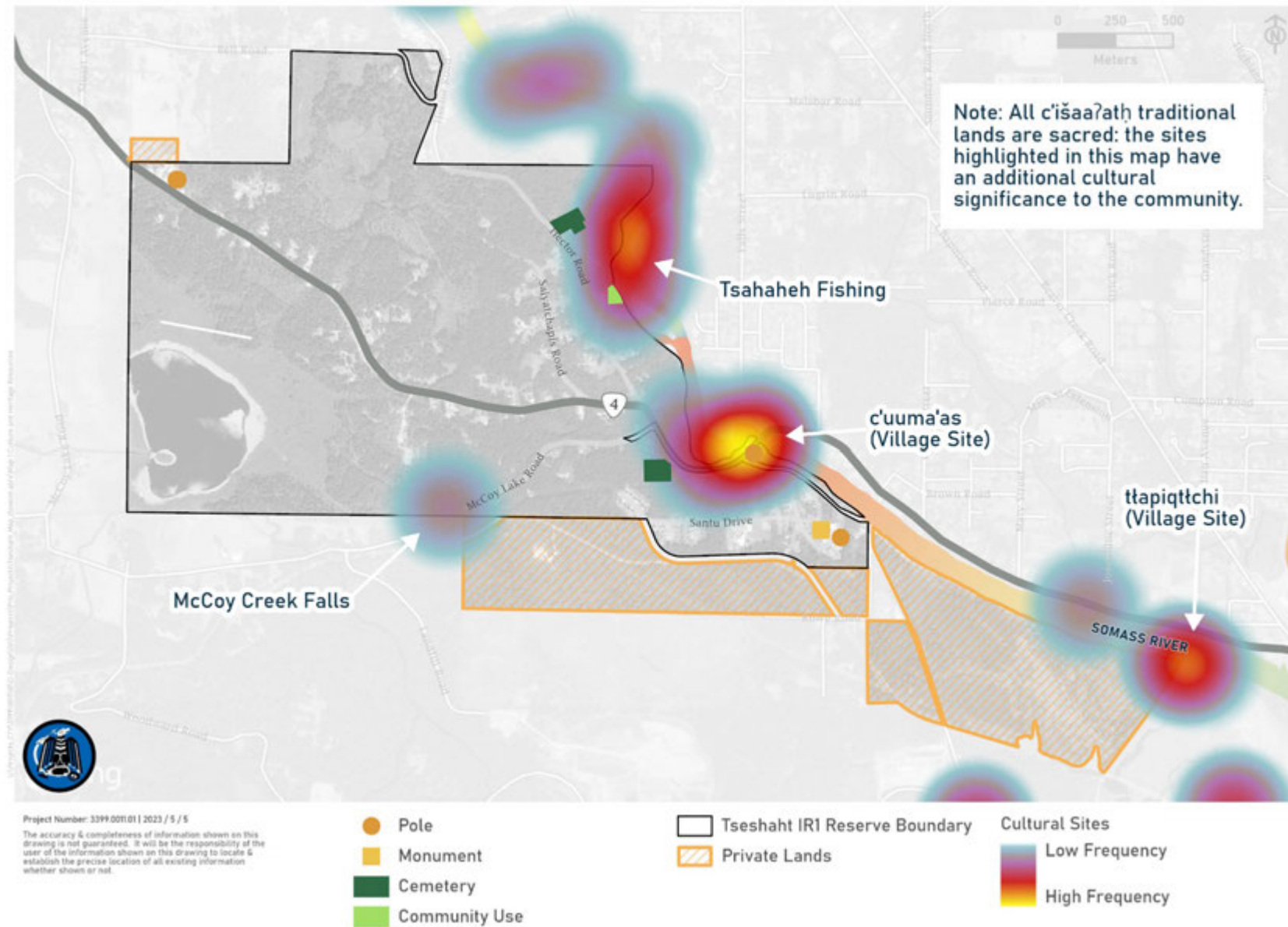


Water Sewer and Storm Drainage



Other Utilities

4.1 Culturally Significant Areas



Map 6 - Culturally Significant Areas

Since time immemorial Tseshaht has continuously occupied its Territory. Continued occupation of the lands and waters has provided a wealth of physical heritage that includes:

- Village Sites
- Burial Places
- Resource collection and processing sites
- Middens
- Sacred and spiritual sites (e.g., origin sites)

Many of the sites are known and registered as archeological sites, while others have been documented through our extensive work on capturing traditional knowledge and use studies. However, not everything is known, and many areas are still to be studied.

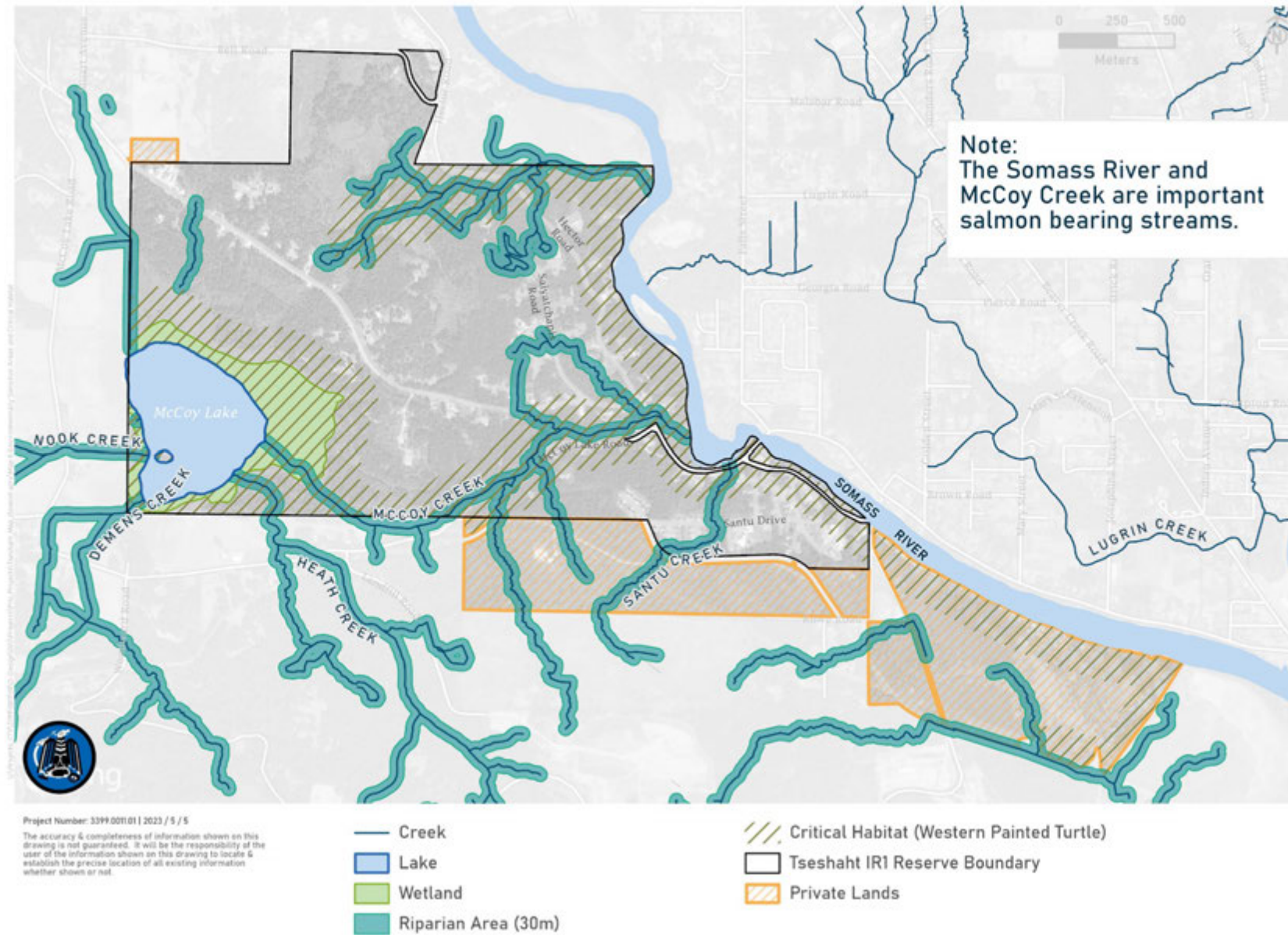
We remain connected to all areas within our Territory. However, for planning purposes, it is helpful to identify the most important areas. The map on the right outlines where we have collected and documented traditional place names and most of our traditional use. Map 6 highlights some of the most culturally significant areas.

General Guidelines:

1. Development must follow the specifications outlined in a Culture and Heritage Policy (to be prepared).
2. Staff and Elected Council reserve the right to request ground penetrating radar prior to the issuance of an approval.
3. Proposed development must include a Chance Finds Protocol at the time of submission aligned with Tseshaht policies.
4. New development is not permitted in areas where archeological remains are concentrated in high volumes.
5. Where permits are issued to new development in areas of known archeological value, care must be taken to not damage physical heritage.



4.2 Environmentally Sensitive Areas



Map 7 - Environmentally Sensitive Areas

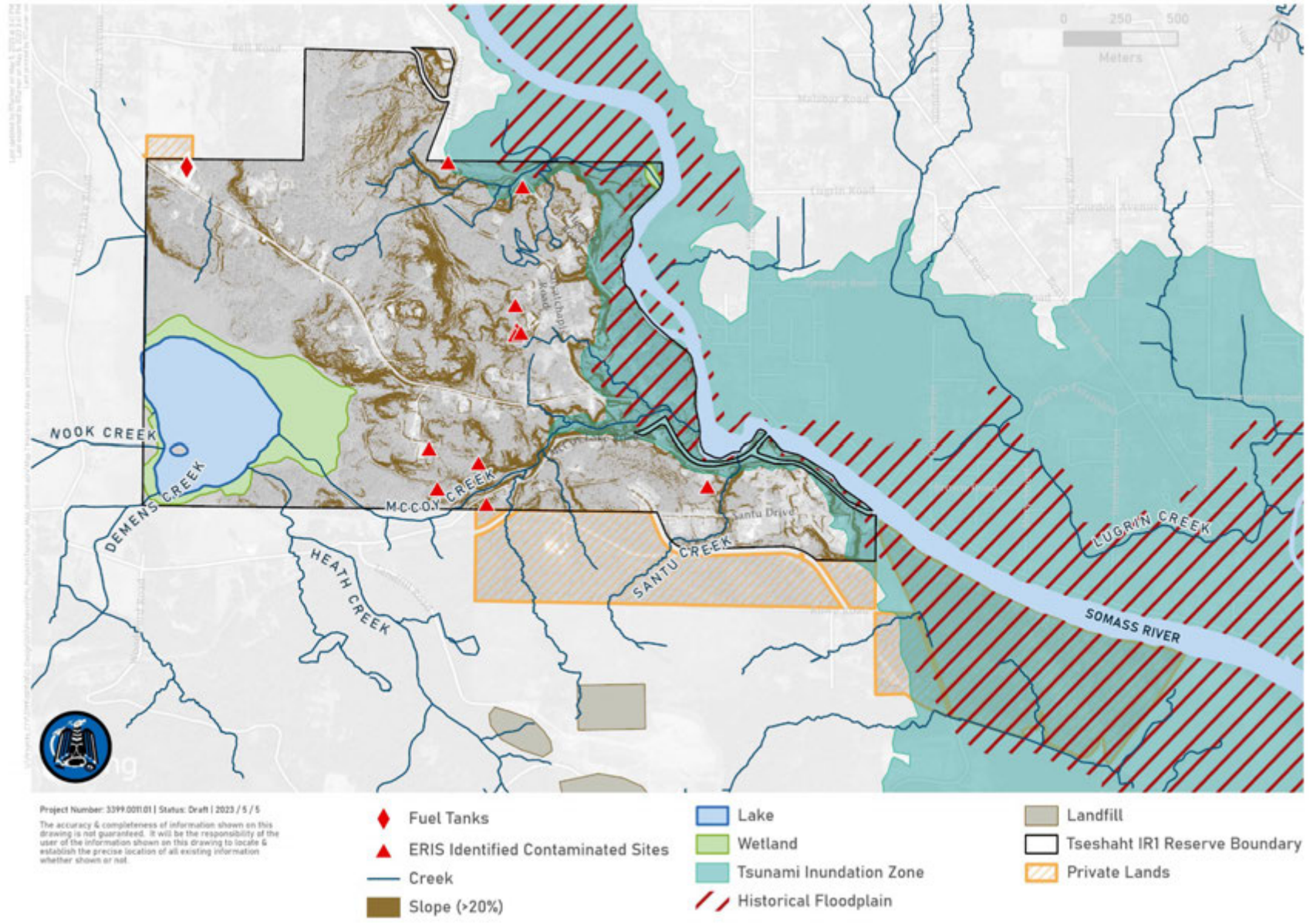
Tseshahst's lands and waters contain environmentally sensitive areas that must be protected. Environmentally sensitive areas on Tsahaheh IR 1 are identified in Map 7, but more work needs to be done to confirm the full extent of environmentally sensitive lands across all our lands.

General Guidelines

1. No development is permitted within 30 metres of a Riparian Area unless a mitigation plan prepared by a certified professional can prove that impact can be fully eliminated.
2. No development will interfere with federally or provincially protected species or their habitat.
3. New development must mitigate off-site sedimentation and erosion caused by construction.
4. Soil and fill brought onto Tsahaheh 1 is not permitted to be contaminated by waste or pollutants.
5. Runoff entering McCoy Lake, McCoy Creek, and the Somass River is not permitted to negatively impact the health of aquatic species (e.g., salmon).
6. Landscaping and plantings in environmentally sensitive areas are only permitted to include local plant species.
7. Invasive species of plants and animals are not permitted to be introduced on-reserve.



4.3 Hazardous Areas and Development Constraints



Map 8 – Hazardous Areas

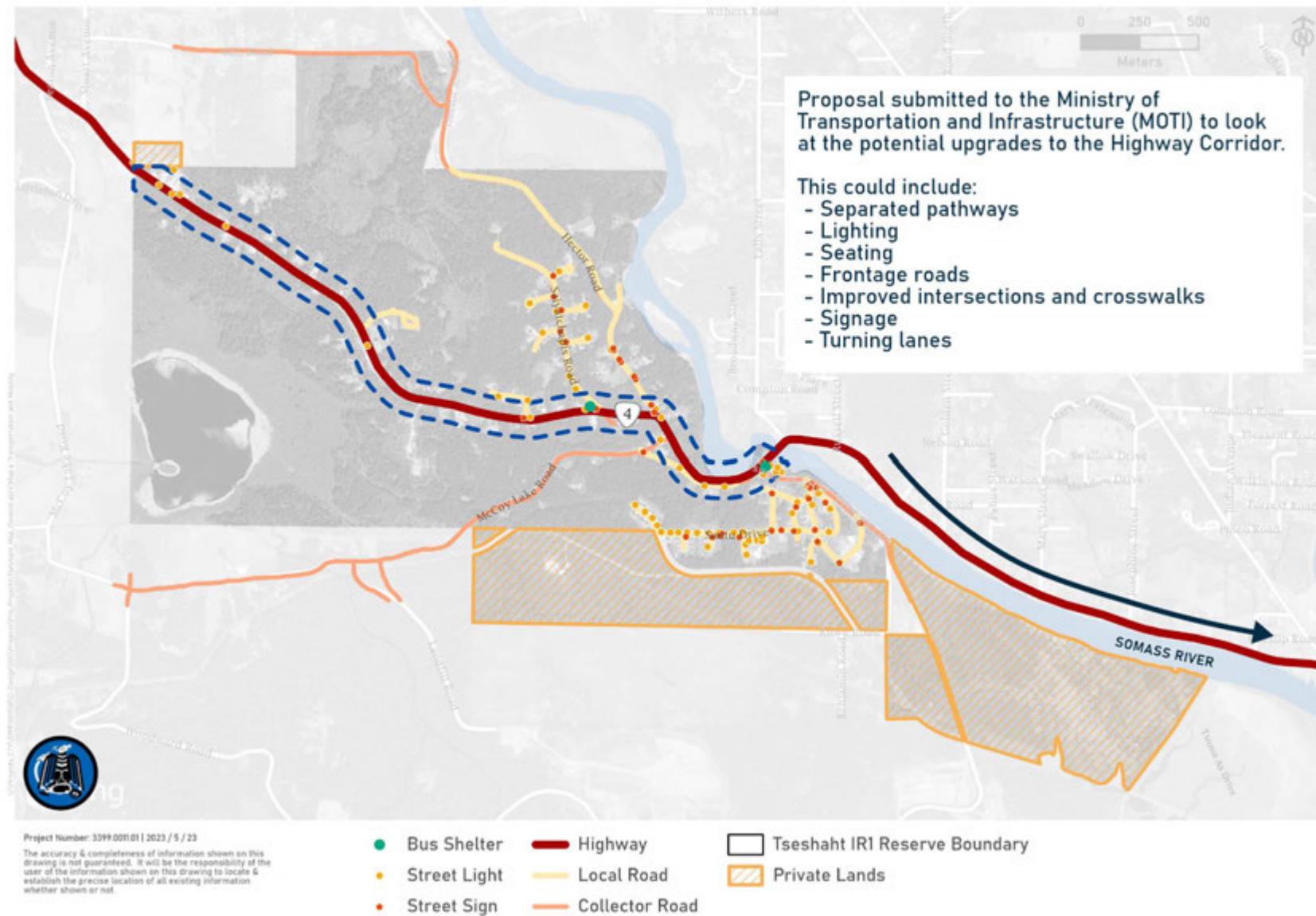
Hazardous lands, as identified on Map 8, are located on most of Tseshaht's Lands. Hazardous lands include:

- Steep slopes
- Floodplain
- Tsunami Inundation Zone

General Guidelines

1. Development on lands identified as steep slopes will only be approved if accompanied by a report prepared by a registered professional that confirms the proposed development is sufficiently designed to accommodate the slope.
2. New residential development is not permitted within the floodplain or tsunami inundation zone.
3. New development of permitted uses within the floodplain or tsunami inundation zone must use construction techniques that account for this.
4. Wildfire must be considered with all existing and future construction. Efforts must be taken to reduce the likelihood of fires starting and spreading.

4.4 Transportation and Mobility



Our community deserves a safe way to travel across our reserve and into communities beyond.

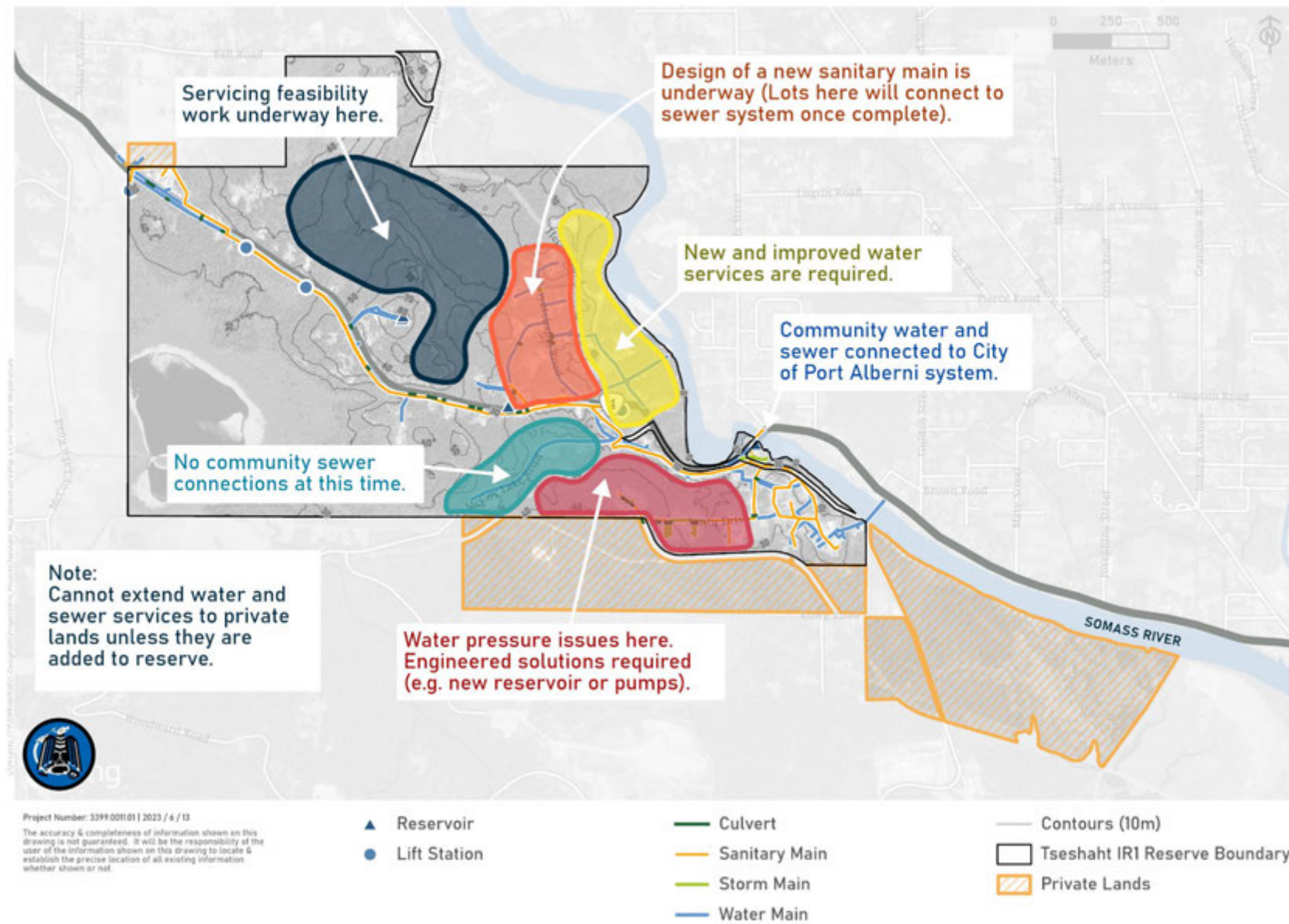
General Guidelines:

1. Development must provide non-vehicle connections to other neighbourhoods and the broader region (e.g. multi-use trails, bus service, etc.).
2. Development along Highway 4 must be visually appealing and enhance the safety of the highway corridor.
3. New driveways along Highway 4 must provide safe ingress and egress and ensure safety along the highway corridor.
4. New development must provide sidewalks and lighting where possible.

Map 9 – Transportation and Mobility



4.5 Water, Sewer, and Storm Drainage



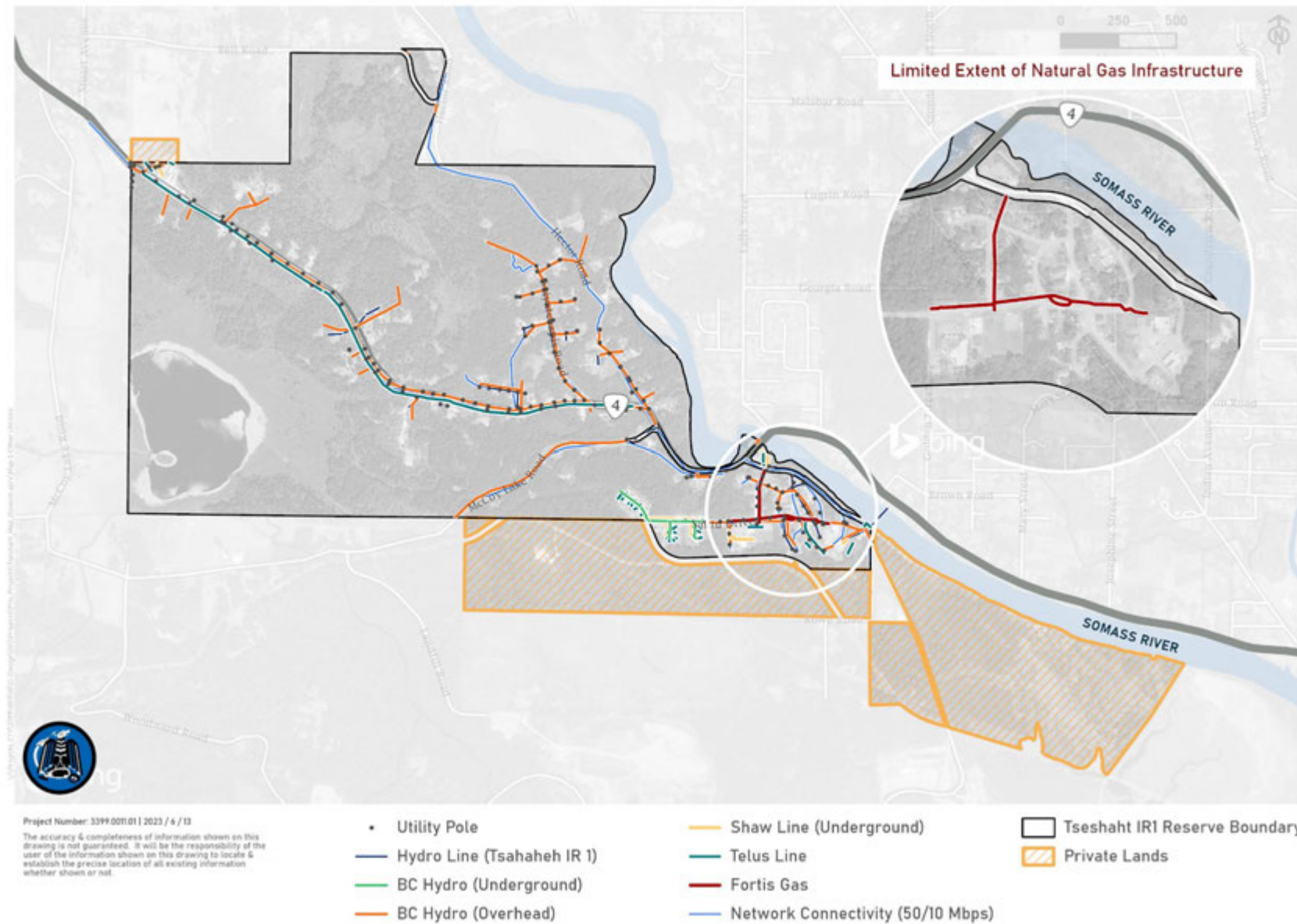
Tseshaht IR1 is primarily served by municipal-type water and sewer servicing.

General Guidelines

1. All new development must be connected to municipal-type water and sewer where feasible.
2. Upgrade infrastructure to accommodate future growth and service existing development.
3. Water and sewer servicing plans must be included as part of a commercial or industrial development proposal, confirming capacity in the existing system to accommodate the increased use, or, how the proposed development will address any deficiency.

Map 10 – Water, Sewer and Storm Drainage

4.6 Other Utilities



Telecommunications and natural gas are shown on Map 11. While Tsahaheh 1 is served by telecommunication infrastructure, it does not meet the servicing level expected by our community. Map 11 indicates natural gas servicing is available in the vicinity of the Band Office.

General Guidelines

1. New development must include access to a reasonable level of service related to telecommunications, including fibre internet and cellular phone service.
2. Upgrades to existing infrastructure should be pursued to better serve the community.

Map 11 - Other Utilities

4.8 Land Use Designations



This Land Use Plan is implemented through a series of land use designations, each of which is described below. The locations for each land use designation are shown on Map 12.

Housing and Residential

Areas designated as “Housing and Residential” on Map 12 are to be used for member housing. It permits housing at all densities and supports secondary dwelling units and secondary uses such as home-based businesses. All housing and residential development must be connected to municipal water and sewer infrastructure.

Market Housing

Areas designated as “Market Housing” on Map 12 are to be used for housing available to the general public. Varying density is permitted and secondary dwelling units and secondary uses such as home-based businesses are encouraged. All market housing and residential development must be connected to municipal water and sewer infrastructure where feasible.

Agriculture

Areas designated as “Agriculture” on Map 12 are to be used for the production of crops and/or livestock. Secondary uses, such as processing and distribution facilities ancillary to the production of crops and/or livestock, are permitted.

Economic Development

Areas designated as “Economic Development” on Map 12 are to be used for commercial and light industrial activities (e.g., professional spaces, restaurants, tourism focused businesses, light manufacturing, mechanic shops, laydown yards). This does not mean industrial uses (e.g., refining, sawmills).

Community Buildings and Spaces

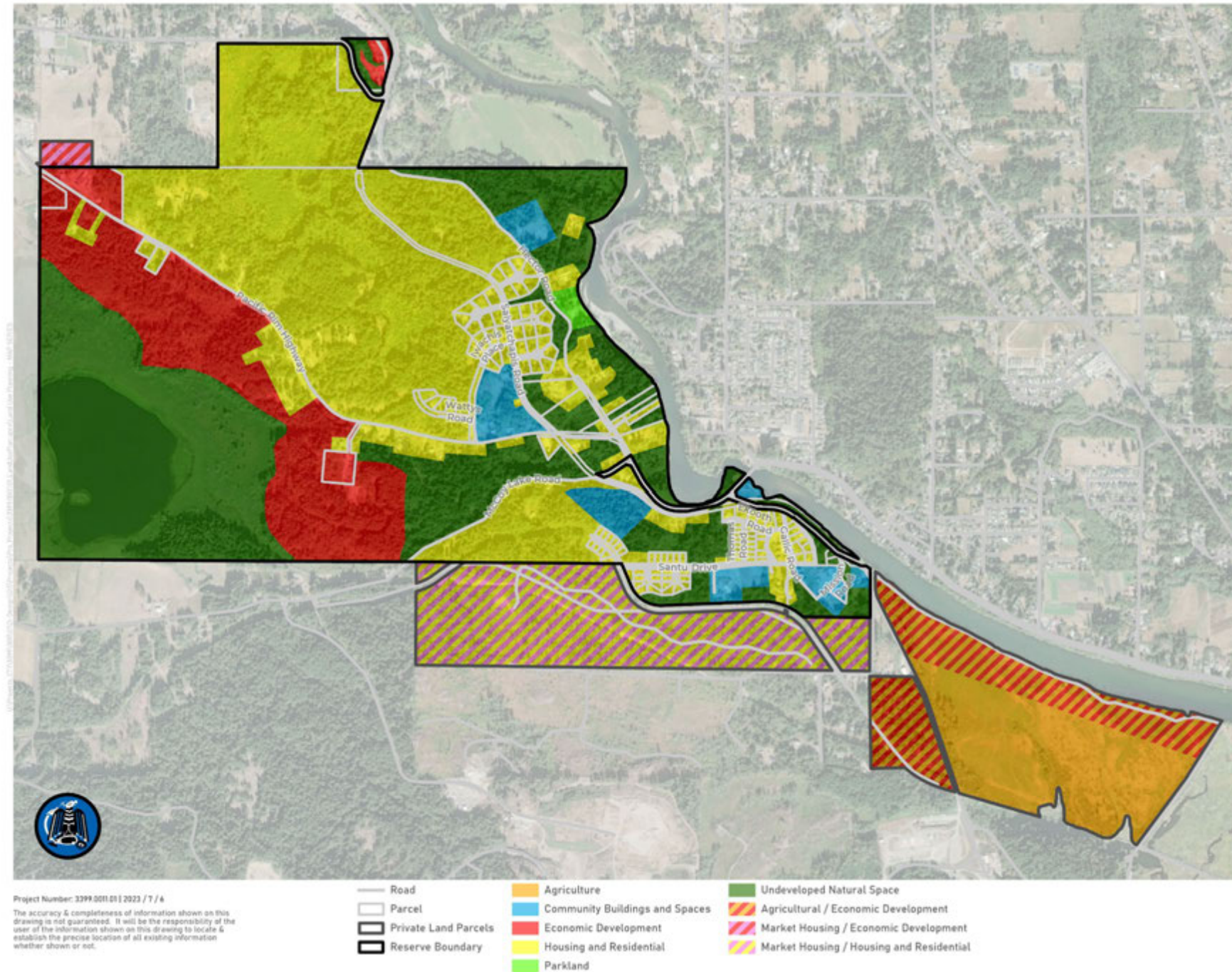
Areas designated as “Community Buildings and Spaces” on Map 12 are to be used for community-facing activities such as cemeteries, recreation facilities, health facilities, museums, schools, memorials, administration, public works, and utility infrastructure.

Parkland

Areas designated as “Parkland” on Map 12 are to be used exclusively for developed parks, playgrounds, trails, undeveloped natural spaces, and community food infrastructure (e.g., smokehouses, fish cleaning stations, boat launches).

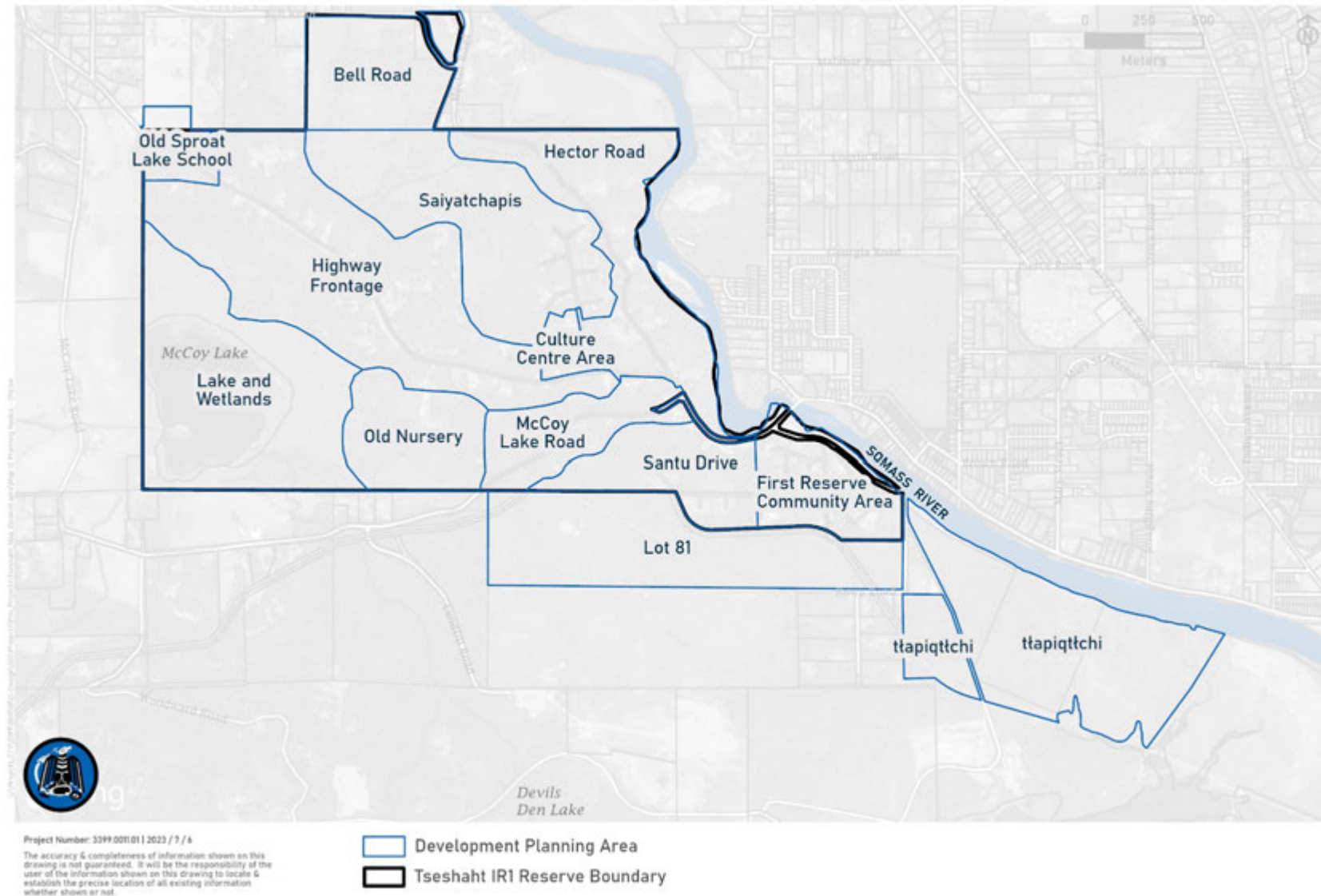
Undeveloped Natural Space

Areas designated as “Undeveloped Natural Space” on Map 12 are to be exclusively used for low impact trails, signage, retaining walls, picnic areas, and gazebos. No other development is permitted.



Map 12 - Land Use Designations

4.9 Neighbourhood Planning Areas



To ensure development on-reserve is able to meet our community's needs, the following planning areas identified in Map 13 were established to provide additional policy support.

Appendix B of this document provides General Planning Regulation for each of the planning areas in Map 13. Section 4.9 provides additional policy that is specific to each neighbourhood planning area, in addition to the policy provided in Appendix B.

- First Reserve – page 26
- Santu Drive Area – page 27
- Old Nursery – page 28
- Hector Road Area – page 29
- Cultural Centre Area – page 30
- Saiyatchapis Area – page 31
- Highway Frontage Area – page 32
- Market Lands – page 33
- Bell Road Area – page 34
- McCoy Lake Road – page 35
- Lake and Wetlands – page 36
- Lot 81 – page 37
- Ttipiqttchi – page 38

Map 13 - Neighbourhood Planning Areas



4.9.1 First Reserve (Original Community Development Area)



Project Number: 2019.001101 | 2023 / 5 / 5
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

 Tseshaht IRI Reserve Boundary

This planning area was the original reserve for the Tseshaht. It is the current site of homes, administration, education, and our Long House. This planning area is also the site of a dark history perpetrated unto our people by the church and the government of Canada. The Alberni Indian Residential School still stands as a reminder of this past.

Long-Term Goals

- To demolish the Alberni Indian Residential School
- To memorialize the children lost
- To support community healing
- To build new community buildings and spaces
- To build new higher-density housing

Additional Land Use Policies

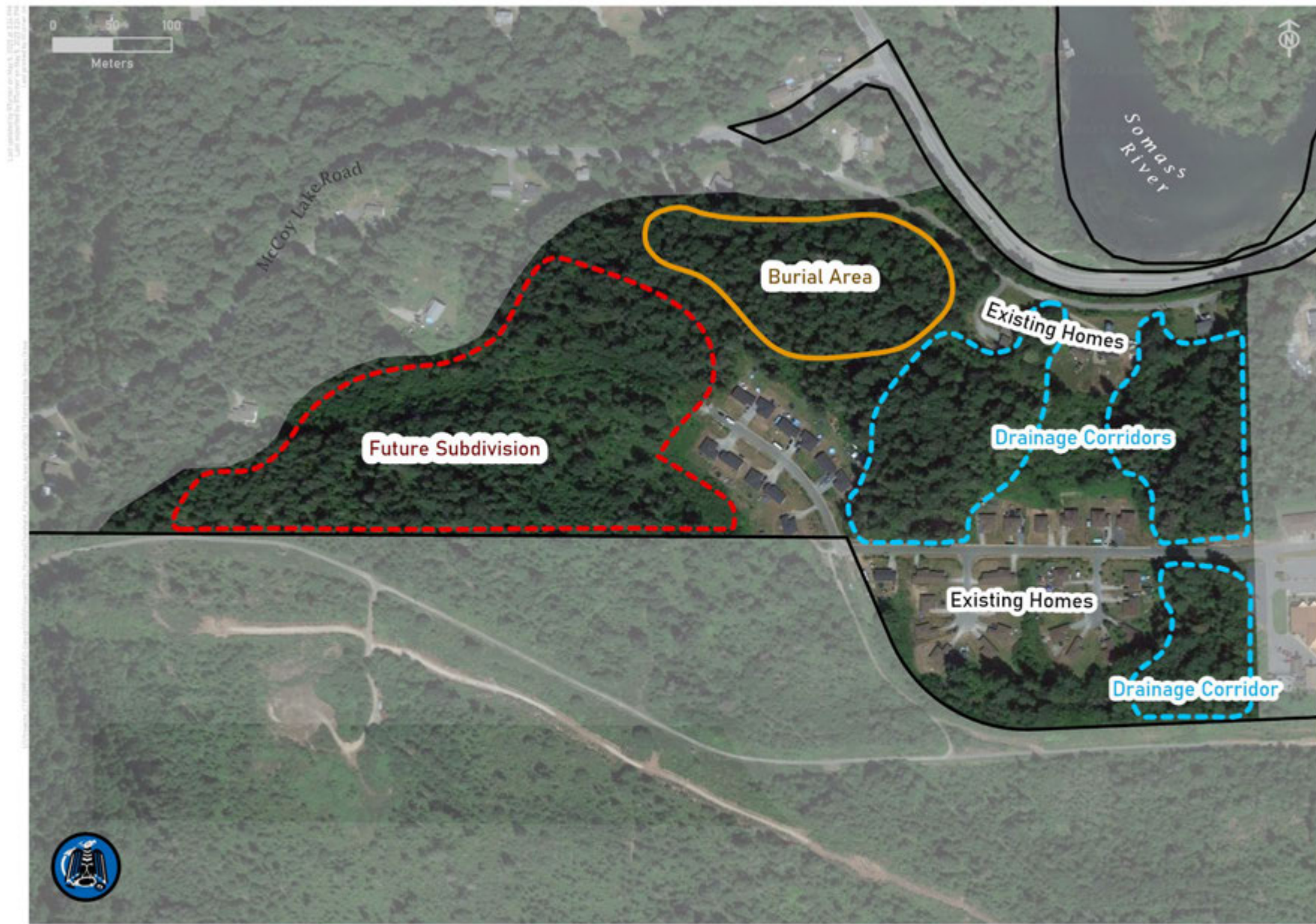
In addition to the General Planning Regulations identified in Appendix B the following applies:

1. All development in this area will not be approved without ground penetrating radar to identify any unknown burials.
2. New development in the first reserve area identified on Map 14. should be consistent with a layout outlined in an overall concept plan for this area.

Important Note: the community is unsure with what to do on the site of the Alberni Indian Residential School. Further work is required to understand what development we would like to see here.

Map 14 - First Reserve Planning Area

4.9.2 Santu Drive Area



This planning area is characterized by newer homes, poor water pressure, and a historic burial area.

Long-Term Goals

- To preserve the historic burial area from development
- To build new homes to accommodate our growing population

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

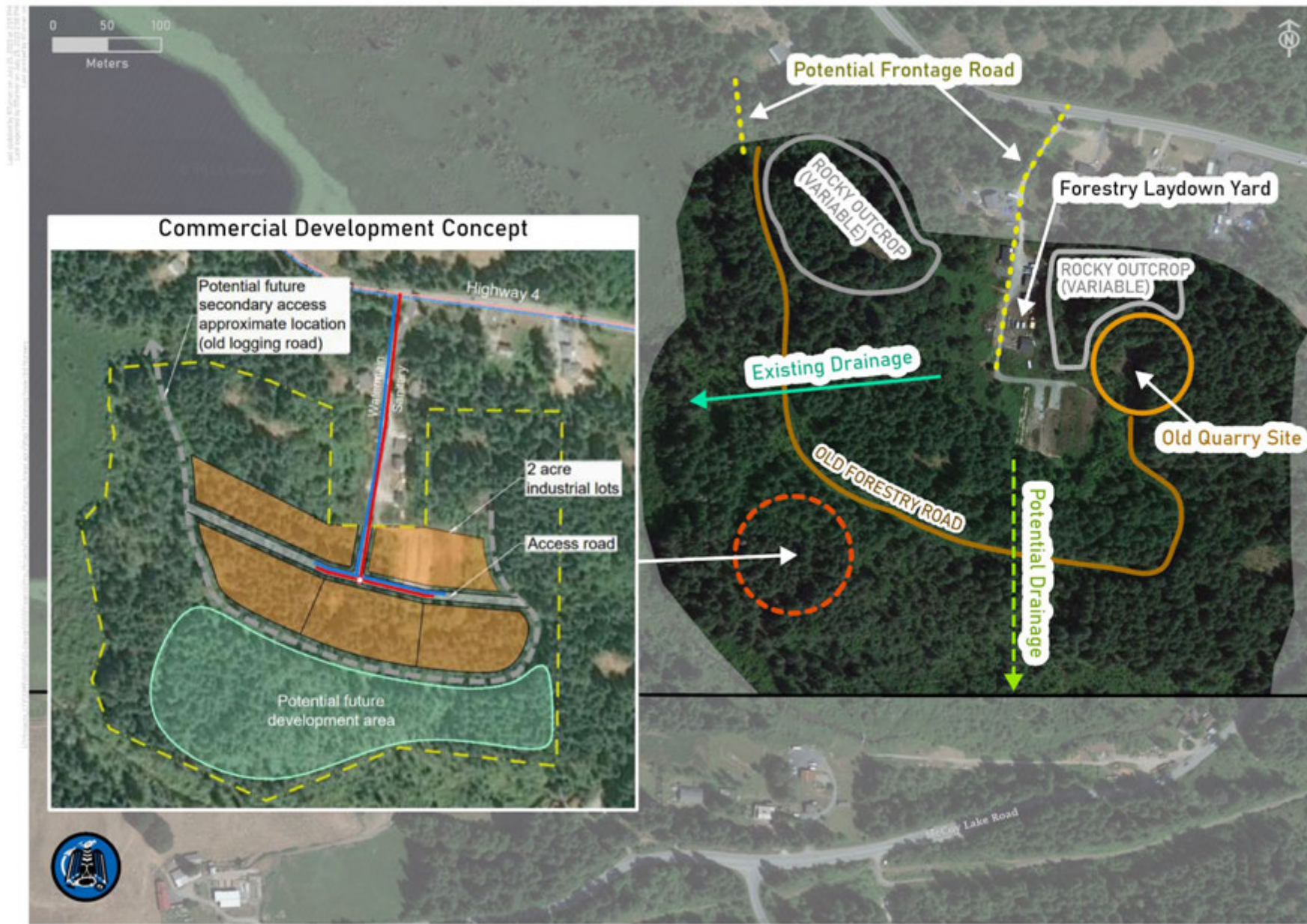
1. No development is permitted on the area identified as the burial area on Map 15 without first using ground penetrating radar to confirm any historic burial area will not be disturbed.
2. Any development of new homes must consider the water pressure issues in the area.

Project Number: 3399.00101 | 2023 / 5 / 5
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

□ Tseshahat IRI Reserve Boundary

Map 15 - Santu Drive Planning Area

4.9.3 Old Nursery



This planning area was once the site of a silviculture (tree) nursery and a small quarry. Today it hosts a mix of uses. This area will be a focus for economic development efforts.

A Commercial Development Concept is shown in the call-out on Map 16. This high level concept shows how Old Nursery could accommodate several larger industrial and commercial lots for different economic development opportunities.

Long-Term Goals

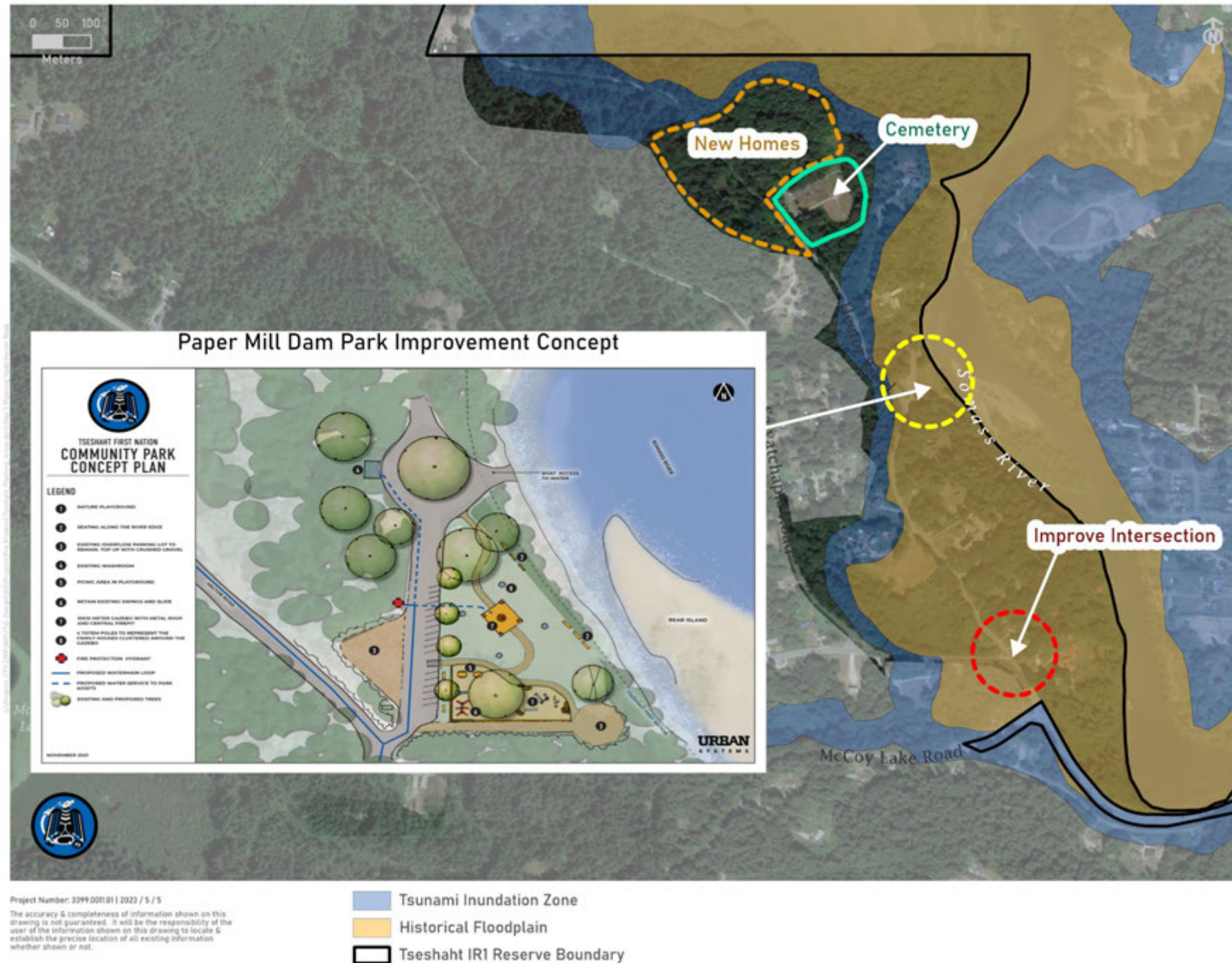
- To build new businesses
- To construct a public works facility
- To support member-owned businesses

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

1. New development in Old Nursery as identified on Map 16 should be consistent with a layout outlined in an overall concept plan for this area.

Map 16 - Old Nursery Planning Area



This planning area is characterized by existing homes, our cemetery, Paper Mill Dam Park, and the Somass River. A concept for improvements at Paper Mill Dam Park is shown in the call-out on Map 17. The concept addresses many of the community's desired improvements and can be used to help secure funding.

Long-Term Goals

- Support parkland development
- Ensure the cemetery can accommodate everyone who wishes to be buried there
- Increase safety of the roadway

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

1. A cemetery master plan must be completed prior to the expansion of the existing cemetery. It should include:
 - a. Updated identification of existing marked and unmarked graves;
 - b. Needs assessment to support the level of expansion and type of burial (e.g., columbaria);
 - c. Key site characteristics (e.g., drainage, soils, site access, etc.);
 - d. Proximity to the community and existing cemetery; and
 - e. Recommended policies and procedures related to operation and maintenance.
2. Any development of new homes must consider the water pressure issues in the area.

Map 17 - Hector Road Planning Area

4.9.5 Cultural Centre Area



Project Number: 3399.0011.01 | 2023 / 7 / 25
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

 Tseshaht IRI Reserve Boundary

This planning area shown on Map 18 is characterized by community buildings and spaces, greenspace, and existing homes. A concept plan demonstrating potential opportunities for development can be found in Appendix D.

Long-Term Goals

- Concentrate the development of community buildings and spaces in this planning area.
- Ensure we have sufficient levels of community buildings and spaces for all.
- Support culture and language
- Support youth

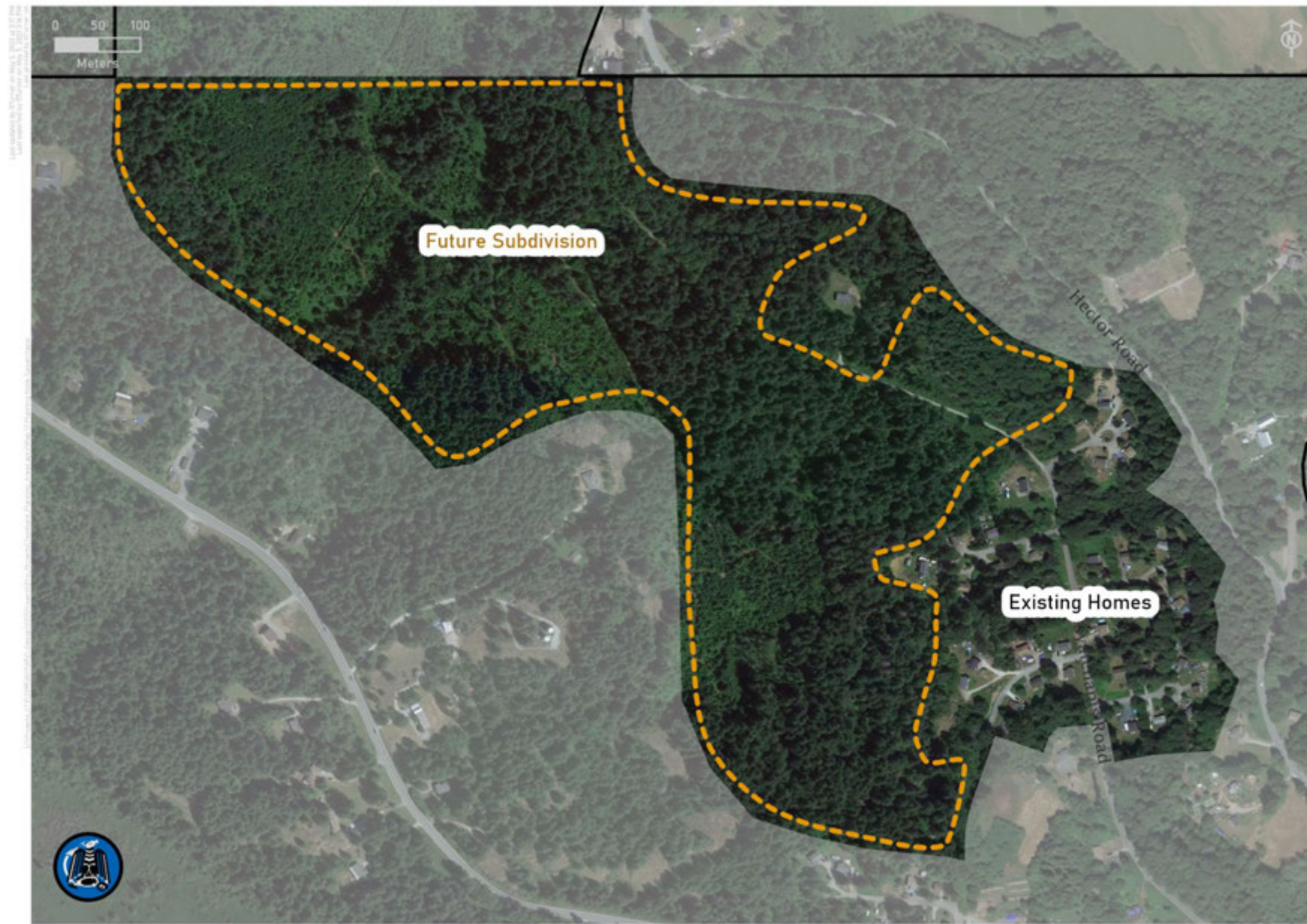
Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

1. New development in Cultural Centre Area as identified on Map 18 should be consistent with a layout outlined in an overall concept plan for this area found in Appendix D.

Map 18 - Cultural Centre Planning Area

4.9.6 Saiyatchapis Area



This planning area is characterized by existing homes and readily developable lands.

Long-Term Goals

- To accommodate future population growth
- To advance development that supports residential uses

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

1. New development in Saiyatchapis as identified on Map 19 should be consistent with a layout outlined in an overall concept plan for this area.
2. New housing and residential development here should consider an efficient layout that maximizes the amount of higher-density housing.

Project Number: 3399.001.01 | 2023 / 5 / 5

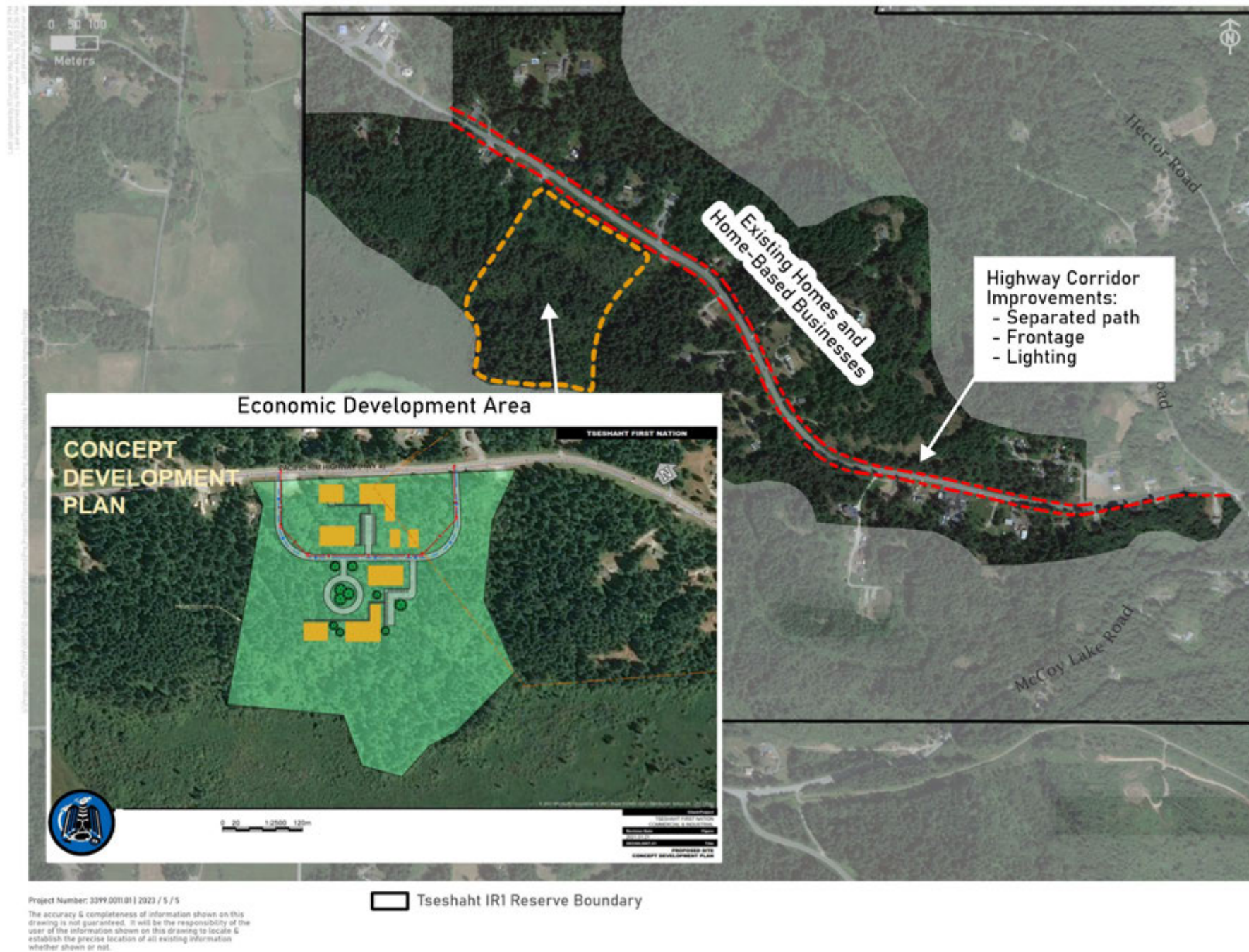
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

□ Tseshahk IRI Reserve Boundary

Map 19 – Saiyatchapis Planning Area



4.9.7 Highway Frontage Area



Map 20 - Highway Frontage Planning Area

This planning area is characterized by existing homes and home-based businesses to the north of Highway 4 and undeveloped land to the south.

An Economic Development Concept is shown in the call-out on Map 20. This high-level concept shows how the Highway Frontage Area could accommodate several commercial lots for different economic development opportunities. This concept can be used to pursue further studies and eventual construction of commercial spaces in this planning area.

Long-Term Goals

- To accommodate commercial and light industrial development
- To create new Nation-owned and member-owned businesses

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

1. New development in Highway Frontage Area as identified on Map 20 should be consistent with a layout outlined in an overall concept plan for this area.
2. To be certain, no new single-family residential is permitted to be built along Highway 4 in the highway frontage area.

4.9.8 Market Lands



This planning area is characterized by the Tseshaht Market and other commercial developments. The recent acquisition of the old Sproat Lake School offers additional opportunity for expansion of Tseshaht influence.

Long-Term Goals

- Diversify Tseshaht's economy
- Undertake new economic development initiatives

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

1. New development at Market Lands as identified on Map 21 should be consistent with a layout outlined in an overall concept plan for this area.

Project Number: 3399-0011.01 | 2023 / 5 / 5
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

□ Tseshaht IRI Reserve Boundary

Map 21 - Market Lands Planning Area

4.9.9 Bell Road Area



Project Number: 3399.00101 | 2023 / 4 / 13

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

 Tseshahat IRI Reserve Boundary

This area is largely undeveloped, characterized by second-growth forest, an old sand and gravel pit, and an existing sawmill.

Long-Term Goals

- To accommodate future population growth
- To advance development that supports residential uses

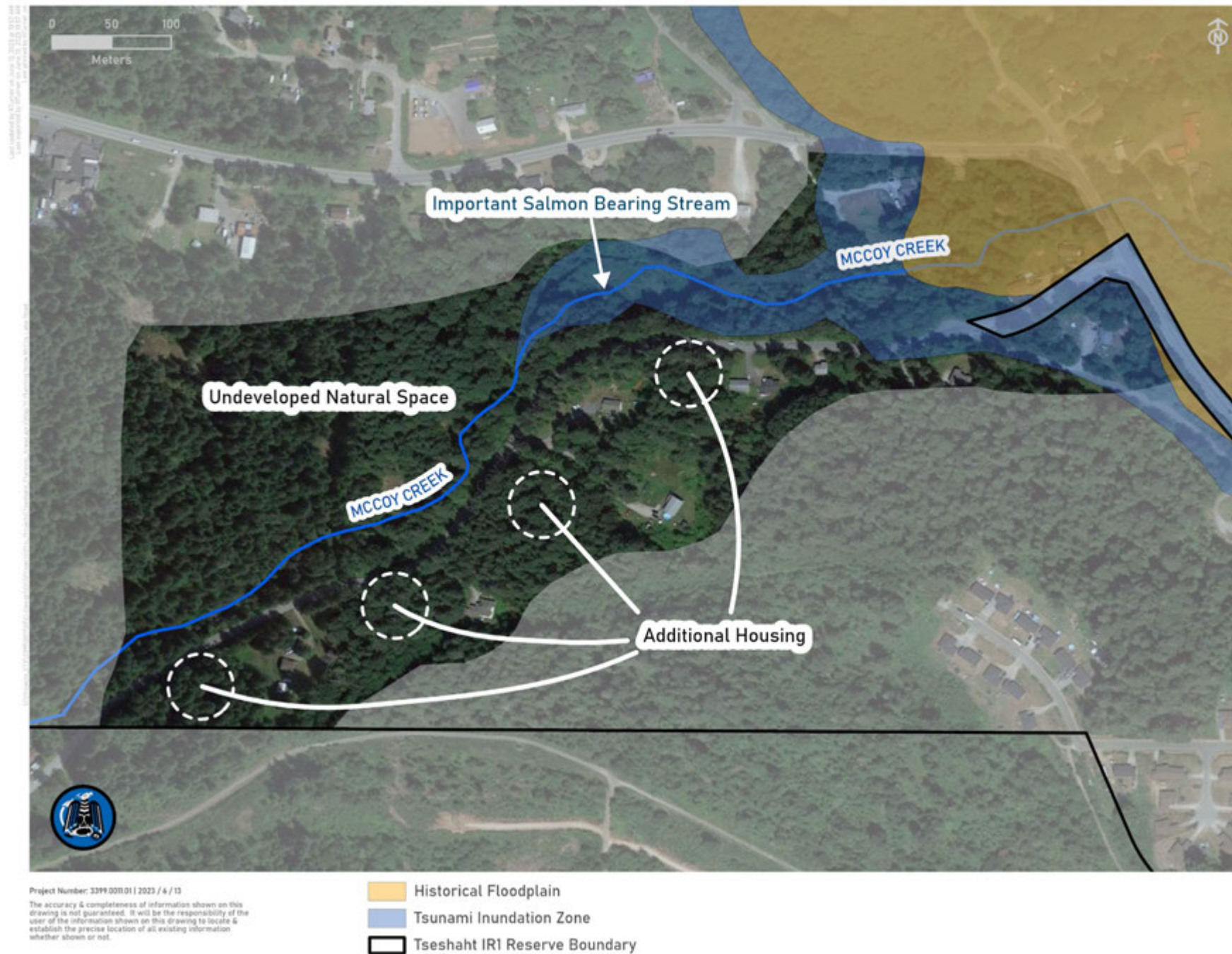
Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

1. New development at Bell Road Area as identified on 2 should be consistent with a layout outlined in an overall concept plan for this area.
2. New development should incorporate a buffer between the existing sawmill and new homes (e.g. a hedge or landscaped berm) to reduce noise and unsightliness from the sawmill.

Map 22 - Bell Road Planning Area

4.9.10 McCoy Lake Road



Map 23 - McCoy Lake Road Planning Area

This planning area shown on Map 23 is characterized by existing rural homes, mature second-growth forest, and sensitive riparian habitat.

Long-Term Goals

- To accommodate future population growth
- To advance development that supports residential uses
- To protect critical riparian habitat

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

Housing and Residential Development

1. New housing such as infill housing is permitted in the area identified as housing on the Land Use Designation Map (Map 23).
2. All new housing and residential development must be connected to municipal-type water and sewer systems where feasible.

Undeveloped Natural Space

1. Runoff moving into McCoy Creek is not permitted to contain pollution that harms the riparian ecosystem.

4.9.11 Lake and Wetlands



Project Number: 3399.00101 | 2023 / 5 / 5
 The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

□ Tseshaht IRI Reserve Boundary

McCoy Lake and its surrounding wetlands are a place of recreation and enjoyment for our community, as well as home to salmon, western painted turtles, and other wildlife.

Long-Term Goals

- To protect the lake and wetlands
- To increase access to the lake
- To eliminate encroachment

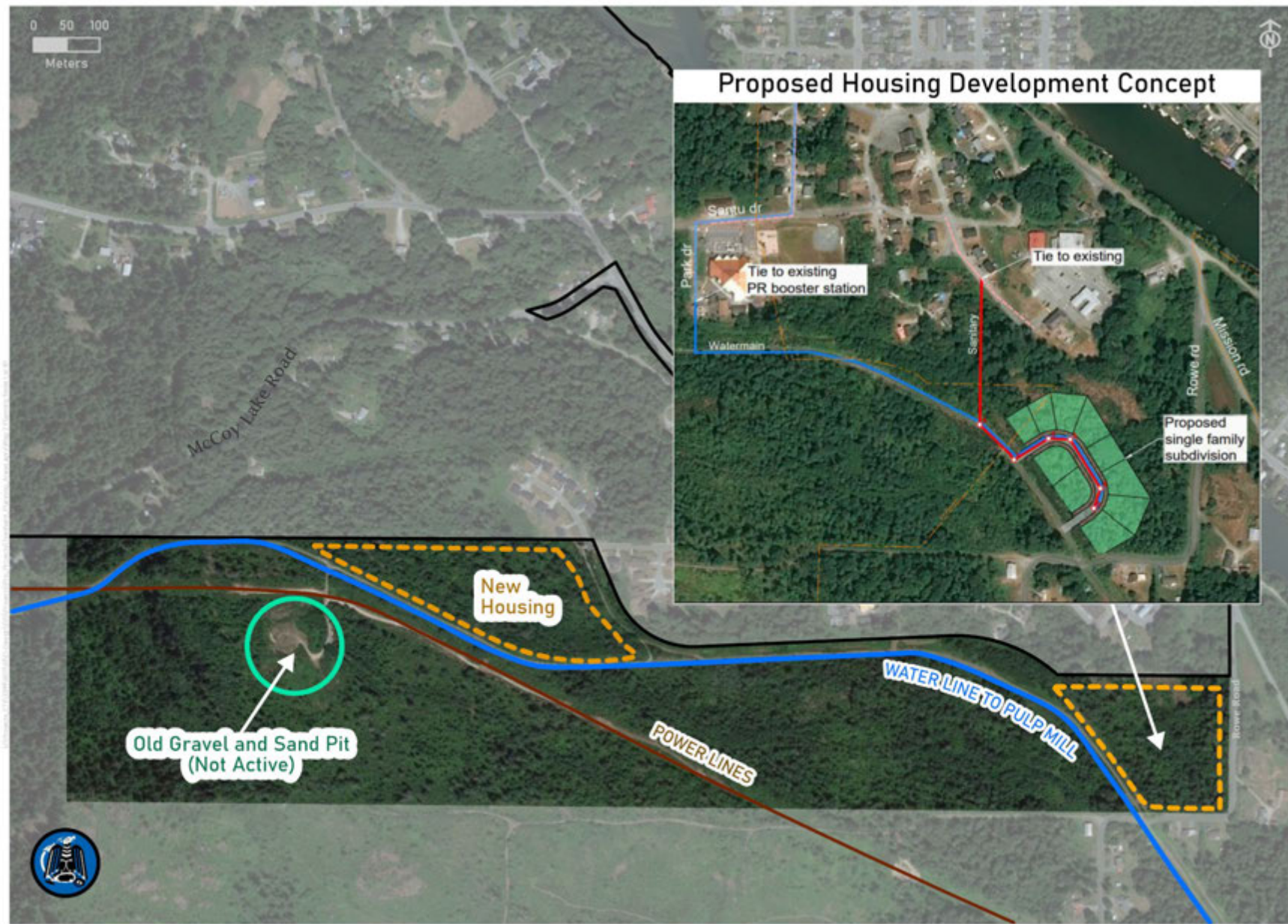
Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

Undeveloped Natural Space

1. The only structures permitted on McCoy Lake are a dock or boardwalk that uses environmentally safe materials (e.g., no chemically treated wood).
2. No private structures are permitted to encroach into the area identified as undeveloped natural space on Map 24.

Map 24 - Lake and Wetlands Planning Area



Project Number: 3399.00101 | 2023 / 7 / 25
 The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Lot 81 was previously used for commercial logging. It is anticipated that this land will accommodate some of Tseshaht's growing population.

A concept showing potential housing is shown in the call-out on Map 25. This high level concept shows how housing could be constructed in this planning area. Further servicing investigation and design is required to best identify where housing should be developed.

Long-Term Goals

- To accommodate future population growth
- To advance development that supports residential uses

Additional Land Use Policies

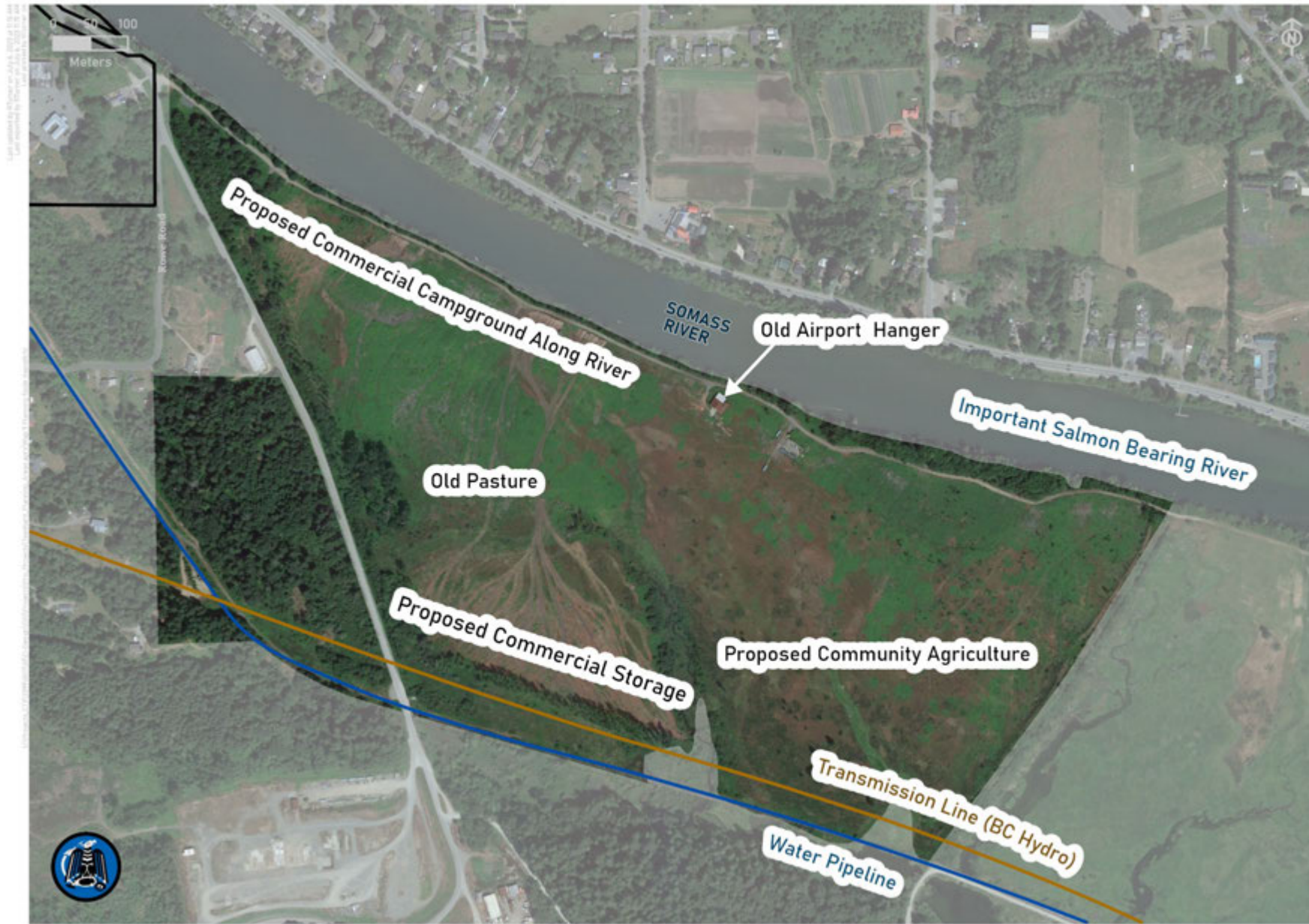
In addition to the General Planning Regulations identified in Appendix B the following applies:

Market Housing

1. Market Housing is intended to be available to the general public, offered at full market value.

Map 25 - Lot 81 Planning Area

4.9.13 t̓apiqt̓ichi (Old Airport)



Project Number: 3399.001.01 | 2023 / 7 / 4
 The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

□ Tseshahat IRI Reserve Boundary

Map 26 - t̓apiqt̓ichi Planning Area

t̓apiqt̓ichi was a historic village of the c̓isaaʔath̓ and was the site of agricultural efforts in the past.

Long-Term Goals

- To preserve our ancestral heritage
- To establish a commercial campground
- To support economic development
- To foster household and community food security

Additional Land Use Policies

In addition to the General Planning Regulations identified in Appendix B the following applies:

Agricultural Development

1. Agriculture-related infrastructure (e.g., barns, greenhouses, distribution and processing facilities, irrigation, etc.) are permitted but should take into consideration the potential for flood and tsunami events.
2. Agricultural development must take efforts to not destroy archeological remains.
3. Agricultural development must be approved by Council through a 'Band Council Resolution'.

Commercial Development

1. Commercial development in the floodplain and tsunami inundation zone should be limited to low impact infrastructure (e.g., RV stalls, signage, gazebos, etc.).
2. Commercial development must take efforts to not destroy archeological remains.

5 tiipis - ALBERNI IR 2



Project Number: 3399.001.01 | 2023 / 5 / 5
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Parcel
Reserve Boundary
Existing Buildings
Future Development

tiipis – Alberni IR 2 is located adjacent to the City of Port Alberni. As Tseshaht's population continues to grow, it is intended that tiipis – Alberni IR 2 will become a focus for new housing and economic development.

Goals

- To accommodate future population growth
- To advance development that supports community, commercial and residential uses
- To undertake an infrastructure assessment of IR2 to inform the preparation of a concept plan for the reserve
- To preserve our ancestral heritage

Land Use Policies

Housing and Residential Development

1. Housing and residential development (including member housing) must comply with all Tseshaht laws and policies.
2. Housing and residential development will only be approved by Council in accordance with a development master plan.
3. Housing and residential development is not permitted within the floodplain or tsunami inundation zone.
4. Housing and residential development located on steep slopes must be accompanied by a professional engineer's report that confirms the safety of the home.
5. New development must be connected to municipal-type water and sewer systems where feasible.
6. Housing and residential development must be approved by Council through a 'Band Council Resolution'.

Map 27 - tiipis (Alberni IR 2)



5 tiipis - ALBERNI IR 2 (Continued)

Commercial Development

1. Commercial development must comply with all Tseshaht-approved laws and policies.
2. Commercial development here must be informed by a feasibility study that confirms the viability of the proposed development.
3. Prior to Council approval, new commercial development must be presented and discussed at a community meeting.
4. Commercial development must comply with all environmental, health, and safety regulations as identified by the provincial and federal governments.
5. Commercial development must be aesthetically pleasing and incorporate our culture and art.
6. All proposed commercial development (including Nation-owned and member-owned) will be required to submit a development plan that includes:
 - a. Proposed layout;
 - b. Cost estimates for any servicing requirements (e.g., water, sewer, roads, etc.);
 - c. Concept drawing showing the proposed development; and
 - d. Proves compliance with Tseshaht laws and policies.
7. All proposed commercial developers (including Nation-owned and member-owned) will be responsible for the costs associated with the development, including (but not limited to the following):
 - a. Site preparation
 - b. Off-site servicing
 - c. Studies, reports, and permits required to ensure compliance with all applicable Tseshaht approved laws and policies
 - d. Ongoing operation and maintenance
8. All commercial development must be connected to municipal-type water and sewer servicing.
9. Commercial development must be approved by Council through a 'Band Council Resolution'.



6 Broken Group Islands

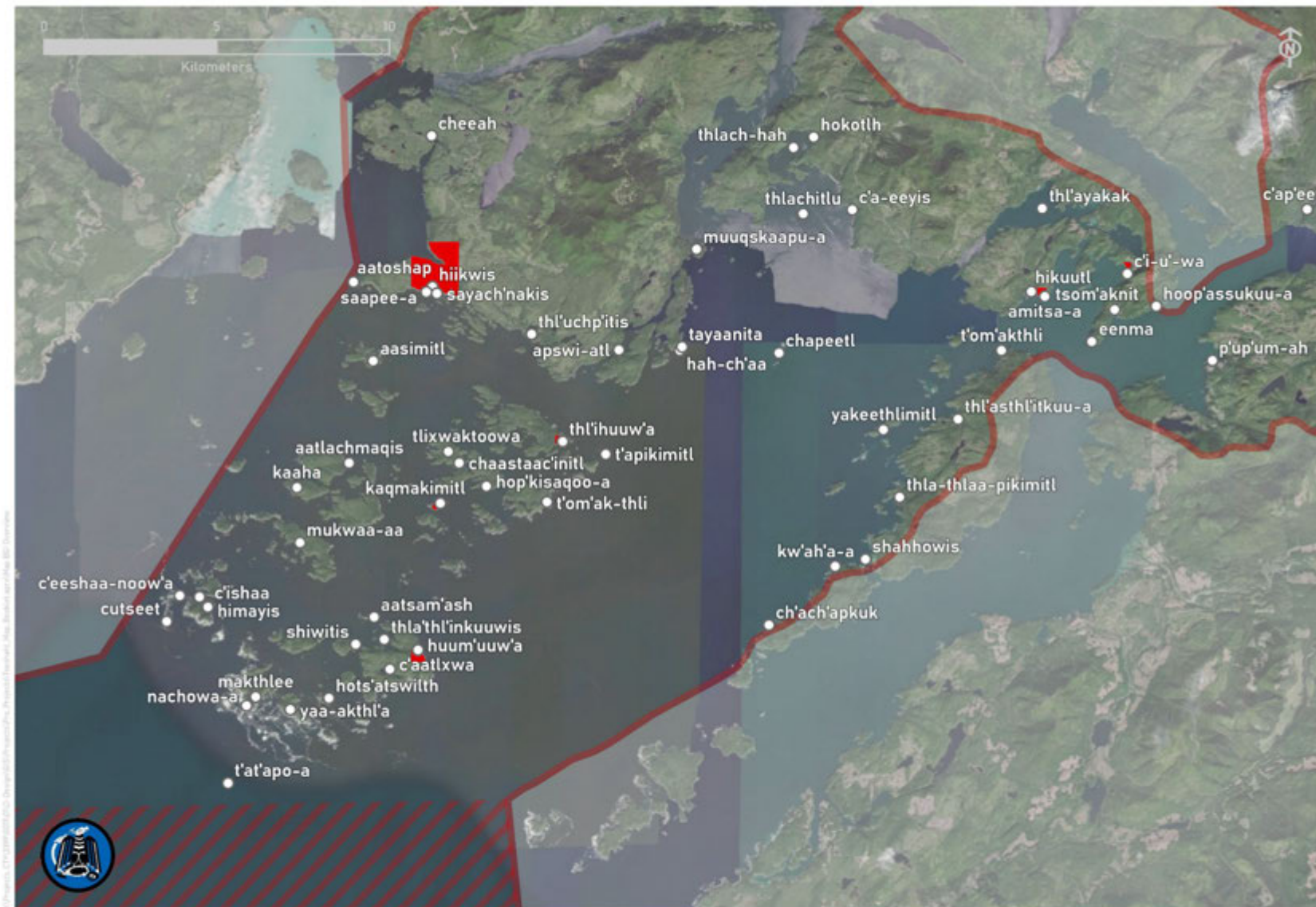
Our people were created at a place called *cíšaa*, on what is known today as Benson Island, one of the Broken Group Islands in Barkley Sound. It is here that our creator (*n'aas*) granted our first ancestors the highest spiritual responsibility and stewardship of the Broken Group Islands. The area holds great importance to our people and as such must be protected. Today, six of our reserves are located within this area.

Our vision for the Broken Group Islands

Preserve and celebrate our unique cultural heritage and foster connection and pride to these ancestral lands by getting our people back to the land.

Community Land Needs and Cultural Priorities

- **Support the 'Going Home' initiatives**
This means we will support our members in visiting our ancestral home to reconnect with our culture and history.
- **Increase access for our members**
This means we will work to provide sufficient infrastructure (e.g. docks and accommodations) that allows ease of access of our reserve lands for our members.
- **Manage visitor use**
This means we will work to mitigate impacts to our land from visitor use, while providing education about the history and culture of the Tseshaht people in the area.
- **Create opportunities for economic development**
This means we will seek out commercial development, tourism opportunities and other revenue generation opportunities for our Nation to establish in Barkley Sound.
- **Increase our Tseshaht presence on the land**
This means we will use signage, communication, and marketing to increase our Nation's presence within Barkley Sound.
- **Ensure Tseshaht is benefitting from commercial operations within our Territory**
This means that our Nation will benefit financially and otherwise from the large volume of visitors to the Broken Group Islands and surrounding areas.
- **Foster Environmental Sustainability**
This means activities within the Broken Group Islands must be done in a manner that is sustainable and aligned with Tseshaht environmental policies and laws



Project Number: 3399.001.01 | 2023 / 7 / 7
 The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

○ Placename
 □ Territory Outline
 ■ Tseshaht [c'íšaaʔath] Reserves

Map 28 - Traditional Place Names of the Broken Group Islands

7ts'owa - TSEOOWA IR 4



Project Number: 2399-0011-01 | 2023 / 5 / 5
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

 Reserve Boundary  Future Development

ts'owa - Tseoowa IR 4 is located within Rainy Bay near the mouth of the Alberni Inlet. The reserve is 3.2 hectares in size, as seen in Map 29.

Rainy Bay was used during the fall for dogfish fishing. The name is derived from ts'ii'a, 'pouring,' and means 'place for pouring oil'. Originally the dogfish oil was stored in seal stomachs, but later in the nineteenth century, four-gallon cans were used. The oil was traded for blankets at nearby trading stores, particularly the one at Ecoole (Hikwuulh).

Today ts'owa is occasionally used for food harvesting and water-based recreation activities.

Goals

- Prioritize member access and use of the area
- Protect and celebrate our Nation's culture and heritage
- Develop low impact cultural tourism opportunities

Land Use Policies

In addition to the General Planning Regulations identified for the Broken Group Islands in Appendix C the following applies:

1. All development must be in alignment with an overall concept plan.
2. Development must not negatively impact places of cultural significance and must be environmentally sustainable.
3. All commercial development must be supported by a strong business case.
4. Consider low-impact development such as nature trails, signage, docks, fish cleaning stations and off-grid cabins.

Map 29 - ts'owa (Tseoowa IR 4)

8 hikuuł - AHMISTA IR 5



Project Number: 3399-001011-2023 / 5 / 5
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

- Stream
- Riparian Area (30m)
- Reserve Boundary
- Future Development

hikuuł - Ahmista IR 5 is located near Tseoowa IR 4 – across from Drop Islet and is 10.5 hectares in size as seen on Map 30.

By the early 1880s the Hikwuulh?at had been fully absorbed by the C’išaa?ath (sis sha ahtah or Tseshah), and this reserve was officially recognized as being C’išaa?ath. hikuuł is located next to our original Hiko village site. Amitsa-a became a temporary encampment during the dogfish oil season.

Goals

- Prioritize member access and use of the area
- Protect and celebrate our Nation’s culture and heritage
- Protect and enhance food harvesting and processing sites
- Develop low impact cultural tourism opportunities

Land Use Policies

In addition to the General Planning Regulations identified for the Broken Group Islands in Appendix C the following applies:

1. All development must be in alignment with an overall concept plan.
2. Development must not negatively impact places of cultural significance and must be environmentally sustainable.
3. All commercial development must be supported by a strong business case.
4. Any development on steep slopes must be accompanied by a report from a qualified engineer.
5. Development must not negatively impact or restrict access to food harvesting or processing sites.
6. Development of tourism accommodation is supported in this area (e.g., wilderness resort, fishing lodge).

Map 30 - hikuuł (Ahmista IR 5)

9 ʔihuuw'a - CLEHO IR 6



Project Number: 2299-0011.01 | 2023 / 5 / 5
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

▭ Reserve Boundary ■ Existing Buildings
■ Future Development

ʔihuuw'a - Cleho IR 6 is located on Nettle Island in the Broken Group Islands and is 5.3 hectares in size, as seen on Map 31.

This large village site originally belonged to the Hach`aaʔath (Haa-chaa-ahtah) and was acquired by the C'isaaʔath when they absorbed the Hach`aaʔath in the early nineteenth century. The site was occupied seasonally. Spring salmon, cod, and shellfish were obtained while people were living here and members described thl'ihuuw'a as a place where herring spawned. The name is derived from thl'ih, meaning 'red,' and Sapir has translated the name as 'Redface Rocks.'

ʔihuuw'a - Cleho IR 6 is now the site of some cabins for member use.

Goals

- Protect and celebrate our Nation's culture and heritage
- Protect and enhance food harvesting and processing sites
- Foster a culture of respect and stewardship among visitors to the area
- Establish this reserve as one of the main tourism destinations for visitors
- Support the Nation's economic development

Land Use Policies

In addition to the General Planning Regulations identified for the Broken Group Islands in Appendix C the following applies:

1. All development must be in alignment with an overall concept plan.
2. Development must not negatively impact places of cultural significance and must be environmentally sustainable.
3. All commercial development must be supported by a strong business case.
4. Development that promotes economic development for the Nation is encouraged in this area.
5. Development that supports the health and wellness of our members is encouraged in this area (e.g., healing place).
6. Development must not negatively impact or restrict access to food harvesting or processing sites.

Map 31 - ʔihuuw'a (Cleho IR 6)



10 qaqmaqimł - KEITH ISLAND IR 7



Map 32 - qaqmaqimł (Keith Island IR 7)

qaqmaqimł - Keith Island IR 7 is the entirety of Keith Island in the Broken Group Islands and is 6.9 hectares in size as seen on Map 32.

qaqmaqimł - this is the name for Keith Island, derived from qaqmapt, meaning 'alder tree' (MT). It is no longer known what local group originally owned Keith Island, but by the beginning of the nineteenth century, it was clearly within expanded Tseshaht Territory. The seasonal round of the amalgamated Tseshaht (as described in section 2.2), meant that Keith Island was used in February and March, at the same time as thl'ihuuw'a on Nettle Island. Keith Island was known for its quality of timber, making it exceptionally good and highly valued by the Tseshaht for making planks and canoes. Keith Island was used seasonally until World War II for the procurement of salmon, cod, and sea mammals.

Today, the Tseshaht Beachkeepers use Keith Island as a base for their operations in the Broken Group Islands. There are two additional cabins that are intended to be used for tourism.

Goals

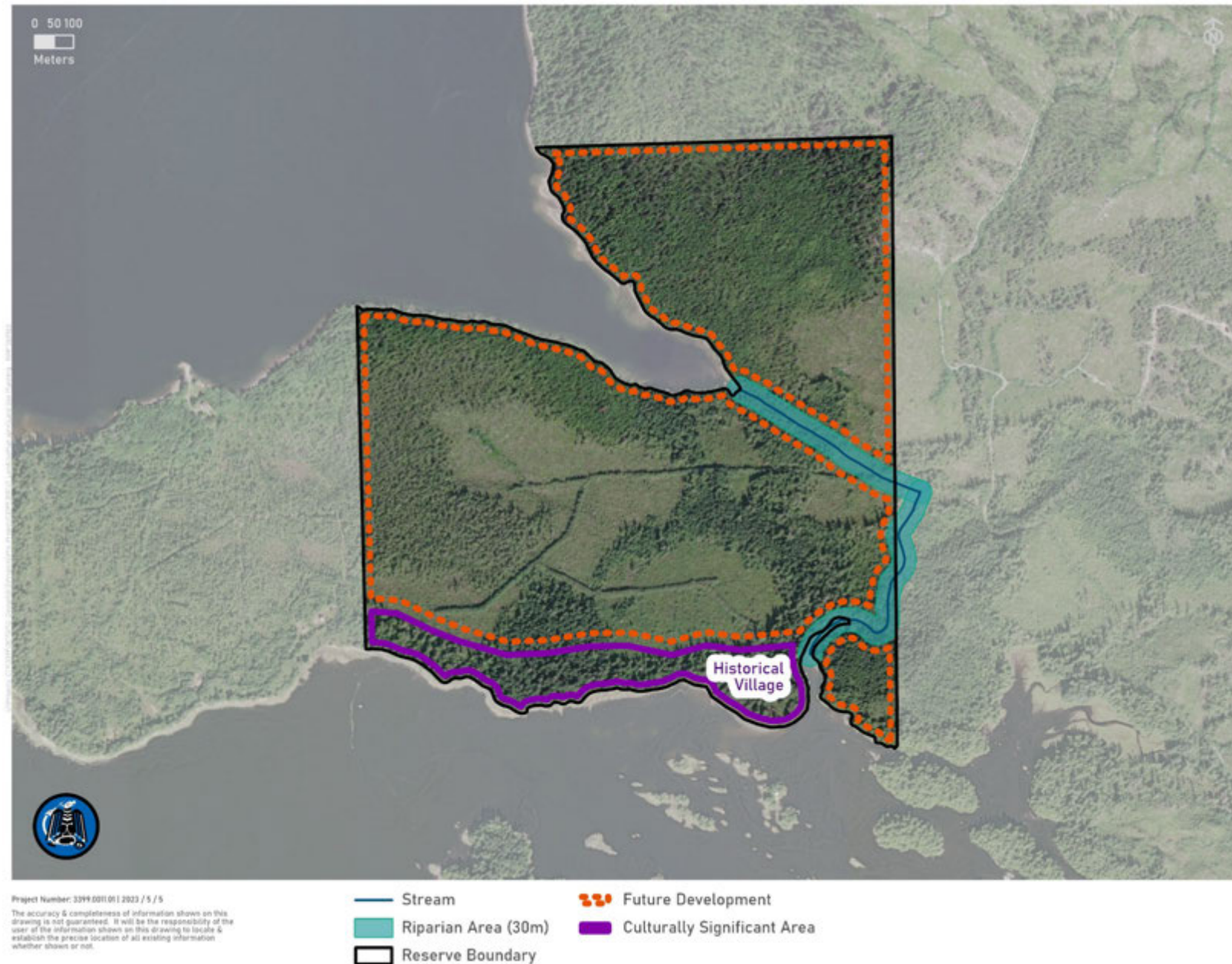
- Transition this site away from tourism and towards member-only access
- Protect and celebrate our Nation's culture and heritage
- Protect and enhance food harvesting and processing sites

Land Use Policies

In addition to the General Planning Regulations identified for the Broken Group Islands in Appendix C the following applies:

1. All development must be in alignment with an overall concept plan.
2. Development must not negatively impact places of cultural significance and must be environmentally sustainable.
3. Development that supports cultural revitalization is encouraged in this area (e.g., longhouse).
4. Development that supports the health and wellness of our members is encouraged in this area (e.g., healing place).
5. Development must not negatively impact or restrict access to food harvesting or processing sites.

11 hiik^wis - EQUIS IR 8



Map 33 - hiik^wis (Equis IR 8)

hiik^wis - Equis IR 8 is Tseshaht's second largest reserve at 164 hectares in size as seen on Map 33. A large village site was located at the west end of this reserve. By the beginning of the nineteenth century, it had become the winter village of the amalgamated C'isaa[?]ath. hiik^wis was originally only a place to leave canoes for the houses located between K'iina[?]a and Th'asimiyis.

hiik^wis ceased to be the C'isaa[?]ath winter village once the C'isaa[?]ath gained rights to the lower Somass River through absorption of the Hach`aa[?]ath and the Hikwuulh[?]ath. hiik^wis then became a seasonal encampment occupied in mid-spring by the amalgamated C'isaa[?]ath. Equis IR 8 was a site for netting geese and swans from canoes and feasting on fern roots as well as herring, shellfish, seals, salmon, and dogfish.

Goals

- Protect and celebrate our Nation's culture and heritage
- Protect and enhance food harvesting and processing sites
- Foster a culture of respect and stewardship among visitors to the area
- Establish this reserve as one of the main tourism destinations for visitors and economic development

Land Use Policies

In addition to the General Planning Regulations identified for the Broken Group Islands in Appendix C the following applies:

1. All development must be in alignment with an overall concept plan.
2. Development must not negatively impact places of cultural significance and must be environmentally sustainable.
3. All commercial development must be supported by a strong business case.
4. Economic development is especially encouraged in this area.
5. Development that supports the health and wellness of our members is encouraged in this area (e.g., healing place).
6. Development must not negatively impact or restrict access to food harvesting or processing sites.
7. Development that supports increased access to the reserve from the water is encouraged (e.g., dock and/or marina).

12 huum'uuw'a - OMOAH IR 9



Map 34 - huum'uuw'a (Omoah IR 9)

huum'uuw'a - Omoah IR 9 is located on what is known as Effingham Island. For much of the nineteenth century, huum'uuw'a was the main summer village of the C'išaa?atḥ. Other village sites and encampment areas were used during these months as well. However, because of the rapid population decline caused by imported diseases and new, more lethal forms of warfare the other villages, they were used less and less.

A number of food procurement activities that took place at huum'uuw'a. These included the collecting and drying of clams and mussels, fishing and drying coho and spring salmon, and fishing halibut on the rich offshore banks. huum'uuw'a was the favourite C'išaa?atḥ sealing station in the nineteenth century. Seals, whales, halibut, cod, and salmon were specific resources obtained here.

huum'uuw'a - Omoah IR 9 features steep and rocky conditions, making development challenging.

Goals

- Protect and celebrate our Nation's culture and heritage
- Protect and enhance food harvesting and processing sites
- Foster a culture of respect and stewardship among area visitors
- Establish the reserve as one of the main tourism destinations for visitors
- Support the Nation's economic development

Land Use Policies

In addition to the General Planning Regulations identified for the Broken Group Islands in Appendix C the following applies:

1. All development must be in alignment with an overall concept plan.
2. Development must not negatively impact places of cultural significance and must be environmentally sustainable.
3. All commercial development must be supported by a strong business case.
4. Development that promotes economic development for the Nation is encouraged in this area.
5. Development that supports the health and wellness of our members is encouraged in this area (e.g., healing place).
6. Development must not negatively impact or restrict access to food harvesting or processing sites.
7. Development that supports increased access to the reserve from the water is encouraged (e.g., dock and/or marina).



13 Implementation

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

13.1 Ensuring Consistency with this Plan

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

If a new item is found inconsistent with this Land Use Plan:

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

Amendment to the Land Use Plan must follow the steps outlined in Section 13.2 below.

13.2 Reviewing this Plan

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

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

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

13.3 Amending this Plan

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

❖ Step 1: Submit an Application

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

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

Important Note: Elected Council and staff must also submit a written application if they wish to amend the Plan outside of regularly scheduled reviews

❖ Step 2: Staff Review

The submitted application will be reviewed by the Natural Resources Manager to:

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

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

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

Important Note: It is within the right of the Natural Resources Manager to seek out external counsel (e.g., legal counsel, planning and engineering advice, etc.) if necessary. The Natural Resources Manager may also ask the applicant for additional documentation (e.g., impact study, development plan)



❖ Step 3: Presentation to Chief and Council

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

If the application is “Approved in Principle”

- A community meeting will be scheduled by the Lands and Resources Manager no sooner than 15 days and no later than 60 days after the “Approval in Principle”
- The community meeting will be advertised on the Band website and in print at the Band office no less than 14 days before the date of the scheduled meeting

If the application is “Denied”

- The Lands and Resources Manager will notify the applicant the following day
- For the applicant to re-submit their application, they must wait 6 months (or 177 days) to do so

❖ Step 4: Community Meeting

At the community meeting, the following must occur:

- A detailed explanation of the amendment application
- The Lands and Resources Manager or staff acting on their behalf must be present
- Opportunity for community feedback and comment must be made

❖ Step 5: Final Decision by Chief and Council

The Chief and Council will vote on a Band Resolution to formally “Approve” or “Deny” the application If the application is “Approved”:

- The Lands and Resources Manager will notify the applicant the following day
- The applicant then has the ability to apply for necessary permitting and other similar actions as outlined in all Tseshah First Nation First Nation Development Plans and bylaws (e.g., sign permit, development permit, etc.)

Important Note: The approval of an amendment does not provide immediate permission to enact the proposed plan. All other approvals and procedures must be followed. What an amendment approval does is allow a previously unallowable activity or development in an area to be permitted.

If the application is “Denied”:

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

❖ Step 6: Revise Document

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

- The Lands and Resources Manager will amend the Land Use Plan within 60 business days
- The BCR number associated with the amendment application will be listed within the updated Land Use Plan



Appendix A - Zoning Regulation

This zoning regulation was prepared to support implementation of the land use designations explored in this Land Use Plan. The following zoning regulation provides additional policy detail on the permitted used within each land use designation. Proposed uses different from what is permitted are subject to the process outlined in Section 13.

Designation	Built Form	Characteristic Features	Uses
Housing and Residential	<ul style="list-style-type: none"> Homes ranging from single family to small apartment 	<ul style="list-style-type: none"> Housing at various densities Member or Nation-owned 	<ul style="list-style-type: none"> Ground-oriented housing and secondary suites Multi-family and multi-storied housing Home-based businesses
Market Housing	<ul style="list-style-type: none"> Homes ranging from single family to small apartment 	<ul style="list-style-type: none"> Housing at various densities Nation or Economic Development Corporation-owned for rent on the open market 	<ul style="list-style-type: none"> Ground-oriented housing and secondary suites Multi-family and multi-storied housing
Agriculture	<ul style="list-style-type: none"> Buildings and structures accessory to the primary agricultural uses (e.g., barns, sheds, etc.) 	<ul style="list-style-type: none"> Farm land 	<ul style="list-style-type: none"> Agricultural production Agricultural processing Agricultural distribution

Designation	Built Form	Characteristic Features	Uses
Community Buildings and Spaces	<ul style="list-style-type: none"> Buildings and spaces of different styles and densities 	<ul style="list-style-type: none"> Publicly accessible buildings and spaces 	<ul style="list-style-type: none"> Public uses including education, administration, health care, recreation, culture, and cemeteries
Parkland	<ul style="list-style-type: none"> Buildings and structures that support use and enjoyment (e.g., gazebos, boat launches, picnic tables, etc.) 	<ul style="list-style-type: none"> Developed and undeveloped open spaces and trails 	<ul style="list-style-type: none"> Parks facilities, outdoor recreation, and undeveloped natural spaces
Undeveloped Natural Space	<ul style="list-style-type: none"> Low impact development that prioritizes the natural environment (e.g., trails, informative signage) 	<ul style="list-style-type: none"> Primarily undeveloped with some trails, interpretive signage, or boardwalks 	<ul style="list-style-type: none"> Low impact trails and signage Undeveloped natural spaces
Economic Development	<ul style="list-style-type: none"> Commercial and light industrial ground-oriented buildings and structures 	<ul style="list-style-type: none"> Highly developed lands accessible and visible from the highway with parking and on-site circulation 	<ul style="list-style-type: none"> Commercial and light industrial developments Office spaces



Appendix B – General Planning Regulations

The following section details general planning regulations that pertain to Tsahaheh IRI.

Goals

- To support decision-making
- To ensure consistent development patterns

Land Use Policies

General Policies

1. All development must take efforts to not destroy archeological remains.
2. All development must be approved by a 'Band Council Resolution'.
3. All development must be in alignment with this Land Use Plan or must follow the steps to amend the Land Use Plan as outlined in Section 13.
4. All development on reserve must follow Tseshaht approved laws, policies, and regulations.

Housing and Residential Development

1. Housing and residential development (including Tseshaht-owned and member housing) must comply with all Tseshaht laws and policies.
2. Housing and residential development will only be approved by Council in accordance with a development masterplan.
3. New housing and residential development is not permitted within the floodplain or tsunami inundation zone.
4. Standalone housing and residential developments will only be permitted on lands identified as residential in Map 12.
5. Housing and residential development is permitted in areas identified for economic development in Map 12 if it is built atop commercial or light industrial units as a mixed-development typology.
6. All new housing and residential development will only occur on surveyed lots.
7. At minimum, anyone building a house must submit a development plan for approval that includes:
 - a. Proposed lot layout; and
 - b. Concept drawings showing what proposed buildings and/or structure will look like.
8. Housing and residential development located on steep slopes must be accompanied by a professional engineer's report that confirms the safety of the structure.
9. All new housing and residential development must be connected to municipal-type water and sewer systems where feasible.
10. Housing and residential development must be approved by Council through a 'Band Council Resolution'.

Market Housing

1. Market housing may only occur in the areas identified for market housing on Map 12.

Home Based Businesses

1. Home-based businesses are permitted here and must comply with all Tseshaht laws and policies (e.g. Tseshaht Business Licensing Policy).
2. Small home-based businesses (e.g., catering, and bookkeeping) are permitted in residential areas. Small businesses are those that do not have a retail component and are not customer-facing in nature.
3. Large businesses (e.g., contractors that require storage or maintenance of vehicles and equipment, have a retail component, or are customer-facing in nature), must locate their businesses on lands identified as commercial and industrial in this Land Use Plan.

*For certainty, the examples of small and large businesses are not exhaustive and may be further defined in other Tseshaht laws and policies. However, the intention is that small businesses are those that are not customer-facing and small in scale whereas large businesses are those that are customer-facing or require the storage of equipment or the construction of non-residential buildings to support their activities.

Agricultural Development

1. Agricultural development may occur on any Tseshaht lands.
2. Personal and community agriculture efforts do not have to require a feasibility study.
3. Commercial agricultural development must be informed by a feasibility study that confirms the viability of the proposed development.
4. Commercial agricultural development must be approved by Council through a 'Band Council Resolution'.

Economic Development

1. Economic development may occur only in the areas identified for economic development in Map 12.
2. Economic development will be focused on the area labelled 'Market Lands,' Highway Frontage Area,' and 'Old Nursery' on Map 13.
3. Economic development must comply with all Tseshaht approved laws and policies.
4. Economic development here must be informed by a feasibility study that confirms the viability of the proposed development.
5. Economic development may occur in the floodplain or tsunami inundation zone, however, must incorporate design elements to mitigate their impact.
6. Economic development must be approved by Council through a 'Band Council Resolution'.



Community Buildings and Spaces

1. Community buildings and spaces are permitted in all designated areas identified on Map 12.

Parkland

1. Parks are permitted in all designated areas on Map 12 however, will be focused on areas identified as parkland on Map 12.
2. Parks will be maintained by Tseshaht, and access must not be restricted by any form of development.
3. Tseshaht may charge fees for commercial use of parks.

Undeveloped Natural Space

1. Low impact community infrastructure that does not degrade the natural environment (e.g., trails, boardwalks, gazebos, etc.) are the only forms of development that will be permitted in areas identified as undeveloped natural space on Map 12.
2. Encroachment into areas identified as undeveloped natural space on Map 12 will be required to remediate the site to its previous state at the cost of the person/s or business(es) that own or operate the encroachment.

Beautification Standards

Landscaping has historically been ignored with on-reserve development. Landscaping provides aesthetic beauty that increases community enjoyment and generates a sense of pride. It also allows an opportunity to create privacy and screening. The following policies apply:

1. New Development

All new development on-reserve regardless of use must include landscaping within the design and construction elements of the project. Landscaping must be low maintenance, emphasize local plants, and be laid out in a manner that screens unsightly premises (e.g., garbage and recycling bins, etc.).

2. Current Development

Tseshaht will develop a landscape design plan for Tsahaheh IRI that projects the vibrancy of our people. The intention of the landscape design plan is to beautify the reserve, increase privacy, reduce unsightly premises (e.g., the sewer pump stations on highway 4), and create a strong sense of place. Local and low maintenance plants will be prioritized.



Appendix C - Broken Group Islands Planning Regulations

General Planning Regulations

Cabin Development

1. Cabin development must comply with all applicable Tseshahat approved laws and policies.
2. Applications to Council to develop cabins must be accompanied by a site plan that includes the following:
 - o Proposed location;
 - o Site access (e.g., road or water);
 - o Proposed sewage disposal system and location.
3. All costs associated with upkeep, maintenance and waste disposal is the responsibility of the individual or organization who owns the cabin.
4. Cabins should only be used for short term or seasonal use.
5. Cabins must be made of natural materials (e.g., wood) and must not cover more than 80 square metres.
6. Developing a cabin does not mean ownership of the land on which it is located.
7. Cabins must not interfere with members access to the rest of the reserve or foreshore.
8. Cabin development must be low-impact and mitigate negative impact to the natural environment where possible.
9. Cabin development must not negatively impact archeological sites or places of cultural significance.
10. Cabin development should be setback from the shoreline to account for potential sea level rise and reduce impact to the natural environment.
11. Cabin development must be approved by Tseshahat Council through a 'Band Council Resolution.'

Commercial Development

1. All commercial development should align with any future economic development plans.
2. All commercial development will be supported by a feasibility study and/or business plan.
3. All commercial developers (including Nation-owned and member-owned businesses) will be required to submit a detailed development plan that includes:
 - o A site plan that for a full "build out" scenario;
 - o Anticipated development phasing;
 - o Strategies for integration with nearby uses;
 - o Plan for servicing requirements (e.g., water, sewer, roads etc.);
 - o Concept drawings showing what proposed buildings and/or structures will look like; and
 - o A market opportunity assessment that identifies the feasibility of the proposed development and anticipated revenue generation.
4. All commercial development must comply with current environmental, health and safety regulations.
5. Commercial development should be setback from the shoreline to account for potential sea level rise and reduce impact to the natural environment.

6. Commercial development must be approved by Council by a 'Band Council Resolution.'

Signage

1. Signage may be used to protect areas of cultural significance, provide education and enforce safety regulations
2. Signage will utilize Tseshahat traditional place names and Nuu-chah-nulth language where possible
3. Signage will be consistent with Tseshahat branding



Appendix D – Proposed Cultural Centre Area Concept Plan

