



# **ADAMS LAKE INDIAN BAND**

## **LAND USE PLAN – Phase I: Land Use**



**FINAL REPORT**

march 2012 (revised, march 2013)

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## **LAND USE PLAN – FINAL REPORT**

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March 23, 2013 (revised to include ‘woodlot plan reference’)



## **PREFACE and SUMMARY**

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This Land Use Plan (LUP) document follows several Preliminary Reports related to land use on the Adams Lake Indian Band (ALIB) reserve lands. It summarizes the information gathered from community members, provides conclusions derived from and research and analysis, and identifies potential land uses and potential policy elements and land management strategies. The process has been cumulative; as more information was gathered and refined, both from community members and research, each of the Preliminary Reports has been generated. As with other First Nation communities, the Adams Lake community is in a great position to grow sustainably and to a standard of living that can be enjoyed by all of its population; the members of the community have identified some of their preferences within the broader initial phases of a Comprehensive Community Strategic Plan (CCSP), which remains underway; the land-related information from these initial community meetings forms part of this Land Use Plan.

The community holds important lands – traditional lands, and economically advantageous lands. The landscape is amenable to a variety of uses that could potentially benefit the community in terms of economic development and accommodating more members (and non-members), all-the-while protecting spaces of traditional practice.

A full range of recommendations is found in the “Conclusions” chapter of this document; a brief summary of recommendations is included in Table 2 on page 133. Excluding the specific conclusions and recommendations for land uses and land management involving individual reserves, the primary next steps include:

1. Developing regulations, policies and processes for development applications, LUP variance applications and relating permitting processes (to be done as soon as possible);
2. Developing a set of policies that, while not necessarily directly connected to ‘Land Use Planning’, are nonetheless related to ‘successful community’ planning (suggested policy elements are included as part of this report);
3. Developing an ‘Economic Development Roadmap’, probably with a five (5) year outlook, which would include a closer look at the way economic development opportunities should link to this LUP, and develop, in detail, the economic five-year roadmap (to be done as soon as possible); and,
4. Devising a comprehensive strategy to implement the LUP within the broader “Comprehensive Community Strategic Plan” (to be done as the CCSP exercise concludes).

*‘Re Tqeltkúkwpí7 tntels ne7élye ne tmicw es yecwemínte  
rekwseltktn-kt, re ckúłten-kt, re xqweqwlúteń-kt netmicw-  
kt re tkwemíple7ten-kt, re stselxmém-kt, re pellsúten-kt ell  
rekeknuctn-kt Welmé7 yews, welmé7 yews’*

*“Our Creator placed us on this land to take care of our  
people, our land, our language, our customs, our  
knowledge, our culture, our title, to be ours forever and  
ever. Ensuring that we live in a safe, healthy, self sufficient  
community where cultural values and identity are  
consistently valued promoted and embraced by all.”*

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## 1. INTRODUCTION

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The ALIB has been operating under the Regional Lands Administration Program (RLAP) for several years with a very limited and piecemeal plan for the development of its lands; the latter is clearly outdated.<sup>1</sup> Planning for land uses is becoming more important as the community undertakes a set of comprehensive community planning activities within its ‘Comprehensive Community Strategic Plan’ (CCSP). At the same time, land use planning has become increasingly significant as the leadership becomes interested in economic development opportunities for its membership and the community as a whole. Adding to the pressure to be more pro-active in terms of planning for land use, the population will grow in the future, probably adding considerable numbers onto the land base. A significant segment of the population also plans on remaining on the reserve after retirement; planning for appropriate age groups is therefore also key. It seems clear that a Land Use Plan (LUP), complete with potential policy elements, land use designations and broad zone definitions, is a next step, for land planning purposes, for protecting lands, and for decision making in terms of strategic development and economic growth planning.

The Adams Lake Land Manager is a professional land manager, having participated in many courses and sitting on the Board of Directors of the

‘First Nations Alliance 4 Land Management’ (FNA4LM) organization. Her expertise has been of great benefit to the band ; a LUP will enable her, the ALIB management team, and Chief and Council to better plan land uses, and in turn, make decisions on economic development more efficiently and effectively. The ALIB possesses an extensive array of infrastructural systems, including a domestic water system and sewer system on Sahhaltkum (Sexqeltqín) IR#4, and new irrigation pipeline in agricultural areas.<sup>2</sup>

The primary administrative offices are located on Sahhaltkum (Sexqeltqín) IR#4, adjacent to the Village of Chase and overlooking the South Thompson River and the west end of Little Shuswap Lake. The Nexe7yèlts / Pierre Moyese Centre on Switsemalph (Sxwetsméllp) IR#6, along with administrative functions, provides health and social services for a large segment of the community. The Adams Lake Development Corporation (ALDCO), owned by ALIB, has been relatively successful with its projects, including the development of West Harbour Village. Land parcels of significant strategic value, some located in the municipality of Salmon Arm, others located along the Trans Canada Highway, add to the mix of lands available to ALIB for future development.

The LUP that has resulted from this process is not a “Physical Development Plan” an “Economic Development Plan”, a “Comprehensive Community Development Plan”, or an attempt at providing a full range of management directions in terms of precise land development decisions; each potential development initiative and each development decision must be studied carefully and will require specific and focused evaluation. This LUP is a plan related to lands, land uses,

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<sup>1</sup> The Adams Lake Indian Band’s reserve lands include seven (7) reserves.

and land use designations to be used as *a guide* in terms of the development or protection of the community's lands. The LUP's goals, while completely linked to economic development and community and social well-being, will together act as *a tool* for land use decision making. In other words, precise detail regarding factors such as soil stability, localized traditional use sites, environmental conditions, regional economic characteristics and infrastructural systems location do not form part of this study; for any development activity being pondered, specific site conditions will require closer and very detailed analysis.

The present report follows several Preliminary Reports. It explains the strategy for conducting the land use planning exercise, broadly outlines the community's characteristics, both in terms of demographics and physical features, presents the results of community surveys and community workshops, offers a mapped summary of existing land uses, provides a discussion of potential land uses, land zones, and zone definitions, and a list of draft policy elements.

Some of the information gathered in the Comprehensive Community Strategic Plan (CCSP) has been used as take-off points for formulating a Vision Statement and a preliminary list of principles and associated goals, all related to the community's land use and hence, economic and social well being. The Vision Statement, Principles and Goals contained herein were adopted by the project's Steering Committee in August, 2011. The series of reports that were generated were cumulative in that they ultimately form this Final Report that comprises the LUP.

This document therefore forms the LUP of the ALIB, setting out the community's wishes for land uses and designations of the reserve lands.

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<sup>2</sup> Appendix 'C' includes a map of the irrigation system.

The LUP was developed with extensive input from the CCSP committee, the ALIB community, the ALIB Lands Manager, and Chief and Council. The LUP represents the best efforts of the community to convey its will and wishes over uses of its lands and territory. The LUP will be updated and reviewed over time, as more of knowledge about the land comes to light, and as the local and regional conditions evolve.

A significant challenge persists, due to the fact that over several decades, the lands have been managed in a piecemeal way by a bureaucracy that is far removed from the community; areas of traditional use have been impacted, valuable resources have been removed, and difficult access to the lands have been accepted by the same bureaucracy. Within the traditional territory, for example, land dispositions have resulted in the loss of access of parts of the lands which were traditionally used, and forest activities continue to reduce the traditional resource base. This LUP has been designed to help guide future decisions in terms of land use and development (or non-development) and resource use (or preservation) within the reserve lands, as well as some policy elements that may be applicable to the lands making up the wider traditional territory. The ALIB's intent is to be proactive in terms of 'the future'.



## 2. ACKNOWLEDGEMENTS

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Many individuals have contributed to the formulation of this Land Use Plan: Community Elders who, attending community meetings, reminded the community and its planner of the importance of traditions and the significance of land management decisions; community members of different ages who, at community meetings, gave their ideas, suggestions and comments on the present and future uses of the community's lands; Chief and Council who, throughout the process, enabled a free and unobstructed exchange of ideas between community members; steering committee members who, tirelessly attended meetings and offered suggestions and ideas; staff members who provided information and data of various types; and, the Land Manager, who provided the guidance that made this document possible. Several base maps were prepared by the ALIB GIS Department.



### 3. STRATEGY

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The strategy that has been chosen to formulate the LUP involves three main phases: *Background and Plan Process Development*; *Pre-planning Research*; and *Plan Preparation, or Planning*. The phases are not clear cut and they overlapped a great deal.

The first phase began several months prior to this report, with basic information gathered through contact with the ALIB Lands Manager and through research. Past reports on infrastructure, development, demographics and land-related information were obtained and analyzed. This initial phase also included the development of a detailed workplan. The present report contains some of the results of relevant past report conclusions. The second phase focused on developing some of the detailed individual reserve inventories, analysis and descriptions, as well as confirming a set of Vision, Goals and Principles that guided the LUP. These are general statements on land use issues that can be supported by most people in the community. The Vision is a statement that represents the direction of the community, in terms of lands and resources development and use. LUP Goals and Principles flowed on the one hand from the Vision Statement, while on the other hand, they were developed in concert with the Steering Committee. The ultimate purpose was to

achieve consensus on all of these. Some of the latter were based on previous work done through the community's CCSP process, as confirmed with the project's Steering Committee in August, 2011. The Goals support the development of the LUP. These were gradually adjusted and developed through interaction with the ALIB community and Steering Committee, once initial community meetings were held. Principles are a list of land priority statements identified through meetings with the Land Manager, ALIB Chief and Council, the Steering Committee, and the CCSP process documents. The Principles also evolved through community meetings and discussions. The results of this phase served as a basic mandate for the direction of the LUP and what it was expected to achieve. The same Principles were also intended to summarize the main themes of action that the ALIB may want to undertake to achieve the Vision. They were developed more fully in the third phase of the LUP process, with corresponding land designations and zone definitions. Within the second Phase, Community 'Open Houses' were held, as well as the ongoing Steering Committee meetings. Comments from community and committee members were recorded in notes and on maps, all summarized within the present report. Several maps are included within this report, recording the ideas that meeting attendees brought forward. During the third phase, maps designating potential land uses were developed, as well as suggested policy elements that might provide ways of achieving the planning strategies and recommended implementation tools such as zone definitions.

These three phases formed the basis for the present LUP document. Towards the completion of the LUP, further meetings were held to receive further feedback for improving the draft. At the conclusion of the meetings and following any needed revisions, this "final draft" has been prepared and presented to the project's Steering Committee. The Steering Committee will become responsible for bringing the LUP to the



community for ratification, should the Steering Committee make this recommendation to Chief and Council. This LUP has been developed with past studies in mind, as well as much guidance from the CCSP committee. However, it was the community's input that ultimately guided the outcome.



## 4. COMMUNITY SYNOPSIS

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### Introduction (Map 1)

The ALIB is one of the 17 member bands within the Secwepemc (Shuswap) Nation. The seven (7) ALIB reserves include Hustalen (Cstélen) IR 1, Squaam (Sq7em) IR 2, Toops (Tegwúps) IR 3, Sahhaltkum (Sexqeltqín) IR 4, Stequmwhulpa IR 5, Switsemalph (Sxwetsméllp) IR 6, and Switsemalph (Sxwetsméllp) IR 7.<sup>3</sup> Most of the population lives on lands held by the ALIB community, with some Certificates of Possession (CPs) having been allotted. The total population is of members and non-members was 974 in 2009, and has increased somewhat since.<sup>4</sup> This includes 421 (2011) members living on reserve lands and 318 (2011) members living off reserve, as well as a considerable amount of non-ALIB members.<sup>5</sup> ALIB members have an important stake in the way lands are utilized and can potentially vote, should a LUP eventually be brought to the community for approval. Significant is the ‘under 19 year old’ population: There are 195 ‘under 19 year old’ members; 98 living on the reserve lands, and 97 living off the reserve lands. There are 544 members over the age of 19; 323 live on the reserve lands, and 221 live off the reserve lands.<sup>6</sup>

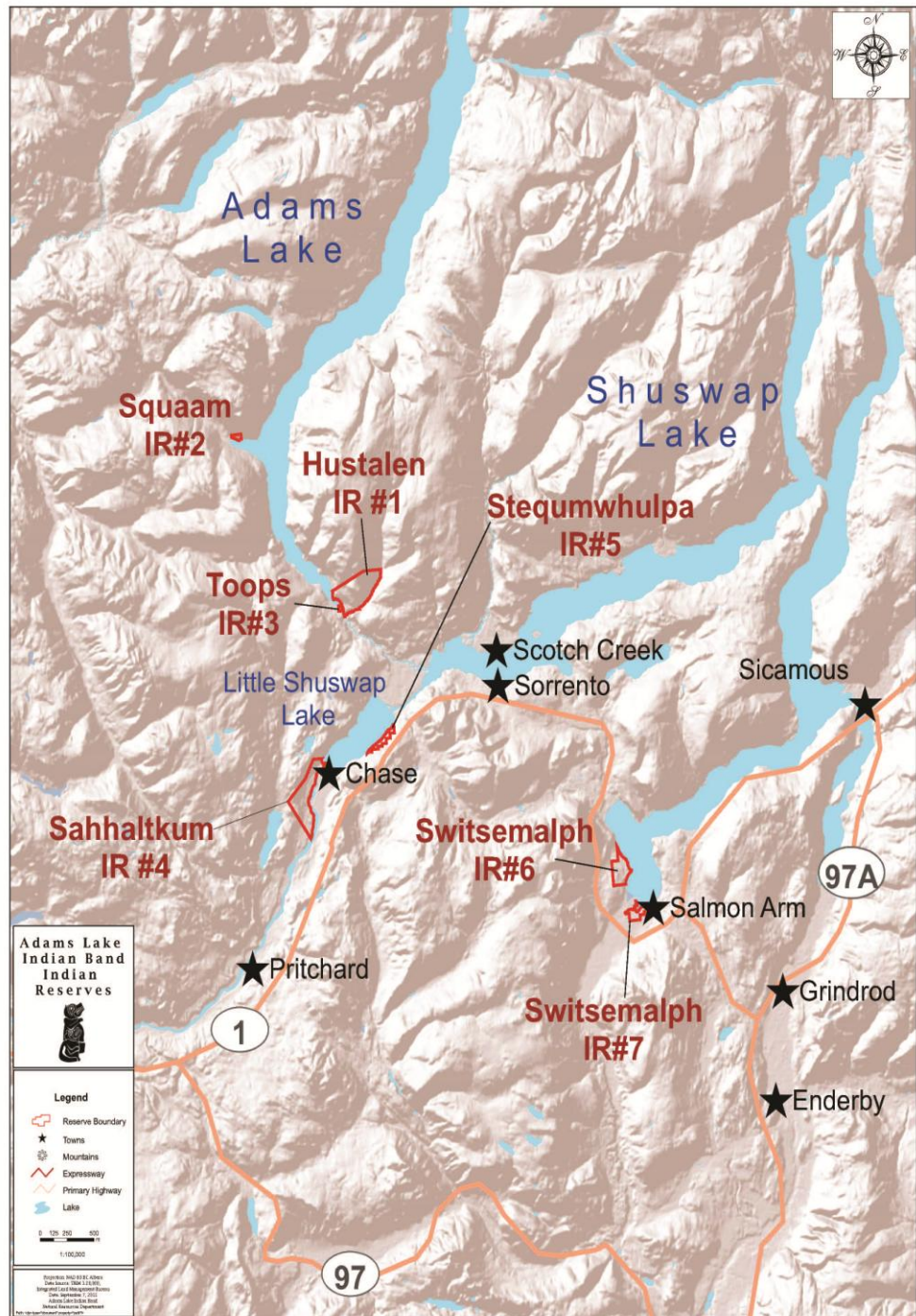
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<sup>3</sup> Individual reserve descriptions follow in a section further on in the present report.

<sup>4</sup> At the time of this report’s presentation, the exact population of members and non-members living on reserve was not known with certainty.

<sup>5</sup> Data provided by ALIB Registry Support.

<sup>6</sup> Data provided by ALIB Registry Support



**Map 1 – Reserve Locations<sup>7</sup>**

<sup>7</sup> Map source: ALIB Geographic Information Systems (GIS) Department.

In terms of housing, there is a clear and acute shortage: According to the ALIB Housing Department, approximately two hundred (200) members await housing on reserve lands. Land values are certain to increase, due to location and demand (in terms of residential and development interests). ALIB lands comprise some 2,043.4 hectares, including an economically and strategically significant set of lots located within the town of Salmon Arm, having commercial (and other) potential. Each of the reserves is unique and therefore has potential for specific land uses. Some of the reserve lands are located along the Trans Canada Highway and have valuable development potential; others are located within areas of important traditional use and natural beauty.

Due in part to the latter factors, in some areas, residential and commercial development could take place at a rapid rate. A LUP is therefore a key and timely tool in managing growth and development. Increased pressures through demand and the will of the community to benefit from the same demand warrants a set of tools to better manage land development activity. Currently, there are lands available for development, mostly held by the community, with some held under CPs. The ALIB main village site is situated along the South Thompson River across from the town of Chase, on Sahhalkum (Sexqeltqín) IR 4 reserve. On existing community lands (on IR 4) there is a set of community facilities, including the ALIB Administration Offices, cemetery, school, sports fields, playgrounds and so on. A new subdivision is in development on Switsemalph (Sxwetsméllp) IR 7. The development of single family and multi-family residential subdivisions on ALIB lands, in order to accommodate ALIB members wishing to settle on the reserve, has been a priority for the community.

## **Population**

Previous studies have projected a 2 percent per year population growth for the ALIB community.<sup>8</sup> This was based on Aboriginal Affairs and Northern Development Canada (AANDC) projections. Yet with a current (2009) total of 974 members, including on and off reserve members, the rate appears to be higher. In 1998, the total population was 633 and at 2 percent per year, would have risen to approximately 772 by 2008. In actuality the population growth rate is closer to 3 percent; clear is that the ALIB population is growing rapidly. In fact, the on-reserve population itself is probably growing at an even more rapid rate than the combined on and off reserve growth. This is due to several factors, including members gradually returning to live on the reserve lands, natural population growth of on-reserve members.

## **Housing and Existing Economic Development Activity**

Currently there is a severe shortage of housing on the reserve lands, in spite of ALIB lands being available to members living on the reserve. At the same time, ALIB has been progressive in its developments. While the large lakefront development, West Harbour Village, for example, has the potential to generate revenues for the community (as a fully serviced subdivision situated in a park-like setting), the number of available houses for ALIB members continues to be an issue for members wishing to return to the reserve lands, and for members who wish to establish their families on the same lands. For example, during the 1988 to 1998 decade, only 34 new housing units were built; the slow building trend continues, mostly due to policy challenges and delayed reaction times on the part of AANDC.

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<sup>8</sup> 'Adams Lake Indian Band. 1999 Physical Development and Land Use Plan'. Nash and Associates. 1999.

## **The Traditional Territory**

Since time immemorial the ALIB people have occupied the territory that lies beyond the present reserve boundaries. As a result of inhabiting the traditional territory for time immemorial, there are many cultural sites and attributes such as artifacts, spiritual sites, stories, place names and traditions that are tied to the land. While not always within the boundaries of the reserve, the same cultural attributes belong to the ALIB people; the same lands remain within the 'lived' realities of community members.

The necessity to protect culture and the land related to the same culture should be a guiding factor over the needs of 'development'. Land uses within the traditional territory should therefore be undertaken in concert with the ALIB culture. Land use planning decisions within the traditional territory include some of the following, among other principles:

- Protection of cultural resources;
- Protection of areas where traditional harvesting occur;
- Protecting landscapes of key cultural value;
- Encouraging educational activities related to land and cultural resources and activities;
- Sustainable uses of cultural resources on the traditional territory lands; and,
- Documenting cultural sites such as archaeological sites, sacred sites, gathering sites, burial sites, land and water routes, and hunting and harvesting areas.

## **Conclusion**

The ALIB community's LUP is directly connected to population, population growth, existing economic development activities, future or desired economic development, social well-being, and traditional use. This is true even if a community chooses 'not' to accept development on

all or part of its lands. In the case of ALIB, there are several resources, both natural and human, that work as advantages or disadvantages in terms of economic development and the way lands are designated and utilized. A youthful population, for example, renders immense potential in terms of workforce availability. And partnerships could be a significant strength. Well developed roads and transportation networks, including very close proximity to the Trans Canada Highway offer advantages in terms of location. The ability to manage lands with a LUP is another strength that could enable the ALIB to attract third party developers and entrepreneurs. And ALIB's excellent relationships with neighboring jurisdictions, including other aboriginal communities, also adds to the list of strengths.

There are challenges to the managing of these lands. For one thing, they are not geographically connected, spread out over seven (7) reserves. And some past LUP practices have not always resulted in properly coordinated uses or use combinations. A further significant challenge lies with the population: It is growing rapidly. The important question is: 'will there be the combination of housing and infrastructure available for all members in the future?'

Regardless of the significant challenges, some land use combinations and arrangements might prove successful in terms of matching them to economic development opportunities. The combining of 'tourism nodes' and 'market housing' in areas of abundant natural beauty, for example, might be one way of tackling the challenges. These will be discussed in the "potential land uses" section in this report.



## 5. VISION STATEMENT, GOALS and PRINCIPLES

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### Introduction

One of the primary principles underlying this LUP is to ensure, as best as possible, that it aligns with the CCSP study being undertaken by ALIB. LUP Goals and Principles flow on the one hand from the Vision Statement, while developed in concert with the Steering Committee. The Principles will evolve through community and Steering Committee meetings and discussions.

### Vision Statement

For the purposes of the development of the ALIB LUP, the broader Vision Statement developed through the CCSP process has been adopted. The Vision Statement is as follows<sup>9</sup>:

*'Re Tqeltkúkwpí7 tntels ne7élye ne tmicw es yecwemínte re  
íkwsełtktn-kt, re ckúlten-kt, re xqweqwlúteñ-kt netmicw-kt re  
tkwemíple7ten-kt, re stselxmém-kt, re pellsúten-kt ell  
rekeknuctn-kt Welmé7 yews, welmé7 yews'*



“Our Creator placed us on this land to take care of our people, our land, our language, our customs, our knowledge, our culture, our title, to be ours forever and ever. Ensuring that we live in a safe, healthy, self sufficient community where cultural values and identity are consistently valued promoted and embraced by all.”

### **Land Use Plan Goals<sup>10</sup>**

This LUP has several specific goals, including:

- i) Develop a community-led LUP;
- ii) Determine land uses as desired by the ALIB community;
- iii) Protect and Preserve ALIB culturally significant areas;
- iv) Document land uses;
- v) Define the land uses through zoning definitions;
- vi) Strengthen land management capacities; and
- vii) Enhance relationships with neighboring communities.

### **Draft Land Use Principles**

ALIB Land Use Principles are based on community strengths, the desire for sound land management principles, family values, and optimism for the future. Land Use Principles were confirmed through community surveys and meetings, but in general, they include:

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<sup>9</sup> Confirmed by the Steering Committee on August 22, 2011.

*Children and youth* – the need to keep children ‘active’ and feeling ‘safe’ on the reserve and knowledge about Secwepemculturw.

*Opportunities* – opportunities in terms of work for Members on reserve; opportunities that extend into the future.

*Connection to the land and to traditions* – land and traditions should be reflected in a Land Use Plan.

*Community participation* – participation in the development of a Land Use Plan.

*Development* – recognize that there are limits to the lands available for development and want to take that into consideration within a Land Use Plan.

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<sup>10</sup> Confirmed by the Steering Committee on August 22, 2011.



## 6. COMPREHENSIVE COMMUNITY STRATEGIC PLAN

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### Introduction

In several ways, this LUP can be seen as a small component of the wider Comprehensive Community Strategic Plan process, whereby each of several components are being developed in tandem to achieve a balanced, healthy and prosperous community. The idea is to generate a living and flexible framework that grows and evolves with the community and ALIB people, set out within a consultative and holistic approach. The CCSP will ultimately integrate cultural, capital and infrastructure, social, health, economic, lands, resources and governance aspects to the community, all-the-while providing a framework to develop and maintain the community's capacity to be self-sufficient through development of human resource and economic development strategies and accompanying training/education plans.

From the CCSP process, we derive some of the community goals :

- Self-sufficiency; Employment opportunities; Adequate housing;
- Preserving culture and heritage; Preserving the environment; and,

- Increasing community pride; and, Maintaining fiscal responsibility.

## **CCSP Goals**

Some goals of the CCSP include:<sup>11</sup>

- Increase employment of community member directly through project planning process;
- Increase employment of community member directly through project implementation;
- Create viable long-term employment and business opportunities as a result of a viable planning process;
- Develop and implement a human resource strategy;
- Improve governance, management, operational and technical capacity;
- Develop tools that will measure the success of the ALIB and project objectives and that will provide for revision of methodology;
- A community-based program that will enthuse and empower the membership of ALIB to achieve their individual dreams and goals;
- Components, Activities and Outcomes CCSP Planning Phase;
- Gather Community Baseline information;
- Complete Community Analysis;
- Create Vision & Value Statements;
- Develop and Build a Comprehensive Strategic Framework to turn vision into a realistic plan;
- Set/Revise Goals & Objectives;
- Set measurable objectives;
- Identify Activities & Projects;

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<sup>11</sup> ‘Adams Lake Indian Band summary of Comprehensive Community Strategic Plan’; ‘AdamsLakeBand.org’.

- Create Work Plans & Implementation Strategy (include funding);
- Build a comprehensive strategic framework that identifies specific activities and projects;
- Seek, review and evaluate funding and financial options and opportunities for projects, initiatives and training/education;
- Start to identify and meet with potential project and community partner;
- Develop a plan to build social and economic relationships in surrounding community;
- Commence planning for long-term human resource strategy and action plan;
- Identify short and long-term needs for implementation of CCSP;
- Identify most relevant programs available through educational/training institutions; and,
- Evaluation: Ensure and evaluate progress to date including outcomes of meetings and community consultations.

### **Topics of Priority identified by the Community**

Through member meetings, planning sessions and feedback from the community, several topics have been identified as ‘priority matters’ in the development of the CCSP. These include:

- Youth, issues need to be addressed, as does planning for the future of these young people and their children;
- Potable water, need a water treatment facility and trained personnel;
- Garbage and sewage facilities;
- Housing and related infrastructure, new housing and renovations;
- Longer term financial plans and budgeting practices;
- Governance and leadership best-practices and skills that provide for the best possible future scenarios of the peoples of ALIB;
- An integrated approach and planned growth;

- Analysis of proposed “bridge” projects, how many needed and when, prioritize; and,
- Review of tourism development opportunities, including leasing practices/terms of recreation leases.

The CCSP involves a holistic process, providing the tools, stages and resources to enable ALIB to break down strategic community planning steps into manageable phases. This LUP study will use the knowledge, as much as possible, from the CCSP in order to provide efficiencies, all-the-while ensuring that the LUP fits within the same community goals. Community surveys under the LUP will complement the information derived from the CCSP.



## 7. INDIVIDUAL RESERVES

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### Introduction<sup>12</sup>

ALIB lands are diverse and include rich resources, natural beauty, access to key transportation, strategic locational advantages between the cities of Kamloops and Salmon Arm, and potential access to services. Each reserve is different in terms of land uses and combinations of the latter elements. What follows is an outline of each reserve, then a very brief description of each reserve, including a short synopsis of how the lands are held, and a snapshot of existing uses.<sup>13</sup> Potential uses are addressed in the report.

This LUP is not a “Physical Development Plan” an “Economic Development Plan”, a “Comprehensive Community Development Plan”, or an attempt at providing a full range of management directions in terms of precise land development decisions; as stated above, each development decision must be studied carefully and will require specific evaluation.

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<sup>12</sup> Some data for this section has been derived from site inspections as well as a prior study: See ‘Adams Lake Indian Band 1999 Physical Development and Land Use Plan’. Nash and Associates. 1999. The latter report describes natural characteristics in detail.

<sup>13</sup> Note that traditionally significant lands and environmentally significant areas are not discussed; the former is addressed within the ALIB’s Traditional Use Study (a confidential report outside the present study), while the latter does not form part of this study. Clearly, both traditional use areas and environmentally sensitive areas require consideration for all and any potential future development.

The following descriptions therefore relate to lands and land uses, and are intended for use as a contextual guide in terms of discussions for development or protection of the community's lands. In other words, precise details regarding factors such as soil stability, localized traditional use sites, environmental conditions, regional economic factors and infrastructural systems location do not form part of this study; for any development activity being pondered, specific site conditions will require closer analysis. Table 7.1 provides an overview of the reserve sizes in hectares.

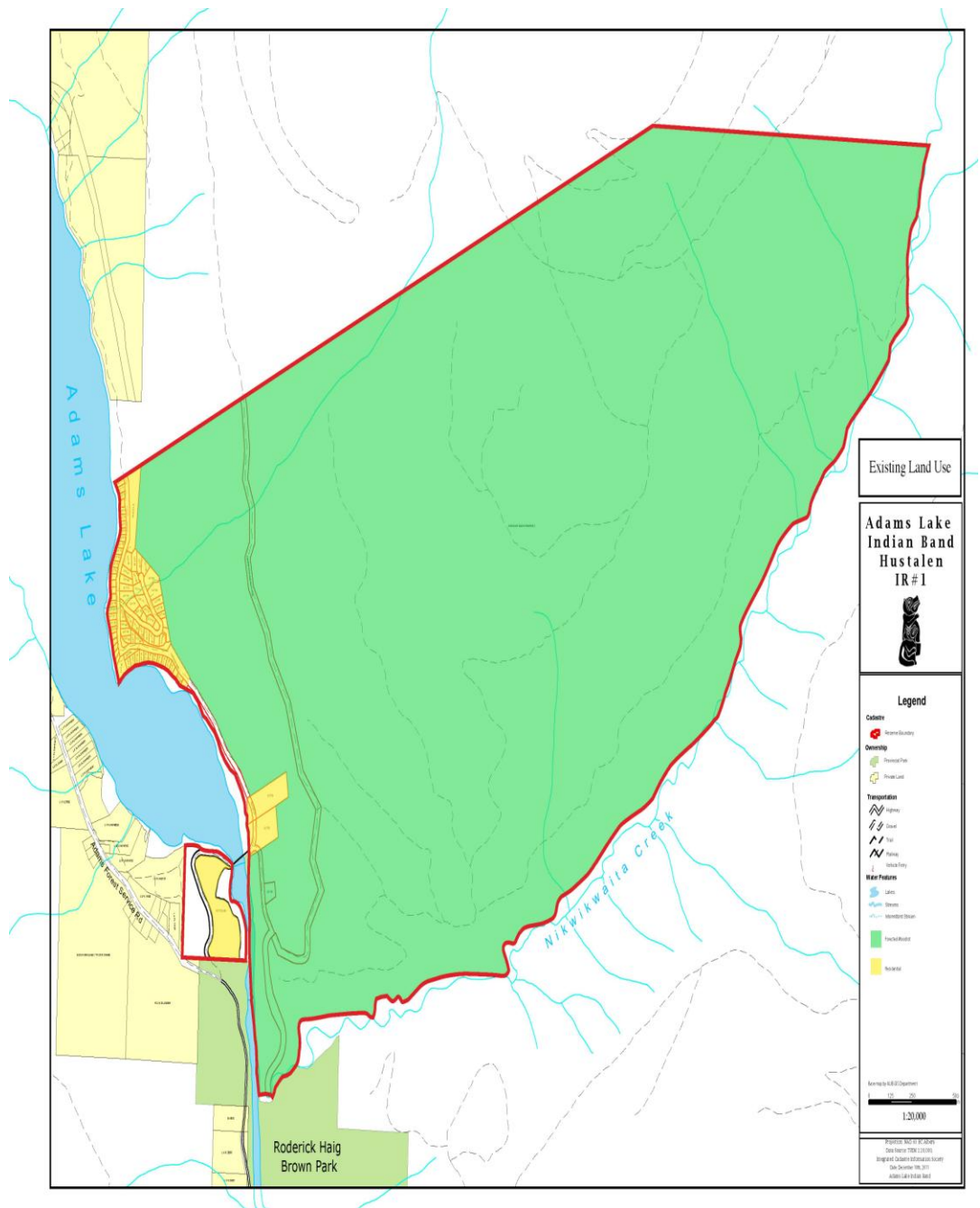
<b>reserve</b>	<b>Hectares</b>
Hustalen (IR 1)	904
Squaam (IR 2)	31.7
Toops (IR 3)	10.7
Sahhaltkum (IR 4)	1445.7
Stequmwhulpa (IR 5)	106.4
Switsemalph (IR 6)	318.6
Switsemalph IR 7)	126.3

**Table 1 - Reserve Sizes**



**Description:** The Hustalen (Cstélen) Reserve (IR 1) is located to the east of Adams Lake, running along the eastern shores of the





**Map 3 - Hustalen (Cstélen) IR 1 – land use**

lake and the Adams River. A road roughly follows the outer boundaries of the large reserve. The forested terrain is steeply sloped, rising from the lake with very little of the reserve having been developed (approximately 17 hectares out of 904 hectares). There are traditional use lands located to the south of the reserve at Nikwikaia Creek.

**Land Holdings and Land Use:** The portion of the reserve situated along the Hustalen creek is subdivided into approximately eighty-two (82) lots, generally leased from ALIB, including two (2) lots held by Certificates of Possession (CP). Other subdivided lots exist along the area where the former bridge was built.<sup>14</sup> A small summer resort is located at the southern point; cottages and some year-round homes are located close to Hustalen Creek. The remainder of the lands are covered in forest. No ALIB facilities such as buildings, docks or boat launches are located on these lands. Traditional Use Sites exist throughout the reserve lands.

**Infrastructure:** The small portion of the reserve lands that are occupied or sub-divided into lots are not serviced by the ALIB. Two water intake systems are in place; one for some thirty (30) leased lots, constructed approximately thirty (30) years ago<sup>15</sup>, and a more recent one servicing Lot 83. Some of the lakefront properties have their own water intake systems. B.C. Hydro and telephone lines are in place for the subdivided lots. Septic systems are handled by individual land holders, with septic fields. Two fire hydrants are in place. No community facilities exist on this reserve.

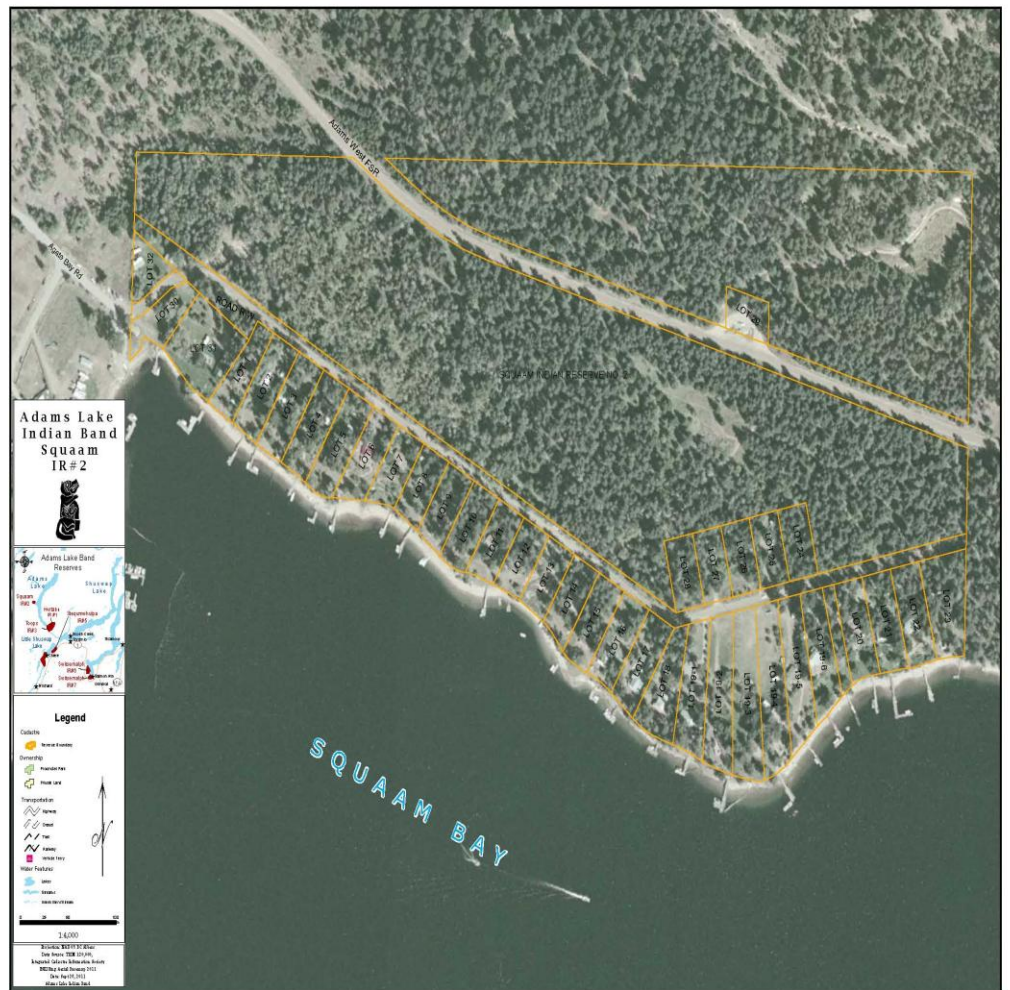
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<sup>14</sup> The bridge was destroyed by fire in 1995.

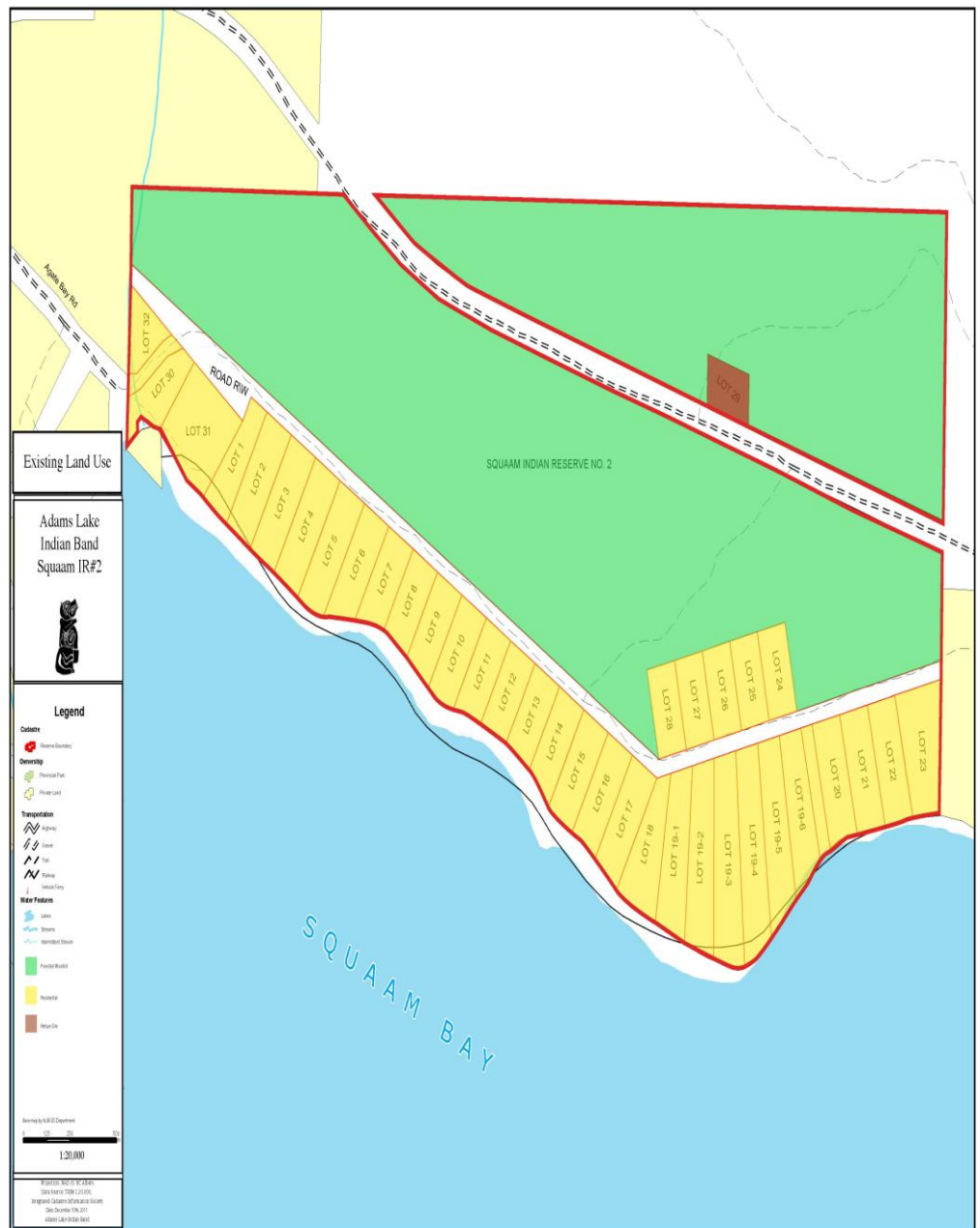
<sup>15</sup> A chlorinator exists; its functioning is not confirmed.



## Squaam (Sq7em) IR 2 (maps 4 and 5)



Map 4 - Squaam (Sq7em) IR 2



**Map 5 - Squaam (Sq7em) IR 2 – land use**

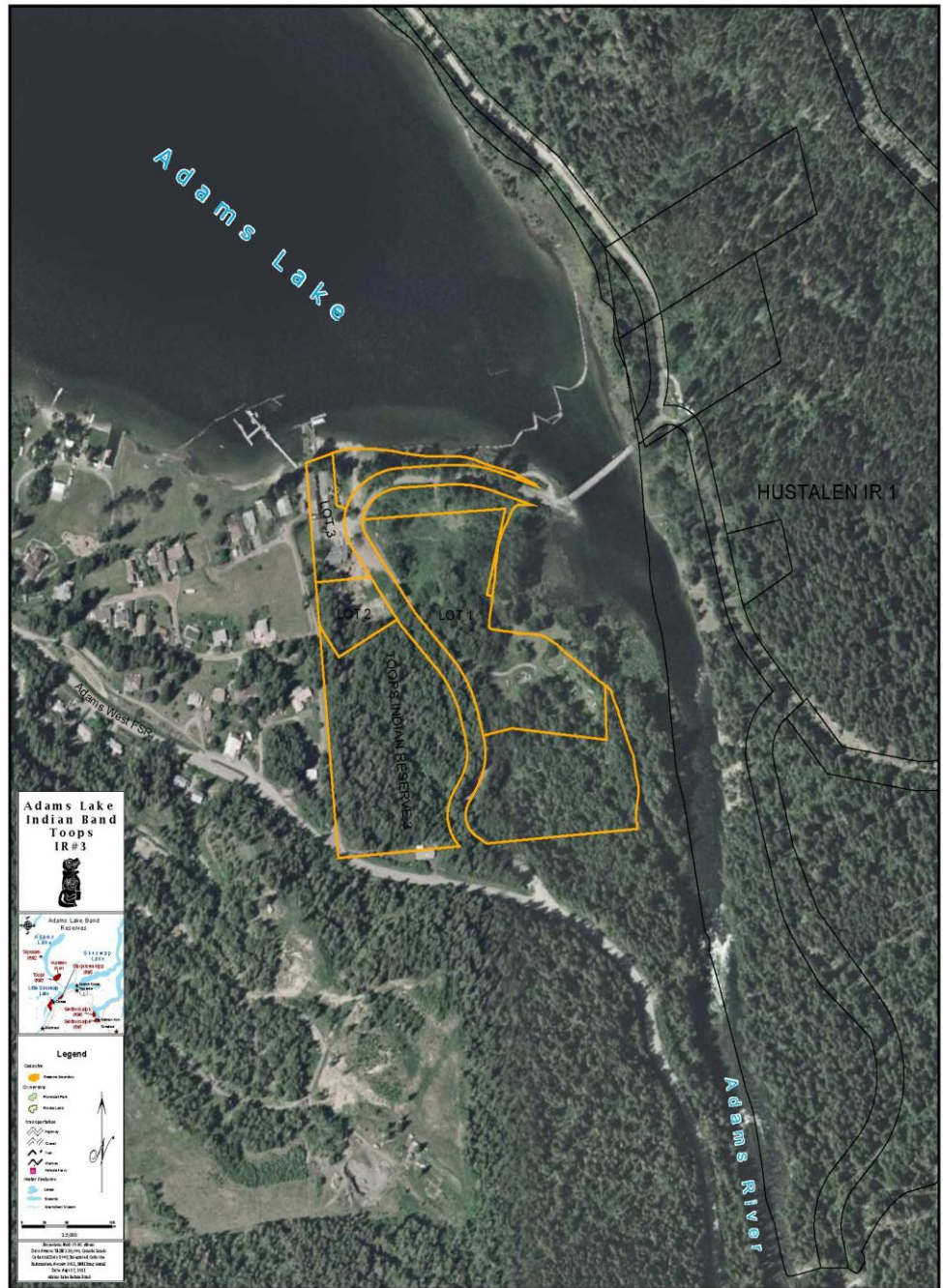
**Description:** The Squaam (Sq7em) Reserve is located on the northern side of Agate Bay which is located on the west side of Adams Lake. Squaam Reserve lands are accessed by a logging road (from the south), as well as Highway 5 from the north side. The area is pristine, sloped and forested. Very little of the lands have been developed.

**Land Holdings and Land Use:** There are thirty-three (33) subdivided lots on this reserve, leased by the ALIB, totaling approximately eight (8) of the 31.7 hectares. Cottages are the sole occupation of these lots. No ALIB facilities such as buildings, docks or boat launches are located on these lands. Traditional Use Sites exist throughout the reserve lands.

**Infrastructure:** The small portion of the reserve lands that are occupied or sub-divided into lots are not serviced by the ALIB. Individual water intake systems are in place for cottages, from Agate Bay. Septic systems are handled by individual land holders, with septic fields. No fire hydrants are in place. B.C. Hydro and telephone lines are in place for the subdivided lots. No community facilities exist on this reserve.

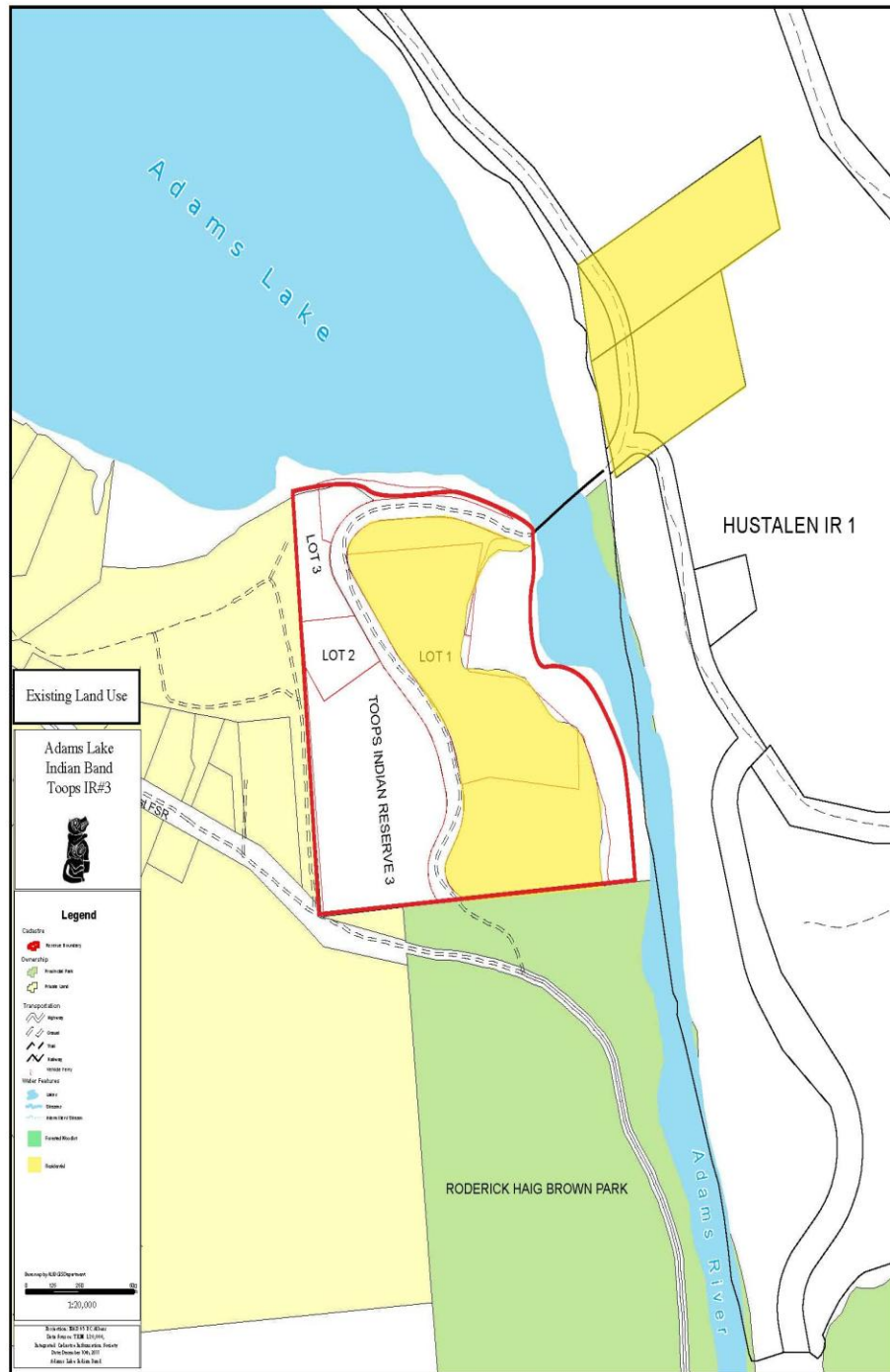
### **Toops (Tegwúps) Reserve IR 3 (maps 6 and 7)**

**Description:** The Toops (Tegwúps) Reserve is located on the west side of Adams Lake from the Hustalen Reserve, to the north south of the Adams River. A road (Rawson Road) winds through the reserve towards the point where Adams River meets Adams Lake, where the bridge used to stand, and where access to the Hustalen Reserve was made possible. The area is forested, with the exception of a few cleared lots, including residential and a logging enterprise.



**Map 6 - Toops (Tegwúps) IR 3**





**Map 7 - Toops (Tegwúps) IR 3 – land use**



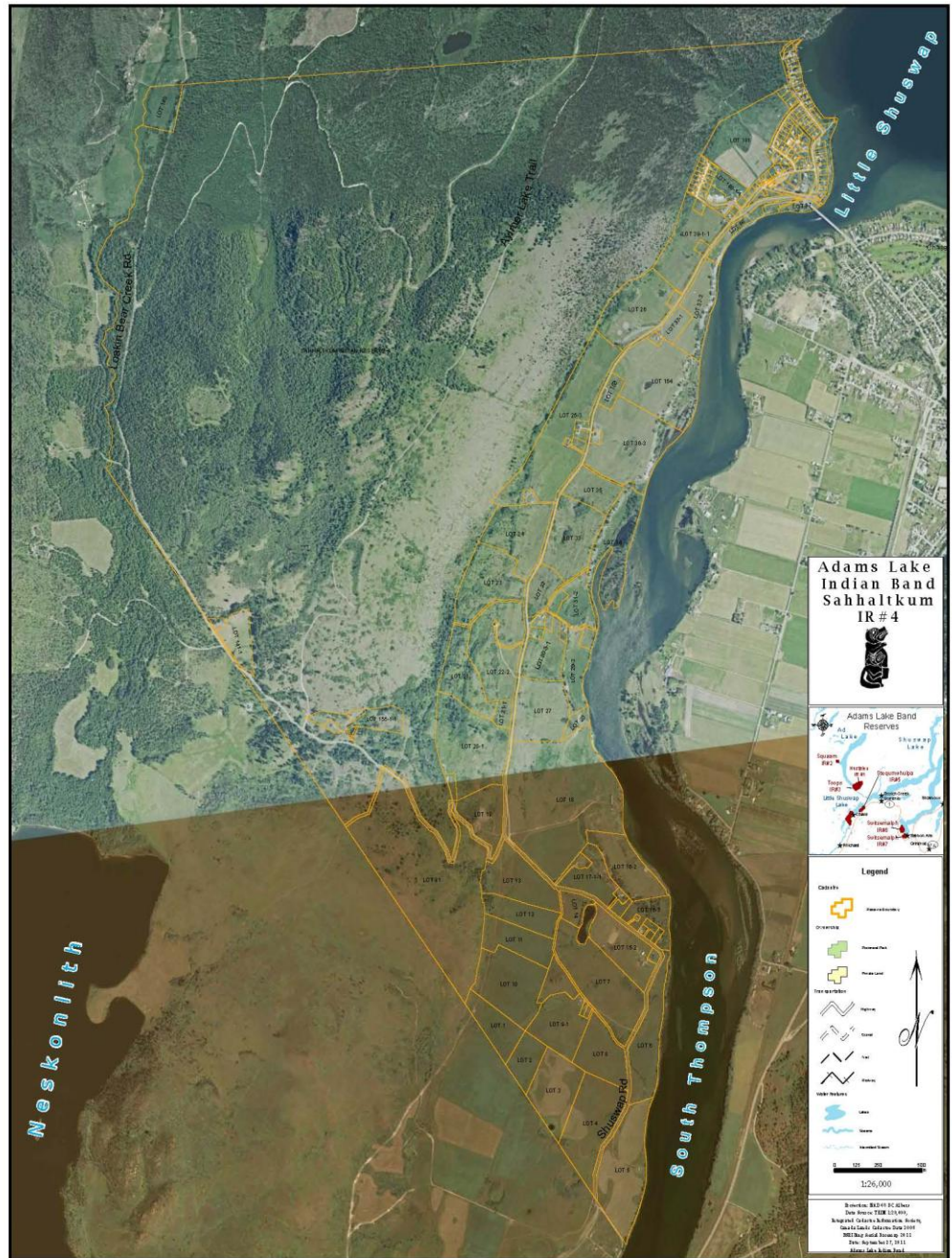
**Land Holdings and Land Use:** There are three (3) subdivided lots, two (2) for residential uses, and one (1) for logging related operations, totaling four (4) hectares. No ALIB facilities such as buildings, docks or boat launches are located on these lands. Traditional Use Sites exist throughout the reserve lands.

**Infrastructure:** One road runs through the reserve (unpaved), towards the point at which the unusable bridge is located. Water intake for the residential lots is individual. Septic systems are handled by individual land holders, with septic fields. No fire hydrants are in place. B.C. Hydro and telephone lines are in place for the subdivided lots. No community facilities exist on this reserve.

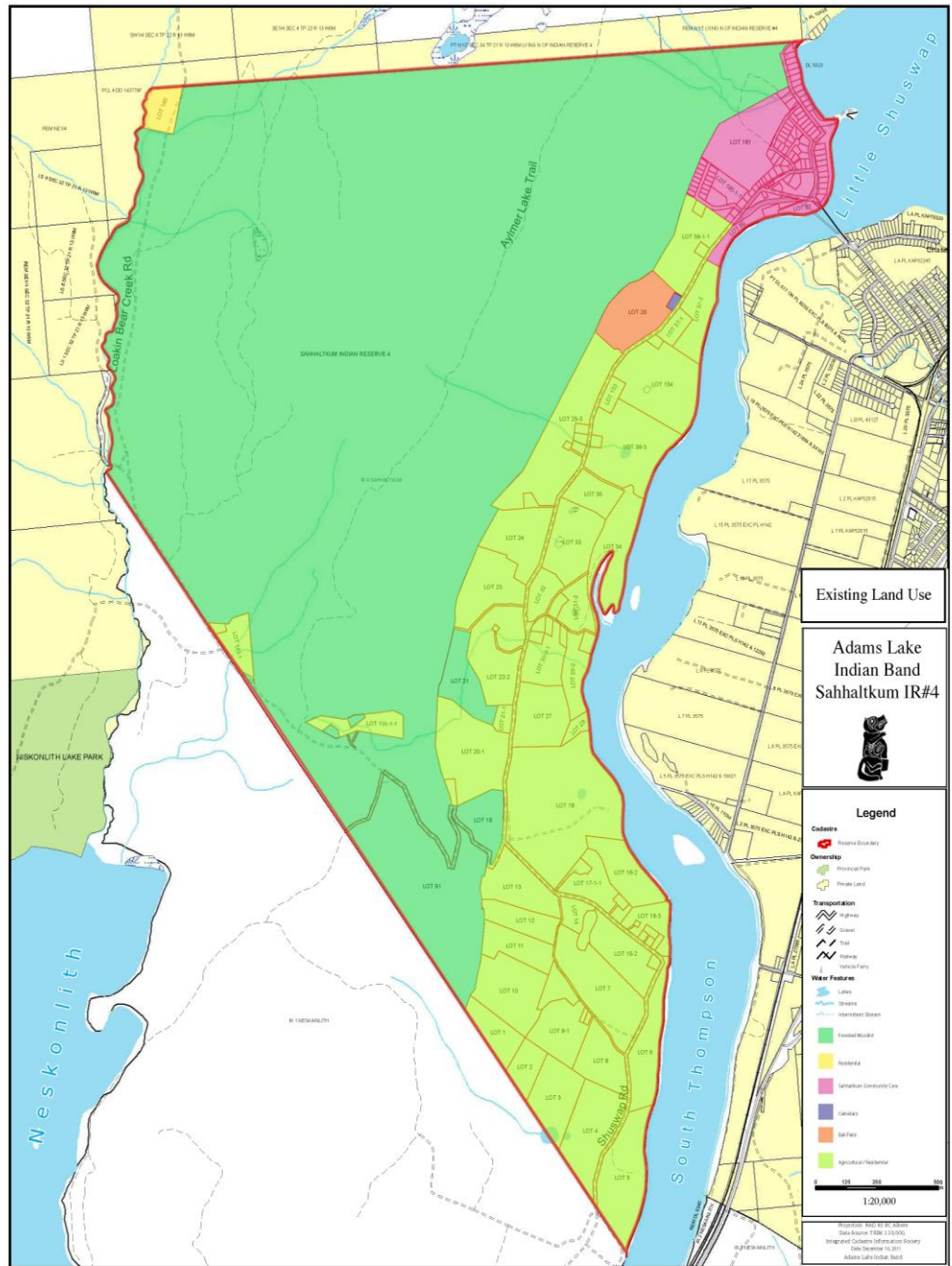
#### **Sahhalkum (Sexqeltqín) Reserve IR 4** (maps 8 and 9)

**Description:** The Sahhalkum (Sexqeltqín) Reserve is located on the western side of Little Shuswap Lake, where it meets the South Thompson River, adjacent to the town of Chase. A main road runs through the reserve, extending from the Pine Street bridge that links to the town of Chase along the river. This is the main reserve and therefore includes most of the ALIB's administrative and other services. There are partially forested hillside and range lands used for livestock grazing and CP land forage crops.

**Land Holdings and Land Use:** Approximately fifty-eight (58) lots are held by ALIB members through Certificates of Possession; several other lots are held communally by the ALIB. These include some fifteen (15) foreshore lease lots and sixteen (16) CP lots in rural (residential) areas. The community has gradually developed around the primary ALIB administration includes administration offices, the Chief Atahm



Map 8 - Sahhalkum (Sexqeltqín) IR 4



**Map 9 - Sahhalkum (Sexqeltqín) IR 4 – land use**

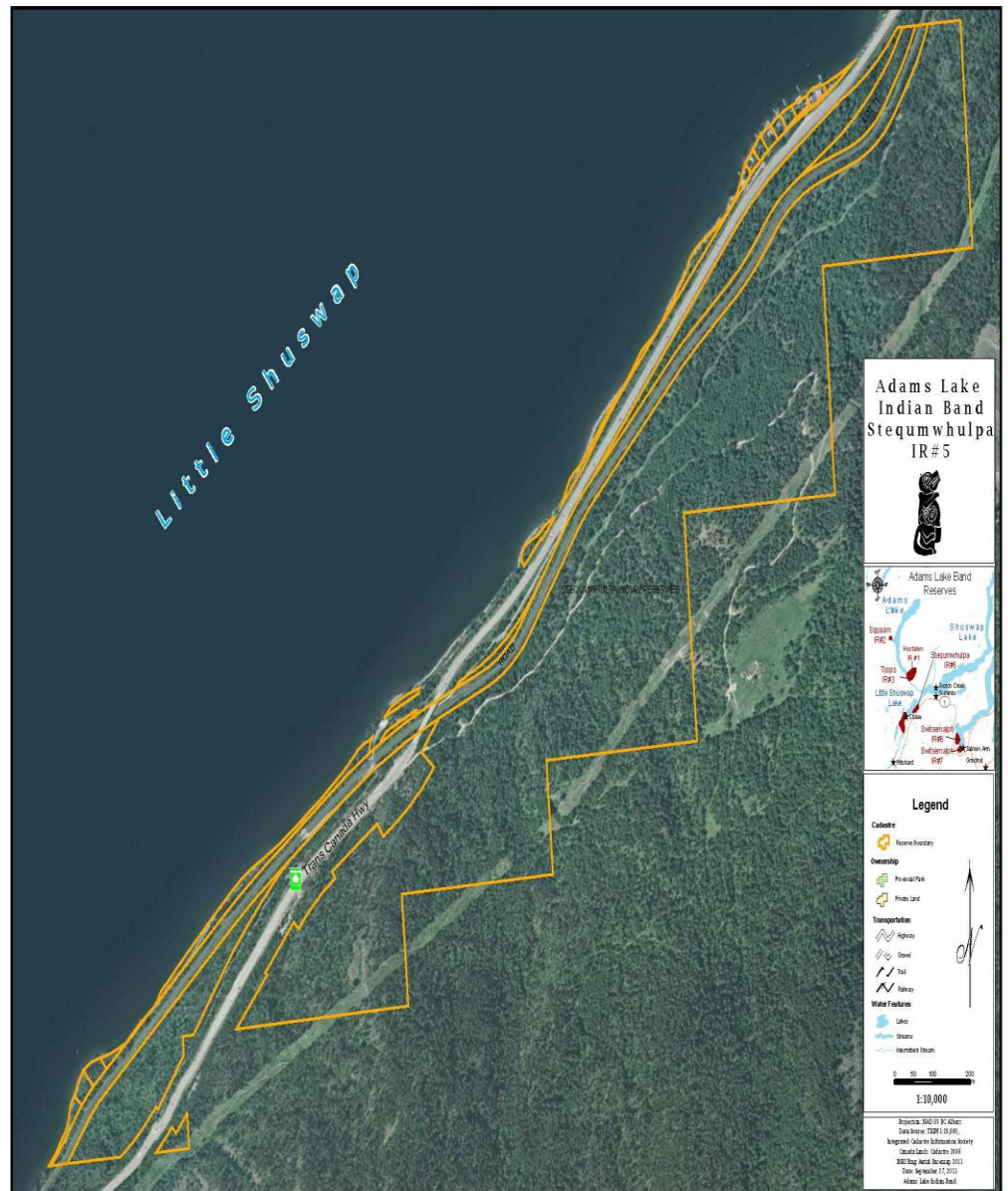
School, day care centre, fire hall, public works buildings, spiritual centre, cemetery, informal foreshore park, playgrounds and ball fields, fishing station, and other facilities.

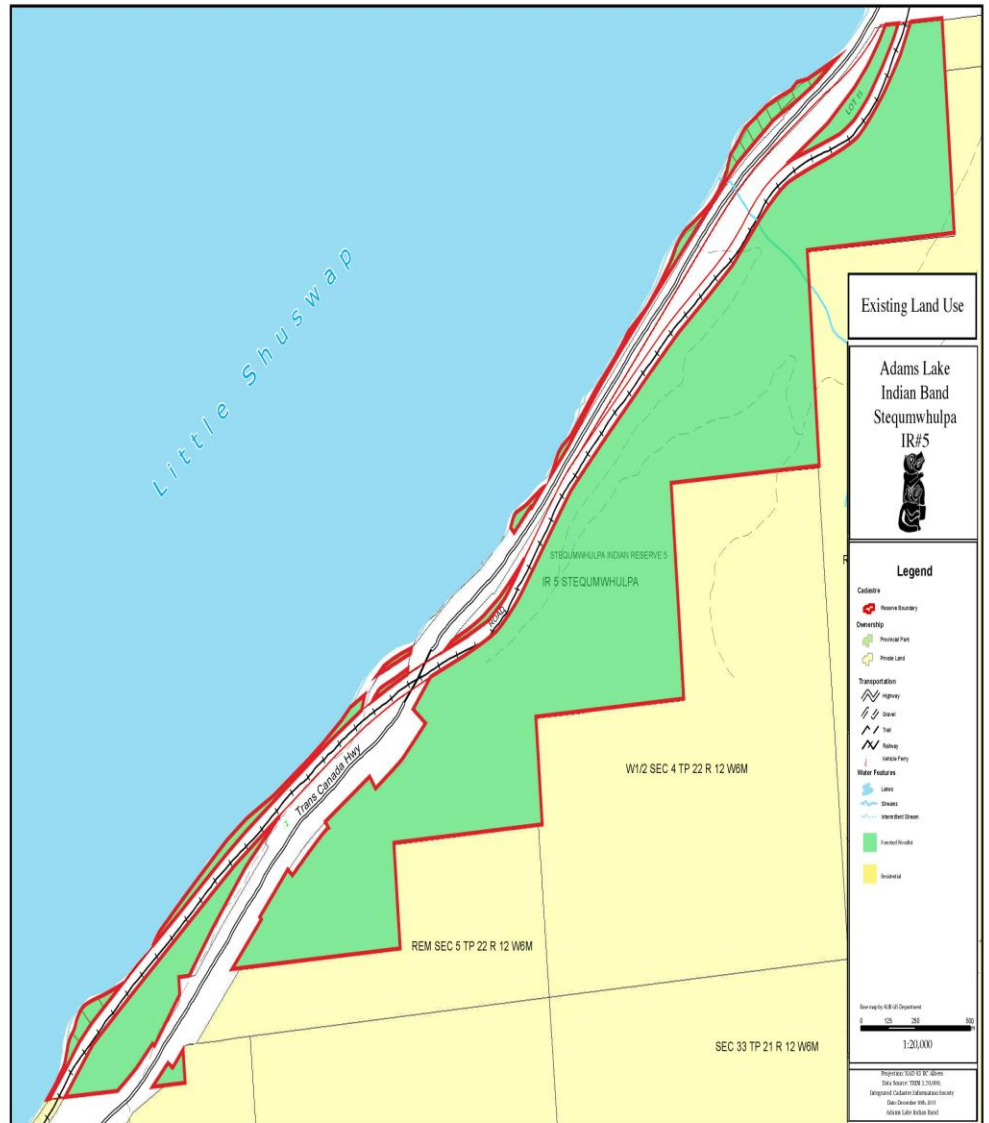
**Infrastructure:** The main paved road that links the ALIB village to the town of Chase winds through the reserve; several (gravel) roads connect the outlying areas, including the upper forested area, to the main village. Water and sewage is provided to the main village, through an agreement with Chase; wells are used for the more rural lots, and septic systems are handled by individual land holders, with septic fields. Fire hydrants are in place within the main village area. A substantial irrigation system has recently been installed throughout agricultural areas. There are three (3) underground reservoirs for domestic water and fire hydrants; the water is treated. B.C. Hydro and telephone lines are in place throughout most of the reserve.

#### **Stequumwhulpa Reserve IR 5 (maps 10 and 11)**

**Description:** The Stequumwhulpa reserve is located along the southern shore of Little Shuswap Lake. Its southern boundary runs, approximately, along the BC Hydro lines; a railway corridor, as well as the Trans Canada Highway cut through the reserve, close to the foreshore. The terrain is steep and difficult, given that the railway and highway cover the best lands along the water. Forest covers the slope. Some ten (10) lots have been carved out of one area of the reserve.







**Map 11 - Stequmwhulpa IR 5 – land use**

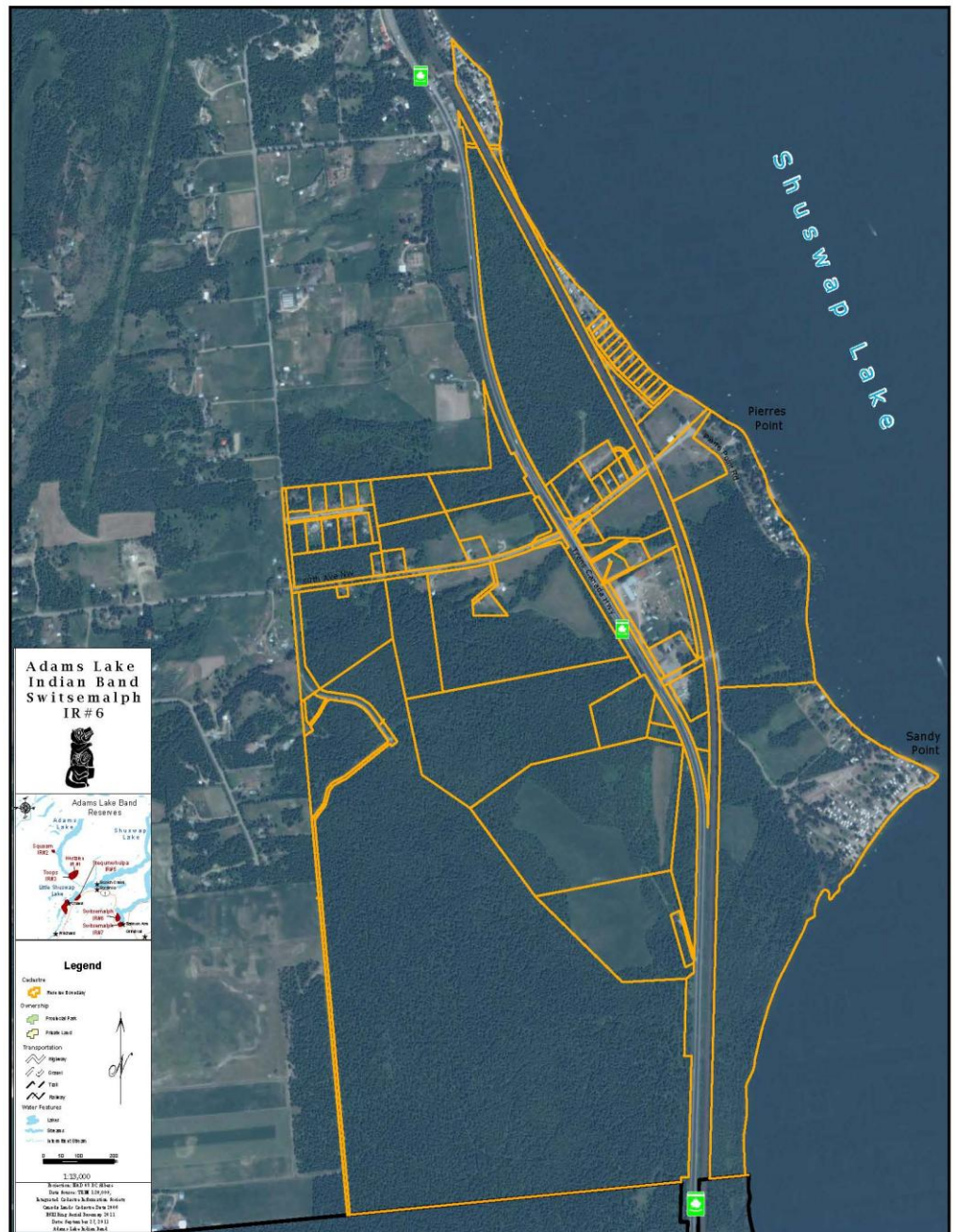
**Land Holdings and Land Use:** The area is forested; very little of the land is easily developable as it is sloped. The subdivided waterfront lots are residential. Traditional Use Sites exist throughout the reserve.

**Infrastructure:** Water and septic systems are handled by individual land holders, with wells and septic fields. No fire hydrants are in place. B.C. Hydro and telephone lines are in place for the subdivided lots. No community facilities exist on this reserve.

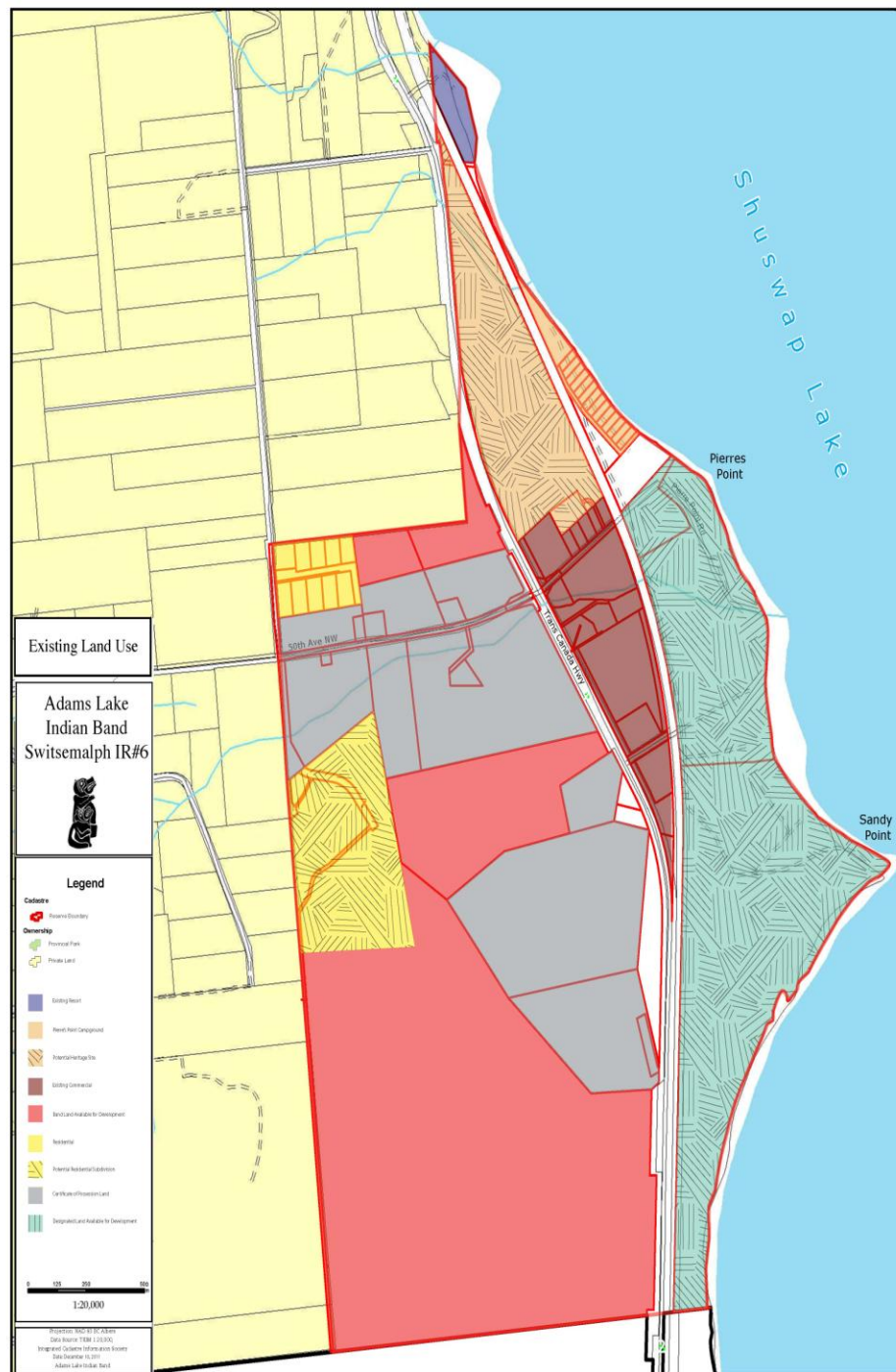
**Switsemalph (Sxwetsméllp) IR 6** (maps 12 and 13)

**Description:** The Switsemalph (Sxwetsméllp) IR 6 reserve is located along the northwest side of Shuswap Lake Bay, Northwest of the city of Salmon Arm. Switsemalph (Sxwetsméllp) IR 6 is within the limits of Salmon Arm's boundaries. A railway corridor and the Trans Canada Highway cut through the reserve, roughly north - south. Access to the reserve lands is via 50<sup>th</sup> Avenue North-West. Parts of the reserve are covered by forest; some areas are farmed. Other areas are residential, with some light industrial activity along the Trans Canada Highway.

**Land Holdings and Land Use:** Due to the disposition of the railway line and the Trans Canada Highway, the reserve is divided into three tracts: There are approximately thirty-two (32) residential leases located on the southern side of 50<sup>th</sup> Avenue, along the foreshore and extending to the railway line. There are ten (10) houses for members, located at the 52nd Street cul-de-sac. Three campgrounds are also located along the foreshore. There are several CP lots and a large parcel held by the ALIB, located between the railway line and the Trans Canada Highway. And there is a large tract of land, to the west of the Trans Canada Highway,







**Map 13 - Switsemaliph (Sxwetsméllp) IR 6 – land use**

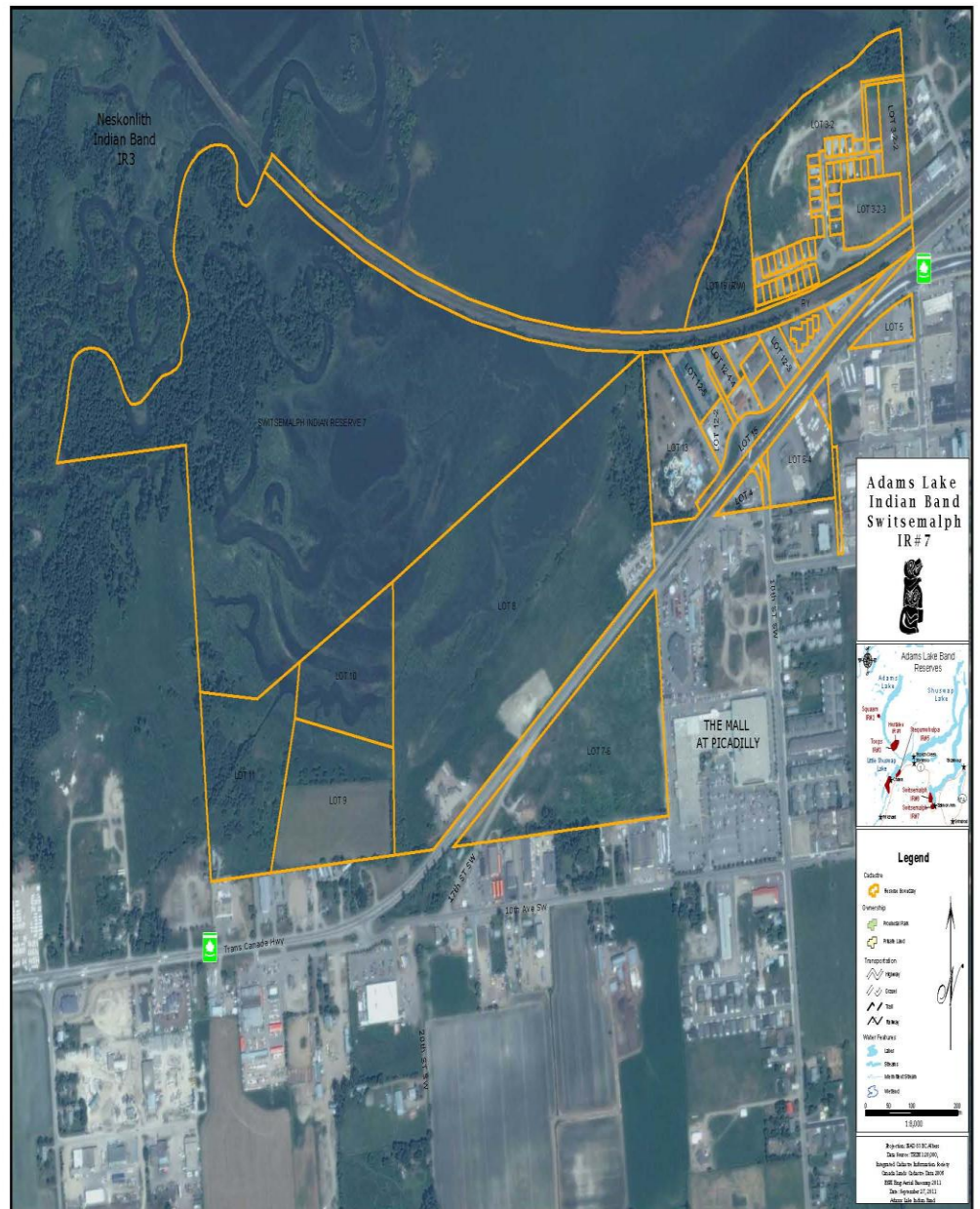
with several CPs and a significant tract held by the ALIB. One area at the northern section of the land has been identified as culturally significant. Community facilities include a youth centre / hall, community center / daycare center, log building school and hall used for various purposes, including health administration offices. More market housing and commercial uses are foreseen in the near future.

**Infrastructure:** Servicing is varied on this reserve. In terms of water, for example, lots along 50<sup>th</sup> Avenue NW and 52nd Street NW are serviced by the Salmon Arm water system, while many other lots have individual wells. There is no waste water facility; septic tanks accommodate sewage on individual lots. Access to the reserve lands is from the Trans Canada Highway at 50<sup>th</sup> Avenue. Other roads are in good condition and service the entire land base.

#### **Switsemalph (Sxwetsméllp) Reserve IR 7 (maps 14 and 15)**

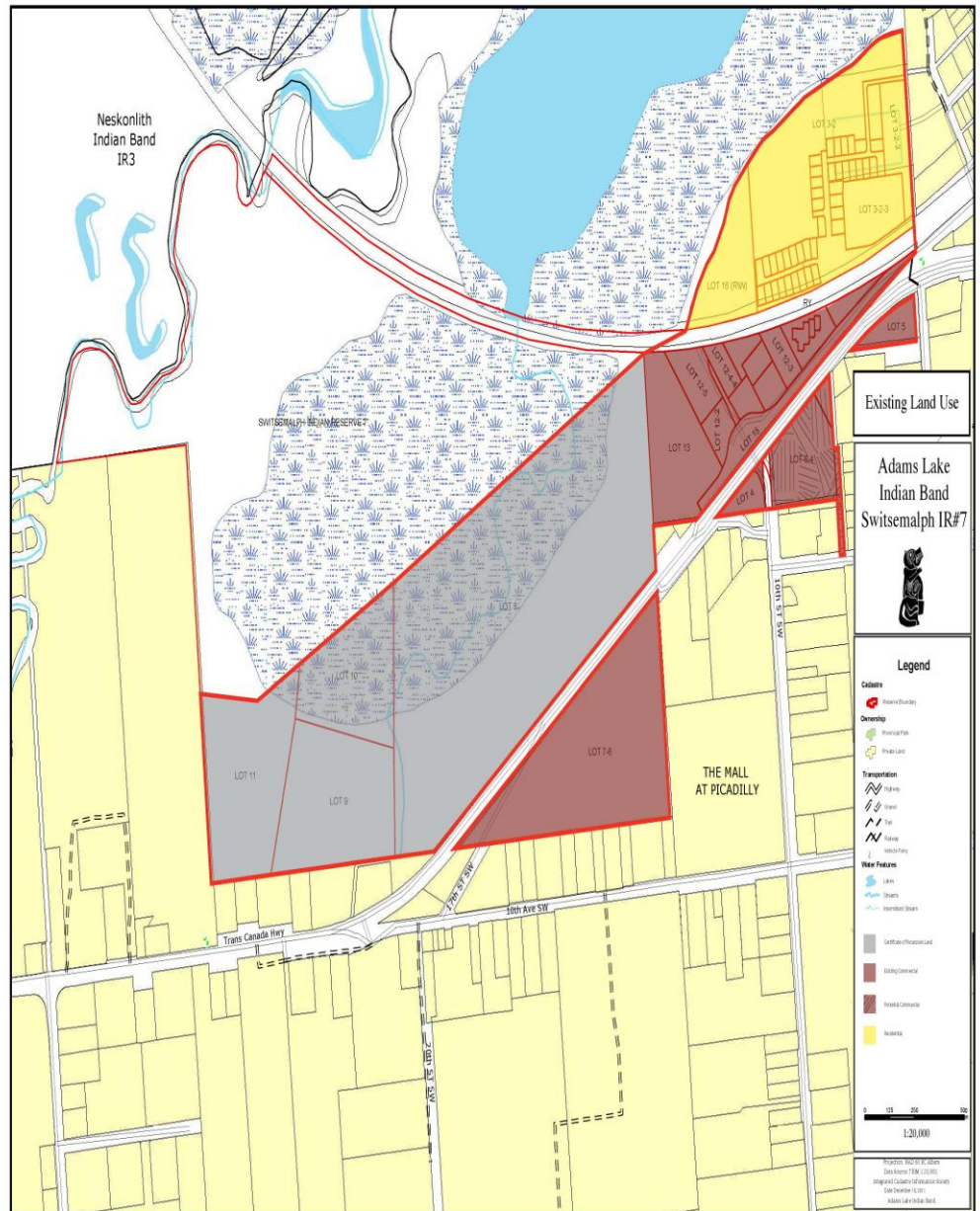
**Description:** The Switsemalph (Sxwetsméllp) IR 7 is situated on the south shore of Salmon Arm on Shuswap Lake, located within the municipality of Salmon Arm's boundaries. Portions of the reserve are located within the floodplain, making some areas prone to flooding. The railway and the Trans Canada Highway run through the land.

**Land Holdings and Land Use:** Approximately twenty-four (24) subdivided lots are held as CPs, with the remaining reserve lands held by the ALIB community. To the south of the railway is located the bulk of the CP lots (Village West); commercial activity is the main use. There are no housing or community facilities on the reserve. Commercial development is the primary uses on the community held lands.



Map 14 - Switsemalph (Sxwetsméllp) IR 7





**Map 15 - Switsemaliph (Sxwetsméllp) IR 7 – land use**

**Infrastructure:** The eastern portion of the reserve (Village West) is serviced through a Municipal Service Agreement with the city of Salmon Arm. Other portions of the reserve are serviced by individual land holders. Access is via the Trans Canada Highway which diagonally cuts across the reserve. The lands have the potential to be developed, although agreements with the city of Salmon Arm will have to be in place before proceeding with any business development.

### **Reserve Descriptions: Conclusion**

The ALIB lands comprising the seven (7) reserves are diverse. They hold enormous potential in terms of economic development and other opportunities: Advantages include, access along the Trans Canada Highway, rail access, rich resources such as timber, urban locations in Salmon Arm, and obvious tourism-related qualities. Some of the same lands will pose challenges in terms of efficient uses: Access is not always easy, the terrain can at times be difficult (steeply sloped or flooding areas, for example), and many parcels are divided by the Trans Canada Highway and / or railway lines, rendering them costly to develop or access.

In terms of infrastructure, with the exception of Switsemaliph (Sxwetsméllp) IRs 6 and 7, and the main village portion of Sahhaltkum (Sexqeltqín) IR 4, servicing is irregular: In some areas, it is non-existent; in other areas, it is piecemeal. Domestic water supply and wastewater treatment systems are not installed throughout the reserve (residential) areas. Much progress has been made with some systems, however, including the installation of a major irrigation system on Sahhaltkum (Sexqeltqín) IR 4.

Finally, while much of land use planning involves ‘future development’, and while much of the above summary has looked at existing conditions in terms of infrastructure, this is not to say that ‘all’ ALIB reserve lands should necessarily be developed or be fully serviced. When considering the rich culture of the ALIB community and its use of the lands throughout the reserves and Traditional Territory, for example, the potential for cultural-based activities is tremendous. There are many cultural properties such as artifacts, spiritual sites, stories, place names and traditions that remain tied to the land. Culture-based activities, however, are sensitive and each related opportunity that may arise, should be carefully considered by the community as a whole. The summary highlights that for the most part, the ALIB reserve lands are pristine and therefore provide ample opportunity for different types of development.



## 8. LUP RELATED MEETINGS and COMMUNITY ACTIVITIES

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### i) ALIB Steering Committee or Land Manager meetings

June 20, 2011	July 11, 2011
August 22, 2011	September 19, 2011
October 15, 2011	November 9, 2011
November 22, 2011	December 15, 2011
January 24, 2012	February 8, 2012
March 14, 2012	April 10, 2012 (Chief and Council)

### ii) Community meetings

<i>Community Meeting #1</i>	October 23, 2011
<i>Community Meeting #2</i>	November 23, 2011
<i>Community Meeting #3</i>	April 25, 2012
<i>Community Meeting #4</i>	May 10, 2012

### iii) Community Surveys

<i>Community Survey #1:</i>	September / October, 2011
<i>Community Survey #2:</i>	November / December, 2011

### iv) Community “Open Houses”

<i>“Open House” #1 (IR 6)</i>	December 14, 2011
<i>“Open House” #2 (IR 4)</i>	December 15, 2011
<i>“Open House” #3 (IR 4)</i>	December 16, 2011



## 9. COMMUNITY SURVEYS, MEETINGS and OPEN HOUSES

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### Introduction

As highlighted in the main introduction, the CCSP has recently been initiated in order to create a holistic and comprehensive plan for the future of the ALIB community. Closely connected to the CCSP is the development of the present LUP. Aside from the information derived from the CCSP process and general community research, further information related to ALIB community land use aspirations has been obtained through community surveys, community meetings and ‘open houses’. Two (2) community surveys, three (3) community meetings, ten (10) committee meetings and three (3) ‘open houses’ (one at IR 6 and two at IR 4) have been held.<sup>16</sup> All activities sought to inform community members about the LUP process and progress, as well as gauge membership opinions regarding land use, development, and planning issues. The surveys revealed valuable information on the community’s preferences in terms of development types, and in terms of social factors such as ‘safe places’. The results of the surveys are presented here; much of the information has helped in confirming a list of ‘wants’ and ‘needs’, and eventually, policy elements.

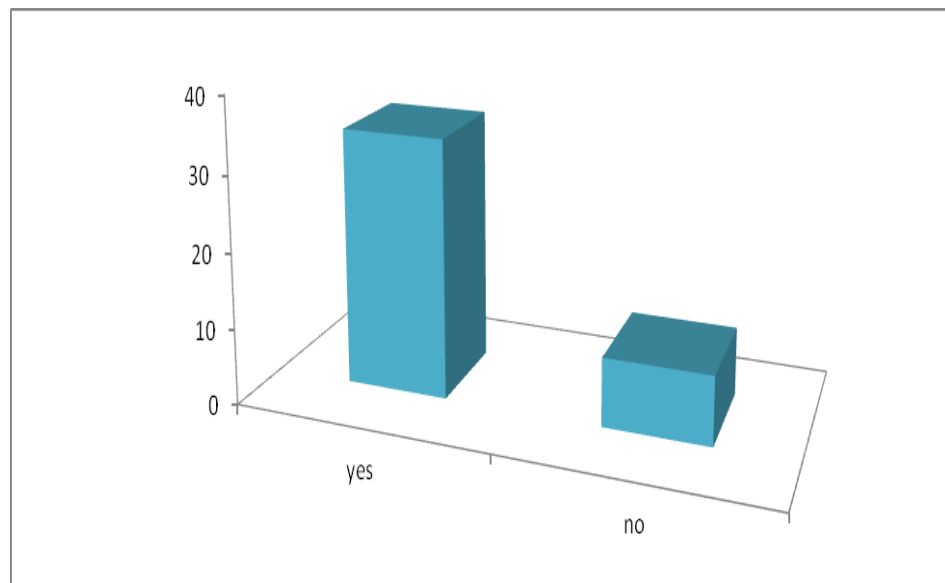
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<sup>16</sup> The survey questionnaires can be found in Appendix ‘A’ and ‘B’.



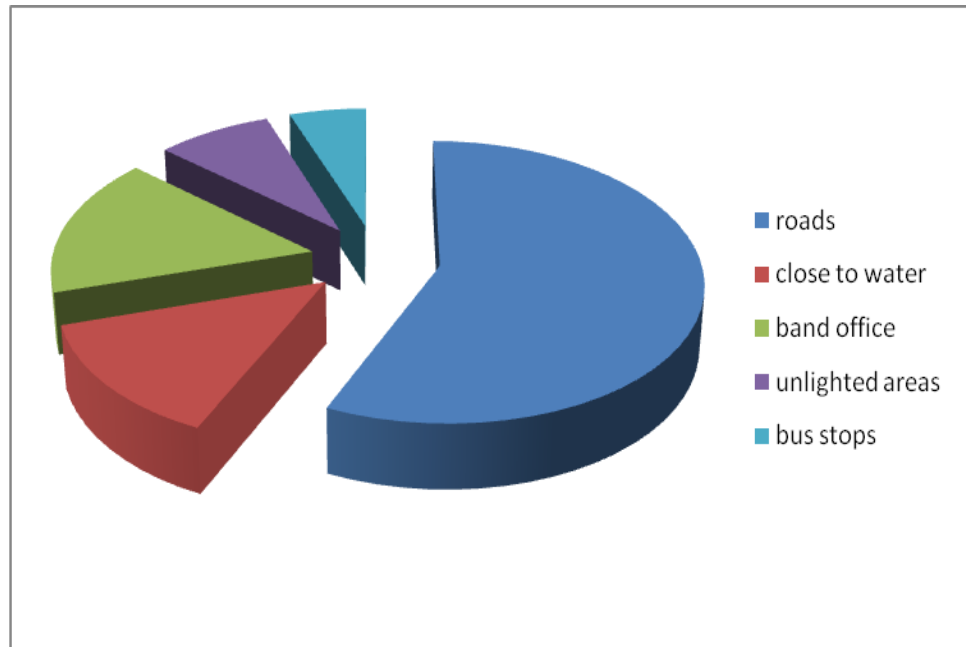
## Community Survey #1

The first community survey took place during the months of September and October, 2011. It focused on values such as ‘safety’ and ‘safe areas’. The questionnaire is included as Appendix ‘A’ of this report. Forty-three (43) respondents completed the survey; thirty-four (34) respondents live on reserve lands, while nine (9) live off reserve lands (graph 1).



**Graph 1: Respondents Living On or Off Reserve Lands**

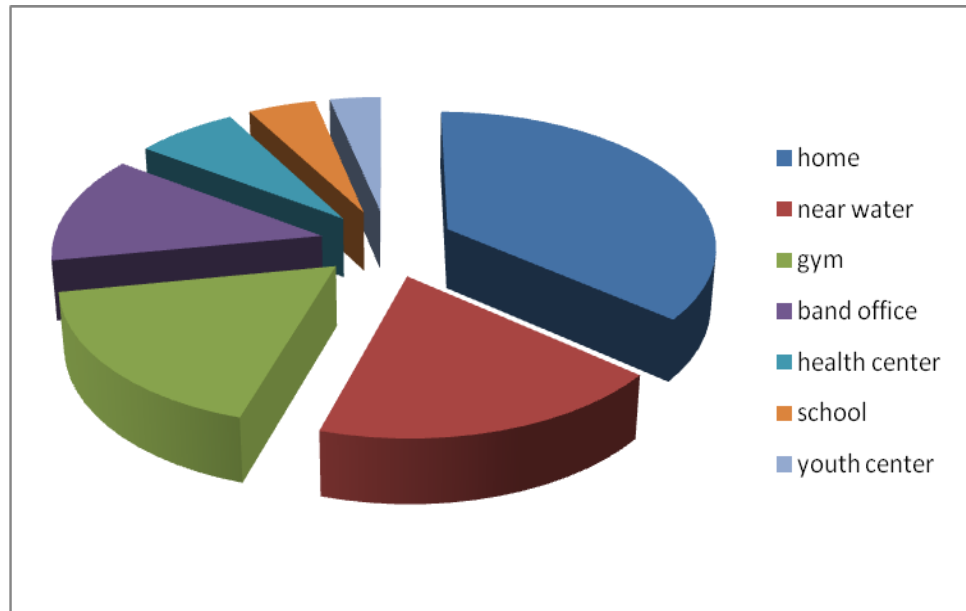
Very significant is that approximately 85% felt that the ALIB reserves do not meet their needs. Graph 2 summarizes some of the comments, in terms of what respondents felt were the areas or places that were the *least comfortable or safe* on the reserve lands. It gives a good idea of the details contained in the survey data and priorities the respondents felt should be highlighted.



**Graph 2: Areas on reserve lands that are deemed least comfortable or safe**

From the graph, it seems clear that roads are areas that the survey respondents felt were unsafe. This was followed by areas close to water, the band office, unlighted areas and bus stops in general.<sup>17</sup> Grouping the roads, unlighted areas and bus stops, we quickly get a glimpse at priorities of improvements in the community. Other places that were listed as ‘least comfortable or safe areas’ (although not represented in the graph because they were one or two respondents that identified them only), include: trails, band hall, off reserve, bridge, playground, the ball grounds and other people’s homes. These, however, are not considered significant or representative of the survey respondents as a whole. Graphs 3 and 4, on the other hand, outline areas where community members felt *most comfortable*, and safest on reserve lands. While some had identified

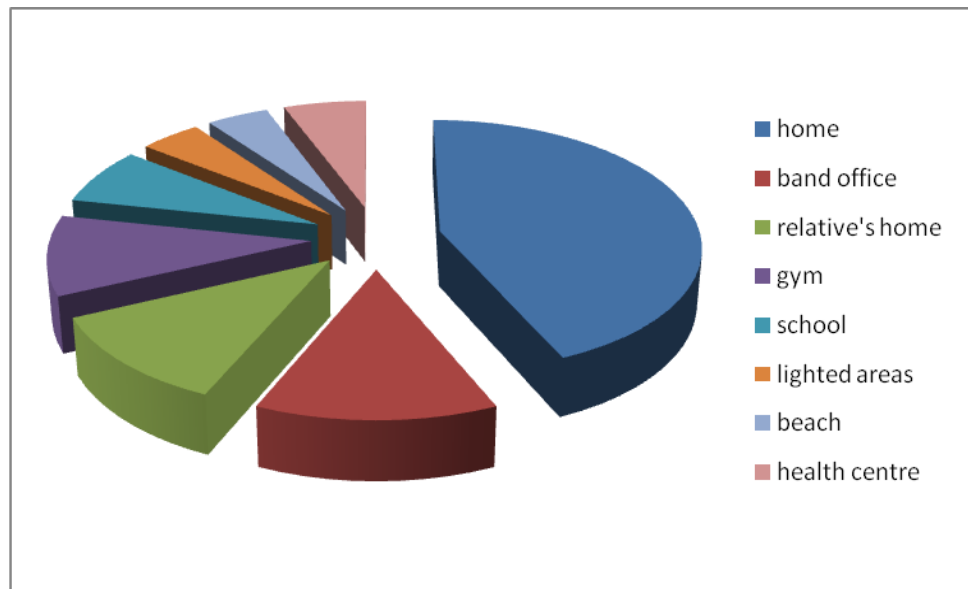
<sup>17</sup> Other places / spaces were identified to a lesser extent, including ‘trails’, ‘other people’s houses’, the ‘band hall’, the ‘playground’, ‘ball ground’, ‘bridge area’ and ‘off reserve’.



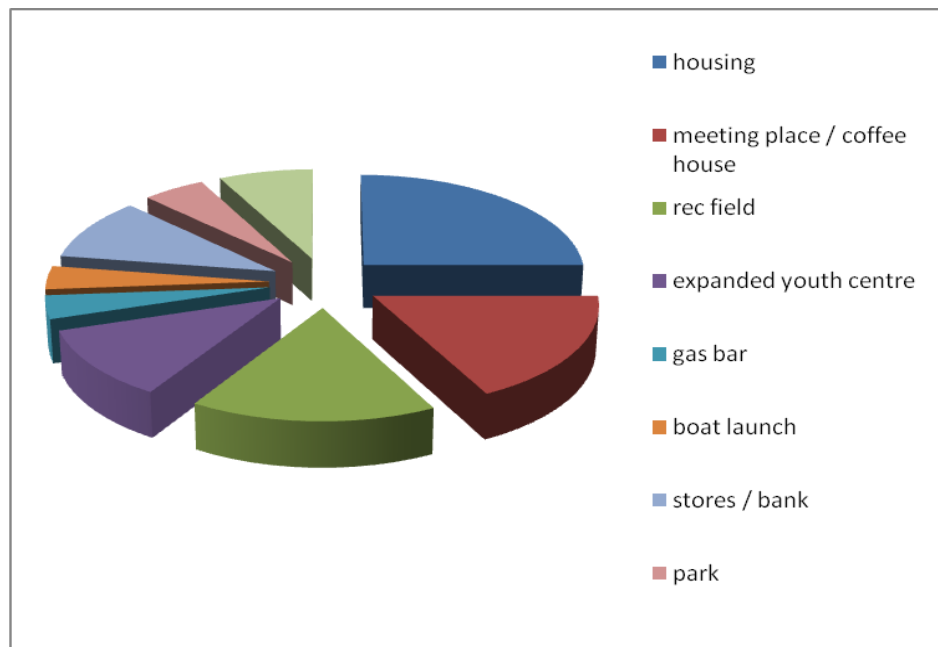
**Graph 3: Areas on reserve lands that are deemed most comfortable**

the band office as an area where they are ‘least comfortable’, note that many identified the same place as comfortable (graph 3) and ‘safest’ (graph 4). Combined with ‘relative’s homes’, the ‘gym’, ‘school’ and the ‘health centre’, it seems clear that band facilities are overall deemed comfortable and safe. Other areas that were listed as most comfortable and safest include the subdivision, the old baseball field, the band hall and the spiritual center.

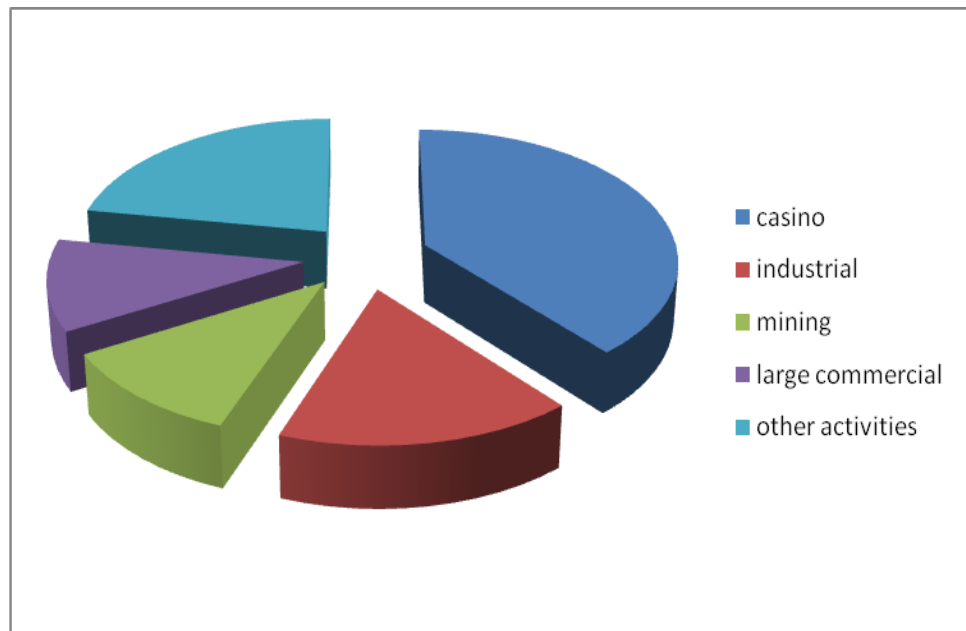
Graph 5 summarizes more of the survey questions. When asked what types of developments would be suitable for the main community for the next five (5) years, the respondents were equally clear. These included: housing, a community meeting place such as a coffee shop, recreation



**Graph 4: Areas on reserve lands that are deemed safest**



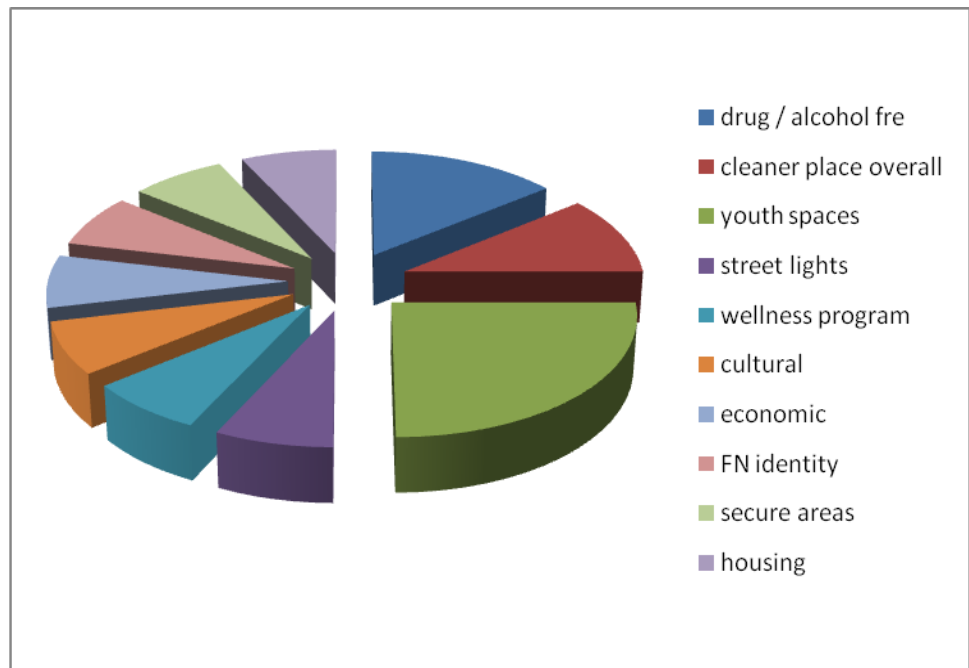
**Graph 5: Community priorities for the next five years**



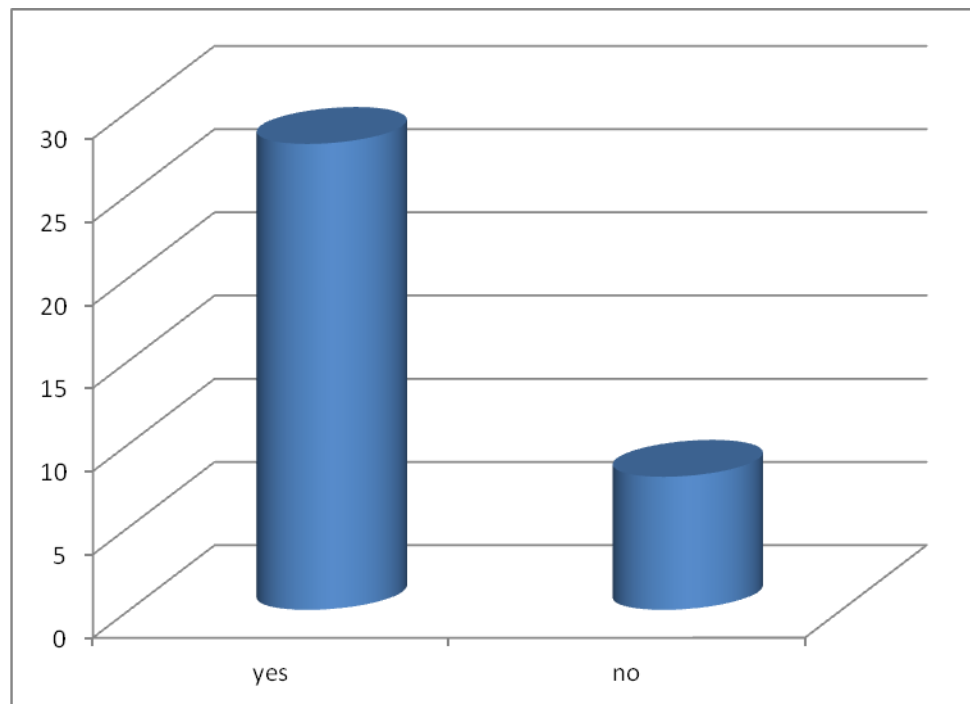
**Graph 6: Development types that members opposed**

field (an expanded one), followed by other clear examples of development. Stores and services such as a bank were among the top development ideas. Other ideas that were identified, although not dominant, include: a grocery store, a library, theatre space, an elder's centre, a boat launch, a new daycare facility, a cultural centre or museum, a hotel / casino, a water treatment plant, a storage facility, a community garden and a green house. Some infrastructural suggestions, aside from a water treatment plant included sidewalks and lighted walkways.

Graph 6 renders a further perspective on development. When asked what types of development members would be 'completely against', casinos and industrial activities were at the top of the list, followed by mining activities and 'other activities, such as unplanned housing developments, beach area developments, bars or liquor establishments, gas station, high density housing, mushroom farms, and other development types.



**Graph 7: What would make the ALIB community a better place**



**Graph 8: Members intending to live on reserve lands after retirement**

In graph 7, we get an impression of what community members desire in terms of making the community a better place to live. Clearly the respondents look to more places for the ALIB youth, as well as a cleaner and drug free community. These are not all 'land use' wishes and suggestions, per se, yet they do point to certain development types that might support the priorities. Further views that the respondents identified as helping to make the reserve lands a better place to live include: fencing (to keep wildlife at bay), bigger lots, healthy drinking water, energy efficient (green) development, sidewalks, trails, a new daycare centre, an educational facility, more playgrounds, and a new administration building.

Two other sets of questions were asked in the survey. The first is related to retirement, while the second was related specifically to land and policy regarding community cemeteries. When asked if they will remain in the community after retirement, 78 % said 'yes' (graph 8). This will have an effect on member housing and specific future developments such as elder housing and care homes. Within the same set of questions, in order of priority, people identified the following areas as places where they would like to live after retirement: 'IR 4 (or 'the reserve'), 'by the lake', 'Chase', 'IR 6', 'Salmon Arm', 'Sandy Point', 'Mountains' and 'seniors' home'.

Finally, and regarding cemetery land and policies, 74% of respondents said they thought that lands should be set aside for a cemetery in Salmon Arm (I.R. 6). Many (68%) also said that specific policies should be developed regarding cemetery lands.

## **Community Survey #2**

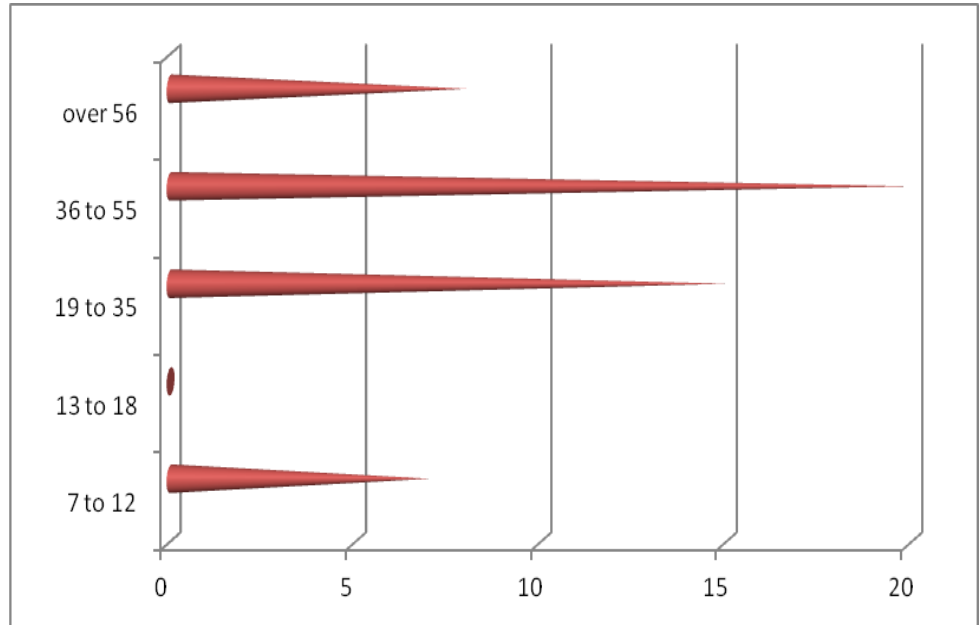
A second community survey was conducted in December, 2011.<sup>18</sup> It focused on four key aspects of the community: Housing, Development, Economy and Environment. Forty-nine (49) individuals responded, forty (40) of which are ALIB Band members and nine (9) ‘community members’. Reflecting the same trend as the first community survey, the majority of respondents live on reserve lands: Forty-two (42) respondents live on reserve lands, while seven (7) live off reserve lands. The age distribution of the respondents is represented in Graph 9. Almost all respondents were at least nineteen (19) years old, and no 13 to 18 year olds filled out a questionnaire. In terms of time lived on the reserve lands, the vast majority of respondents have lived on reserve lands for over five (5) years, with many having lived on reserve lands for over twenty (20) years (graph 10). Of the respondents who do not live on reserve lands, six (6) lived away for work, four (4) lived off reserve lands because there is no housing, and three (3) lived off reserve lands to attend school.

When asked about how they felt about developments on our reserve lands, respondents were relatively clear. While not all directly related to ‘land use’, what follows are two lists (in order by highest amounts of mentions), of the priorities that people identified, and the objections to development types (Box 1 and Box 2). Key for development priorities is ‘member-owned businesses’ and ‘clean water’. While both of these are not ‘land uses’, they highlight a clear respondent desire. Elder housing as well as housing for community members was highlighted in the first

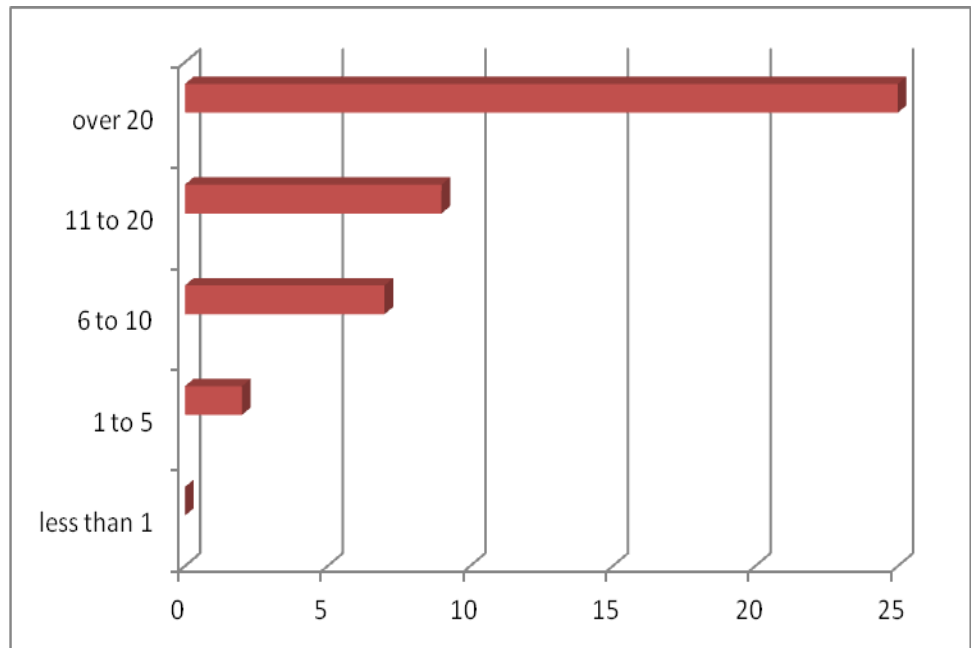
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<sup>18</sup> See Appendix ‘B’ for a draft of a second survey.





**Graph 9: Respondent Age Distribution**



**Graph 10: Years Lived on Reserve Lands**

member businesses  
clean water  
elder and other housing  
jobs  
agriculture  
skating rink  
preservation of traditional lands / culture  
outdoor / culture development types  
trees / tree farming  
administration building  
elders' centre  
sewer  
green houses  
dock / swimming  
gas station  
light industrial development  
casino

**Box 1: Respondent Development Priorities**

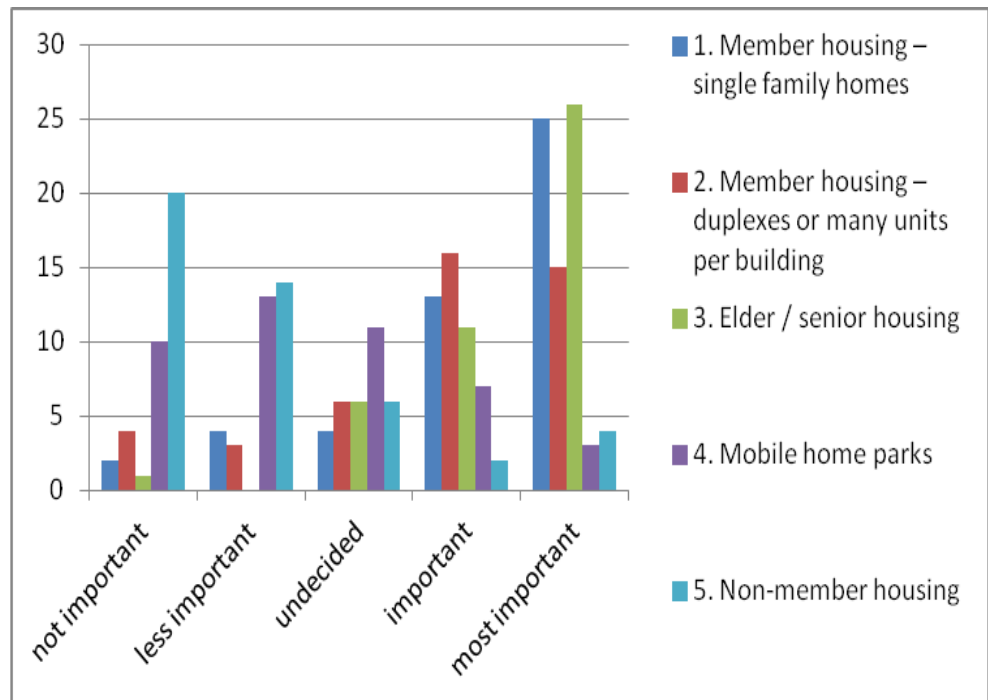
any development in IR 6  
removal of agricultural lands  
heavy industry  
casino  
large bars

**Box 2: Respondent Development Objections**

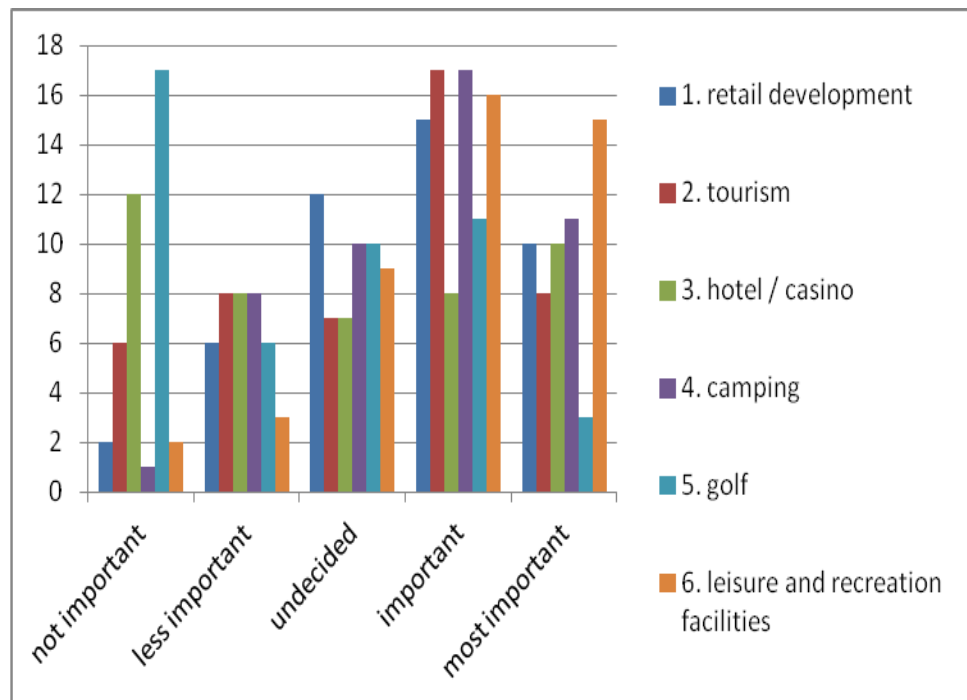
community survey and here it is reinforced as a priority. Similarly, the preservation of traditional lands and culture was recognized as a priority. Outdoor development types, as well as light industrial land uses highlight a desire for relatively low-impact development types. It is with the responses concerning the four key aspects of the community - Housing, Development, Economy and Environment that we get the clearest direction from the respondents. For Housing, the priorities seem clear (Graph 11). In terms of not important and less important activities, the respondents identified 'non-member housing' (in light blue) and 'mobile home parks' (in purple). Conversely, in terms of important and most important activities, the respondents identified 'elder / senior housing' (in light green) and 'member housing' (in dark blue). Clearly then, and according to the survey respondents, land for housing, seniors and members, is a priority.

In terms of Development in general, respondents were equally clear (Graph 12). In terms of not important and less important Development types, the respondents identified 'golf' (in light blue) and 'hotel / casino' (in light green). Conversely, in terms of important and most important activities, the respondents identified 'tourism' (in red), 'camping' (in purple), and 'retail development' (in dark blue). According to the survey respondents, land for tourism, camping and retail development types, is a priority.

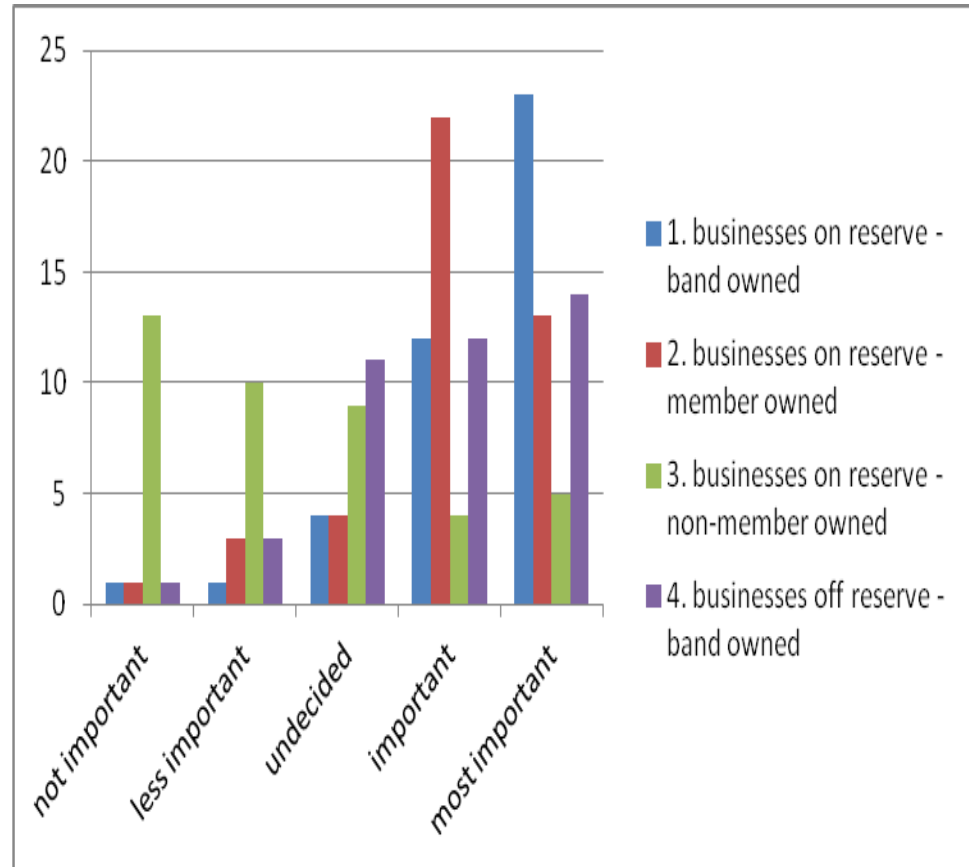
In terms of the ALIBs Economy, the question focused on business 'ownership' on reserve lands (Graph 13). Respondents considered non-member owned businesses on reserve lands (in light green) as not important, or less important. In terms of businesses on reserve, whether band owned (in blue) or member owned (in red), respondents rated them



**Graph 11: Respondent Community Priorities – Housing**



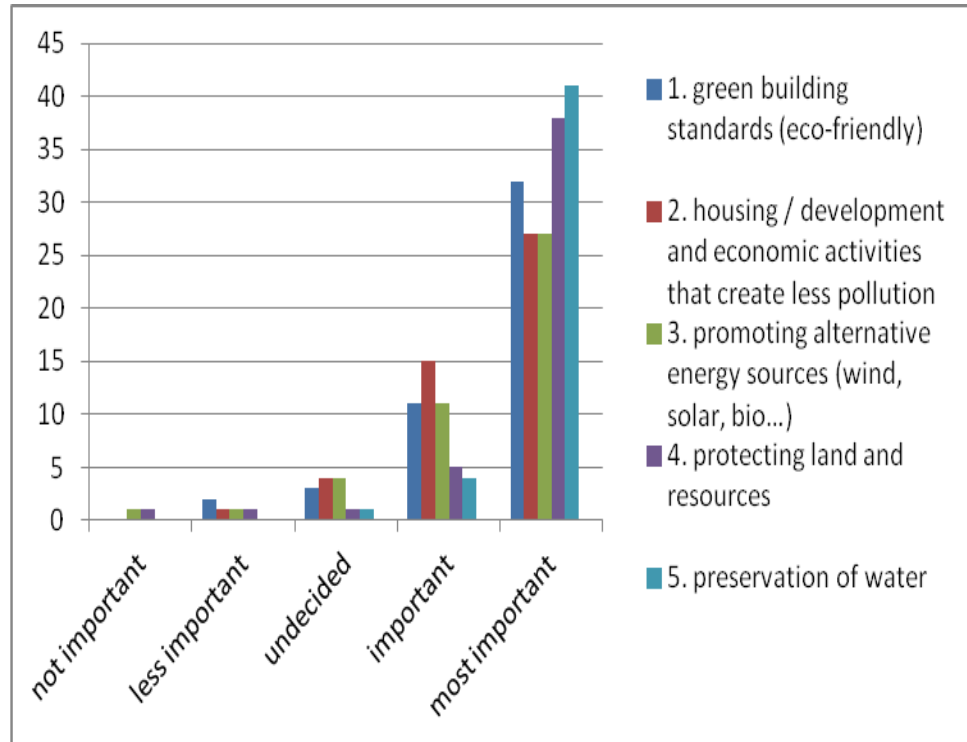
**Graph 12: Respondent Community Priorities - Development**



**Graph 13: Respondent Community Priorities - Economy**

as important, or most important. Band owned businesses off reserve (in purple) were also highlighted as important and most important.

In terms of priorities concerning the Environment, the respondents are almost unanimous (Graph 14). In order of highest priority, ensuring ‘green building standards’, ‘protecting land and resources’, ‘preservation water’ and ‘housing / development and economic activities that create less pollution’ are the respondents’ choices.



**Graph 14: Respondent Community Priorities - Environment**

### Community Surveys: Conclusions

In the first Community Survey, respondents made clear that the ALIB reserves do not meet their needs. Infrastructure challenges were highlighted: roads are areas that the survey respondents felt were unsafe, as well as areas near water unlighted areas and bus stops in general. Grouping the roads, unlighted areas and bus stops, we quickly get a glimpse at priorities of improvements in the community. However, the same survey praised ALIB facilities: the gym, school and the health centre, as well as other areas such as the subdivision, the old baseball field, the band hall and the spiritual center. When asked what types of developments would be suitable for the community for the next

five (5) years, housing was at the top, followed by a community meeting place, recreation field (an expanded one), stores and services such as a bank. Broader development suggestions included an elder's centre, a new daycare facility, a cultural centre or museum, and a water treatment plant, among others. Sidewalks and lighted walkways appeared within several questions. When asked what types of development members would be 'completely against', casinos and industrial activities were at the top of the list, followed by any activity related to mining.

With the second Community Survey, similar ideas appeared, although more specific. For Housing, the respondents identified 'elder / senior housing' and 'member housing' being of the highest priority. With Development types, the priorities identified by the respondents included 'tourism', 'camping' and 'retail development.' In terms of the ALIB Economy, respondents considered band owned or member owned businesses a priority. And finally, with the Environment, the respondents considered the following as most important: 'Green building standards', 'protecting land and resources', 'preservation of water' and 'housing / development and economic activities that create less pollution' are the respondents' choices.

The results represent the community survey respondents' priority. While the survey samples (forty-three and forty-nine respondents) is not high, it does, nevertheless, represent a segment of the community. Many of the survey answers highlighted ongoing community infrastructure shortfalls: Sidewalks, lighting, clean water, for example, are legitimate concerns that permeate all 'land uses'. Along with other items that dominated the surveys, such as the desire for member housing and basic services on reserve lands, infrastructure and member housing challenges may be addressed through combinations of policy and specific, targeted initiatives.

## Community Meeting #1

The first community meeting took place on October 21, 2011. It focused on several goals: To discuss land use planning in general; to update the community on its land use planning process, to seek their initial input on community needs and land uses, and to discuss in general terms the benefits of a LUP. Approximately thirty-two (32) people attended, each with ideas and comments on the process and potential uses. Comments and a set of composite plans based on attendee maps are provided in the section that follow. For clarity, the comments have been separated into several sections including, specific comments on tradition, comments on development types and comments on community infrastructure. The comments are paraphrased, in no specific order and outlined in the schematic maps following this section. Note that for IR 3, there were no comments; there is therefore no corresponding schematic map.

By grouping the comments in three primary categories, it becomes clear as to what the initial community priorities are. In terms of tradition as related to lands, the message seems clear: Community members should ‘walk the land’ in order to become familiar with its intricacies. This is a traditional planning activity that is usually overlooked. It is an activity that would benefit anyone pondering land use decisions. Similarly, it is clear from the Elders at the community meeting that no development should be undertaken in culturally significant areas such as where pit house remains are known; protecting heritage sites is a priority. And finally, knowledge of the territory as a whole – the *secwepemcwtcw* would benefit all community members in terms of deciding what development activities to accept or reject.

When considering community priorities on infrastructure or amenities that would benefit the community directly, the list is not exhaustive, yet it is



clear: A water reservoir or water system expansion and waste water treatment system on IR 4 is highlighted. Also within the realm of infrastructure was the suggestion that the river banks should be shored, streetlights should be installed. The latter was articulated repeatedly in the first community survey. The expansion of schools, community grounds and an arena, all related to the youth, were outlined. Other community amenities such as a community centre, an Elders' centre and an administration building were seen as key to community well-being in the medium term. Consideration for a boat launch was echoed from the first community meeting, as was the suggestion for the expansion of the cemetery.

Comments on development 'types' revealed a will for the development of commercial and retail establishments, including a grocery store, gas station, hotel, resort, marina, boat and other storage facilities and bowling alley are examples of the suggested commercial developments. A museum or culture centre was also discussed. This applied to both IR 4 and the Switsemalph (Sxwetméllp) IR 6 and IR 7 reserves. Tourism development was also highlighted, including a golf course and lakeshore development. More urgently, according to the comments, was the need for housing developments for members (in IR 4 and IR 6), including seniors homes and a trailer park. General comments included watching out for 'unsuitable' development types and considering the regional context.<sup>19</sup>

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<sup>19</sup> One note that was submitted at the meeting is a two page paper written by a youth, outlining their vision for land uses. It very clearly outlines a wish for a sustainable community, with trails and walkways, fishing areas, clean water, a place to live in and work, complete with places for the same person's children to play and grow up in, and eventually, a place for Elders (including the note's writer) to live in.

## Community Member Comments

### *Specific comments on tradition:*

- “community members ‘should walk the land’”
- “development should not be undertaken in culturally significant areas such as pit house remains”
- “consider place-names”
- “consider impacts of surrounding lands”
- “consider the traditional territory – the *sewepemól’ecw*”
- “consider identifying the older cemetery”
- “protect heritage sites”
- “consider implications of development, especially on IR 1”
- “consider the traditional Territory as a whole”

### **Box 3 – Specific comments on *tradition***

### *Community comments on community infrastructure:*

- “water reservoir / water system expansion– IR 4”
- “waste water treatment – IR 4”
- “expand school / future school”
- “playgrounds / ball field / gun range / arena”
- “youth centre / youth centre expansion”
- “Elders’ centre”
- “consider a fishing station / boat launch”
- “consider an expanded or new cemetery”
- “administration building”
- “street lighting”
- “community centre (bingo etc.)”
- “conduct a stream study”
- “consider shoring the river banks – IR 4”
- “there are watershed management issues (on IR 1)”

### **Box 4 – Community comments on community infrastructure**

*Community comments on development types:*

“commercial / retail development / grocery store”  
“tourism development / golf course”  
“look for ‘unsuitable’ development types”  
“consider the impact of 220 leases”  
“consider the regional context”  
“consider comprehensive developments such as at Salmon Arm”  
“senior homes”  
“gas station”  
“hotel / resort / marina / lakeshore development / bowling alley”  
“trailer park”  
“museum / culture centre”  
“residential – IR 4 and IR 6”  
“mini storage / boat storage”  
“water bottling activity on IR 1”  
“consider implications (positive or negative) of the Sun Peaks route through IR 4”

**Box 5 – Community comments on development types**

The maps on the following pages schematically group together the map comments. Note that the approximate locations of the development flows from the meeting maps and has not been edited substantially; in other words, the following schematic maps are not recommendations; they are a reflection of the brain-storming activities at the meeting.

From the first Community Meeting, a set of comments were generated that included specific priorities on tradition, development types and community infrastructure. And from the commentary on the maps, a set of schematic maps were generated.

Very clearly, the community members who attended the meetings shared the land use planning values for tradition: Recognizing that development should not be undertaken in culturally significant areas’ for example,

seemed overwhelmingly clear. Protecting places of traditional or cultural significance, including place names, was also echoed. And giving consideration to the broader traditional territory within planning exercises was mentioned as a key factor. In terms of community infrastructure, comments on priorities included the expansion of the water (and waste water) treatment systems on IR 4, as well as the expansions of the school, playgrounds, youth center, and the administration building, all of which are items that are key in a community that is projected to grow in the future. Similarly, an Elders' center was discussed, as was the expansion of the cemetery. When it comes to development types, community members voiced their thoughts on commercial, retail development (grocery store, gas station), tourism development, consideration for comprehensive developments such as at Salmon Arm, senior homes, trailer park, museum / culture centre and residential (IR 4 and IR 6).

At the same time, maps were provided for attendees to use as tools for communicating their preferences and ideas. The maps that follow have been stylized, but include all of the information from the meeting. While the suggested land uses on each map are not necessarily the 'best uses', they do provide an idea of what the meeting attendee priorities are. By reserve, the suggested uses are included in Box 6. The ideas and suggestions will be further discussed in the 'Potential Land Uses' section of this report.

## **Community Meeting #2**

A second community meeting took place on November 24, 2011, with approximately thirty-five (35) people attending. An update was presented, including the schematic maps generated out of the first community meeting. The maps provided the starting point for discussion, with several important points being made by community members.

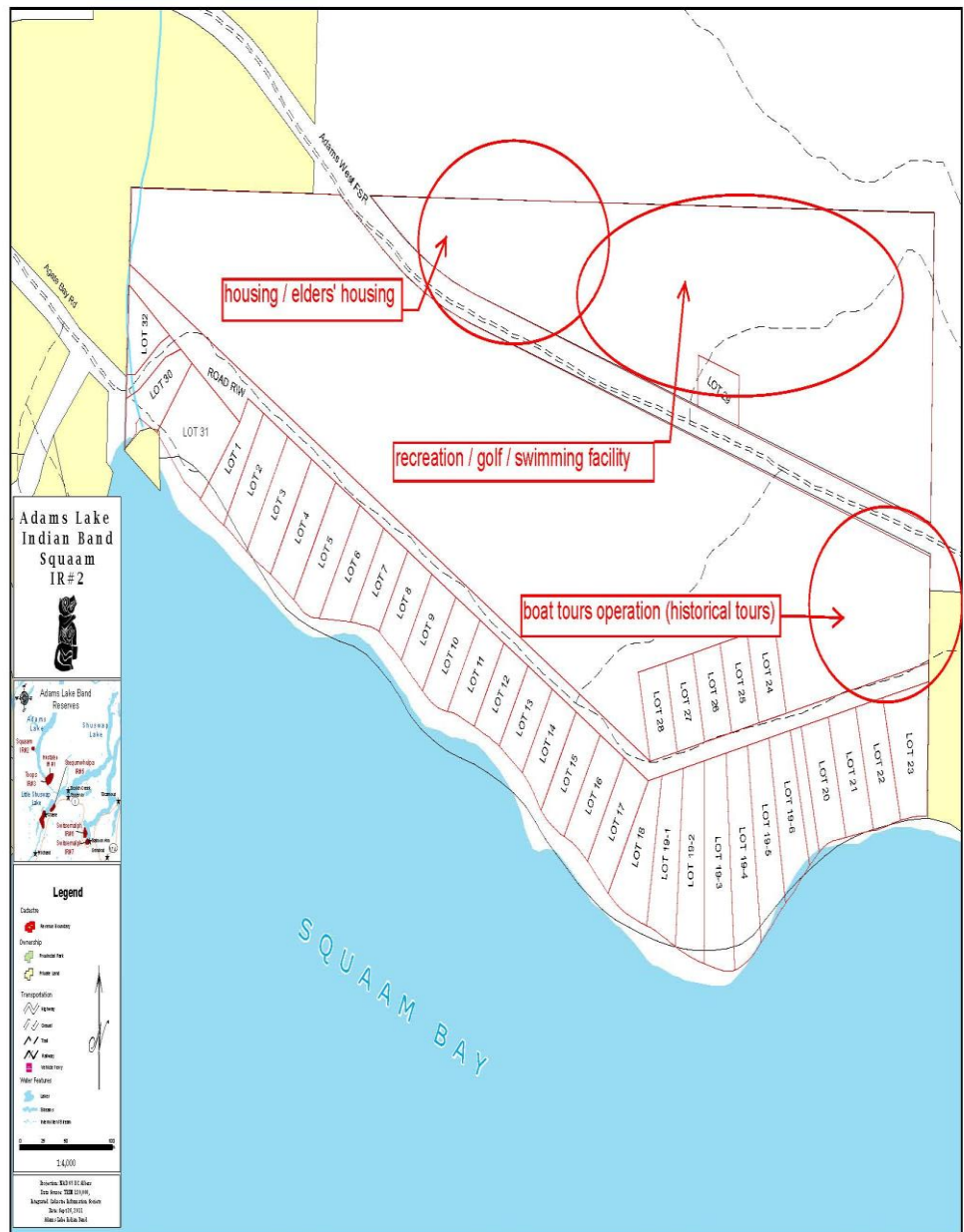
These focused on three (3) general areas: cultural, economic development activities, and community amenities.

The importance of consideration for the community's cultural aspects was pointed out at several intervals. This included *protecting places of cultural activity* such as where sweats took place in the past, locating and protecting grave sites and sharing cultural information so that people better understand the respect of cultural values and sites.

<b>Reserve</b>	<b>Land Use Suggestions</b>
Hustalen (Cstélen) IR 1	boat launch
Squaam (Sq7em) IR 2	housing / elders housing recreation / golf / swimming facility boat tour operations (historical tours)
Toops (Tegwúps) IR 3	no suggestions at meeting
Sahhaltkum (Sexqeltqín) IR 4	adventure tourism senior housing retail development expanded cemetery heavy industry commercial development water reservoir casino development residential gun range rv park / mini golf course
Stequmwhulpa IR 5	boat tours quarry atv / horseback riding trails
Switsemalpa (Sxwetsméllp) IR 6	rv park / beach access community hall lakeshore development / marina hotel / casino / resort /spa commercial housing development
Switsemalpa (Sxwetsméllp) IR 7	commercial development cultural centre gaming centre shopping mall hotel / convention / franchise shopping

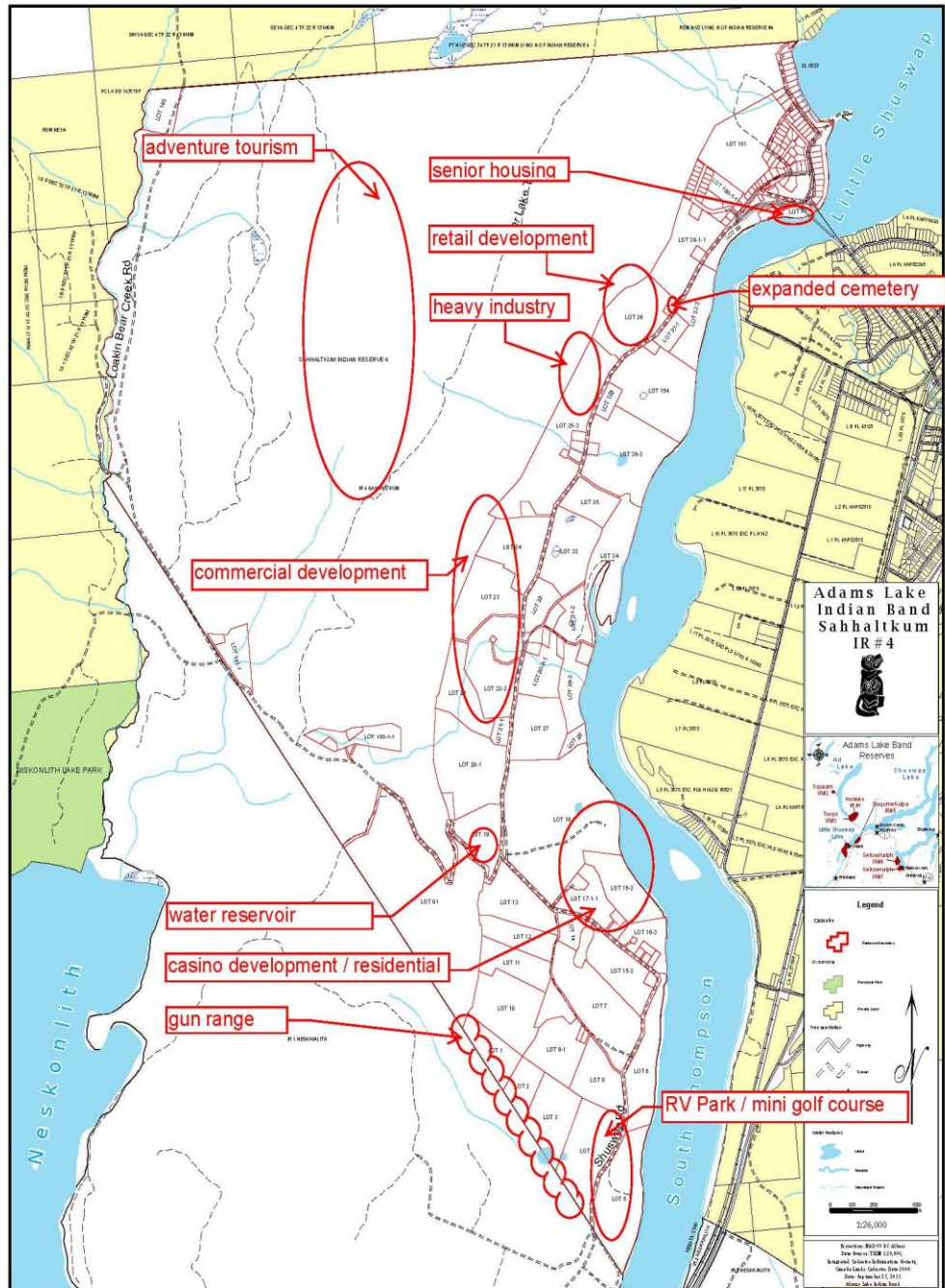
**Box 6: Land Use / Economic Development Ideas Provided on Meeting Maps**



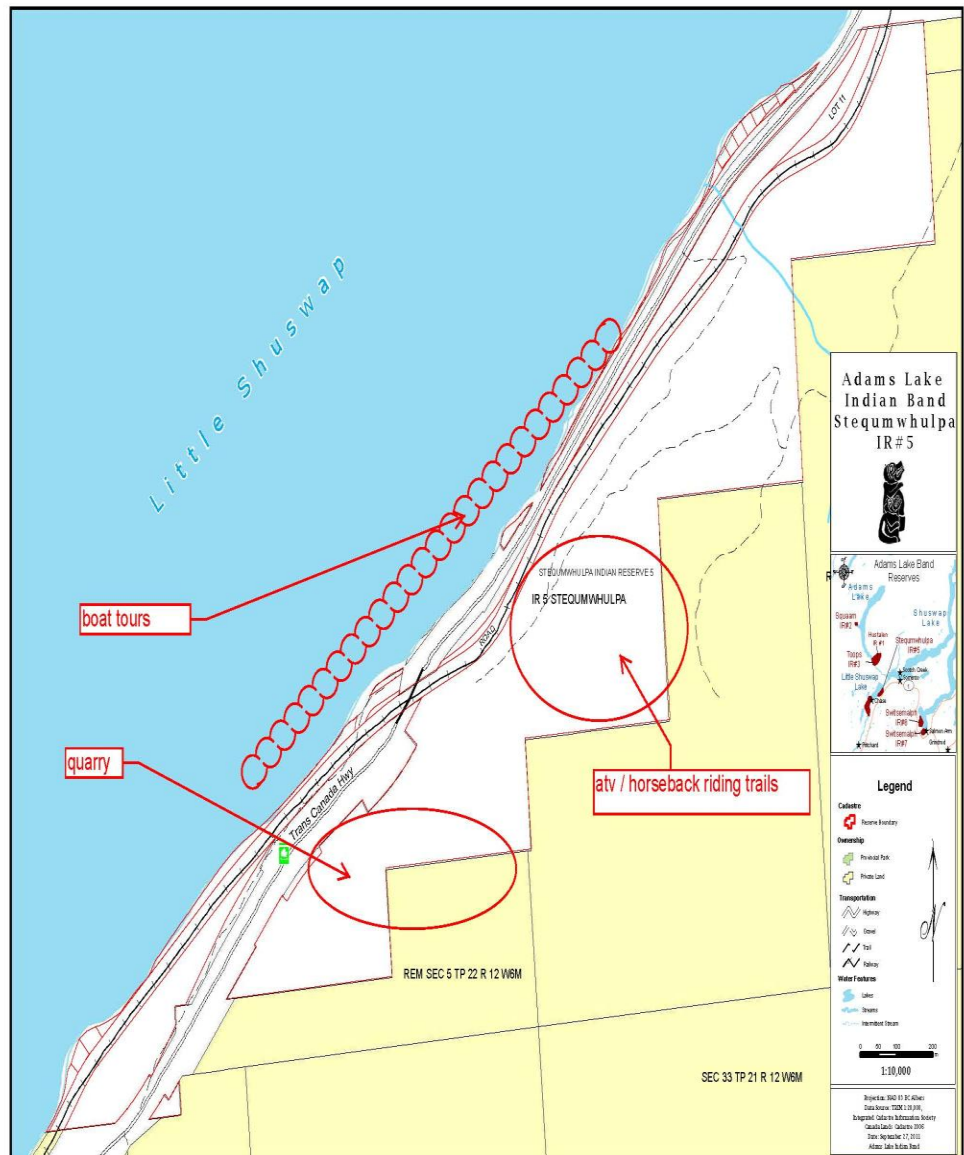


**Map # 17      Community meeting #1 - feedback - IR 2**

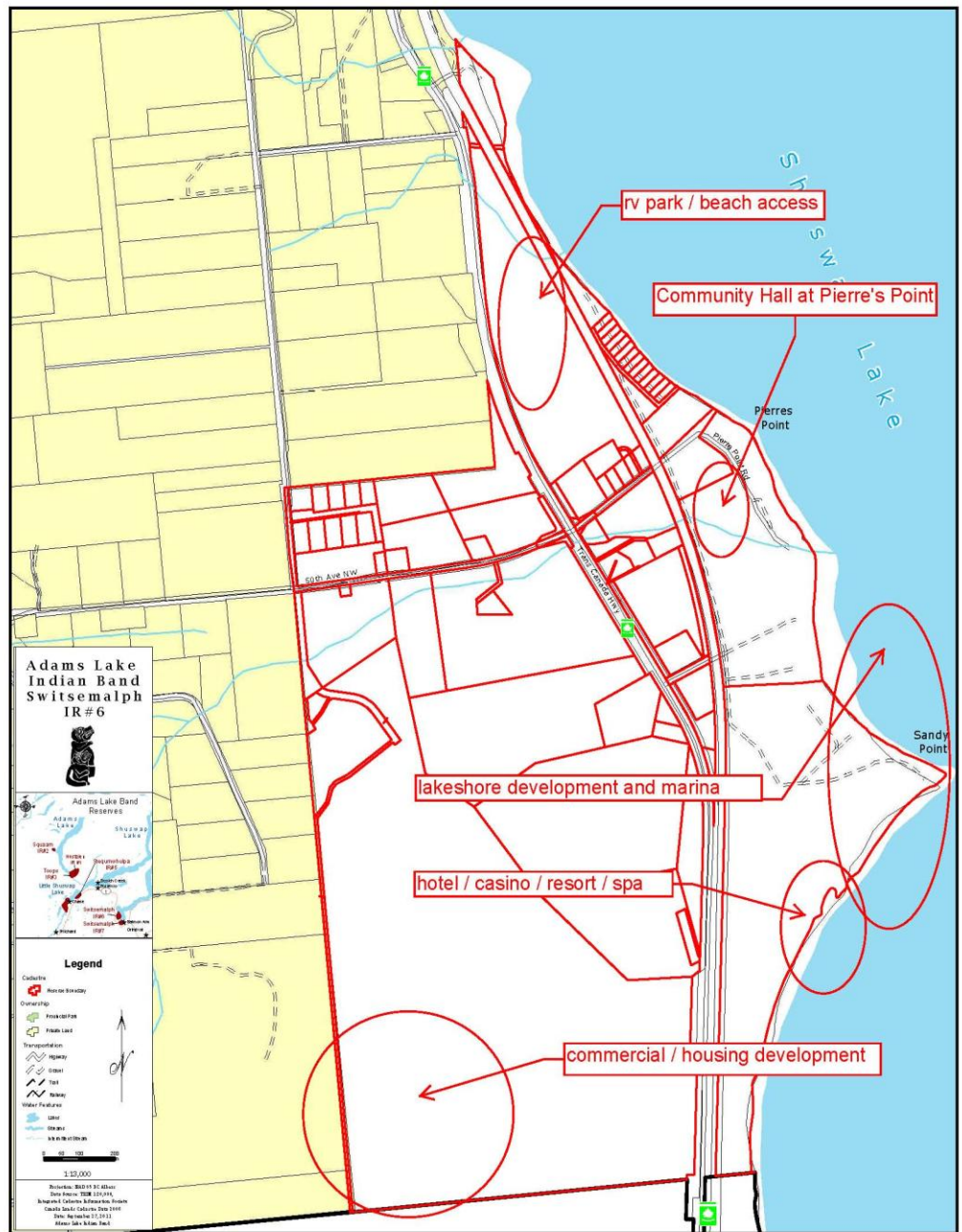




**Map #18 Community meeting #1 - feedback - IR 4**

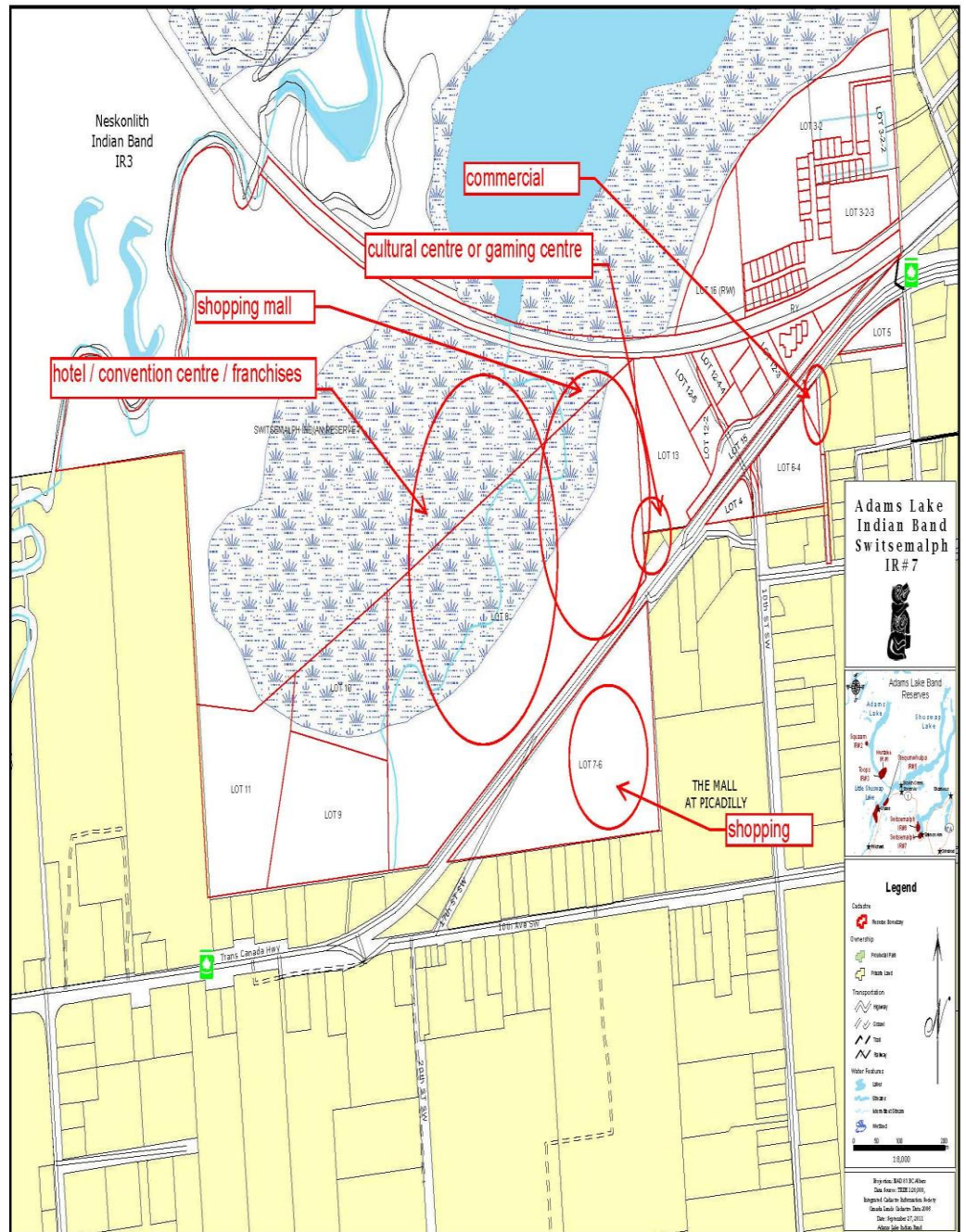


**Map #19 Community meeting #1 - feedback - IR 5**



**Map # 20 Community meeting #1 - feedback - IR 6**





**Map # 21 Community meeting #1 - feedback - IR 7**

For Hustalen (Cstélen) IR 1, the discussion focused on cultural heritage, with attention drawn to the sweat lodges that existed and took place at the creek, just north of the provincial park, and burial sites that exist within as of yet imprecise locations. The boat launch suggested at the first meeting remained as an option. A culture-related education facility was suggested.

At Squaam (Sq7em) IR 2, where the land remains pristine and where servicing and topography are important challenges to any development activity, low impact activities that consider the environment seemed to be what was agreed upon. The housing / elders housing, and recreation / golf / swimming suggestions of the earlier meeting were removed and a possible hunting lodge or cultural camp was suggested as a replacement. As with Hustalen (Cstélen) IR 1, cultural heritage was highlighted as an important issue; a ‘cultural camp’ was suggested.

For Toops (Tegwúps) IR 3, no comments or suggestions were voiced at the meeting.

With Sahhaltkum (Sexqeltqín) IR 4, meeting attendees seemed to be in consensus: In terms of existing uses, agriculture, given the new irrigation system, was highlighted, as was adventure tourism throughout the reserve lands and fishing activities (and access). Comments suggesting low impact development dominated the meeting.

For Stequmwhulpa IR 5, no comments or suggestions were voiced at the meeting.

In terms of Switsemalph (Sxwetsméllp) IR 6, services were identified as the most important issue, as were concerns over safety due to rail crossings and the highway. Certainly the tremendous potential in terms of economic development was highlighted: High end market housing, hotel, senior housing and comprehensive developments were all suggested; it was recommended that a development ‘plan’ should be in place.

For Switsemalph (Sxwetsméllp) IR 7, and as with Switsemalph (Sxwetsméllp) IR 6, the tremendous potential in terms of economic development was highlighted. A shopping mall was suggested, as well as housing.

### **Community Meetings - Conclusions**

The two first community meetings provided interested community members with opportunity to outline their concerns and ideas related to the use of the ALIB reserve lands. The meetings complemented the community surveys. The information from the first meeting is summarized in ‘Box 6’ and the set of related maps. The latter maps were then used in the second meeting to revisit the ideas from the first meeting. From the summary maps, it was possible for meeting attendees to read just the first set of ideas. With the second meeting, the same set of ideas emerged, yet with less of a concern for precise locations. Consideration for safety, planning and existing uses was highlighted. The main ideas from the community surveys and community meetings will be discussed in the ‘Potential Land Uses’ section below.

### **Community ‘open houses’**

Two initial community ‘open houses’ were held at Salmon Arm and Sahhalkum (Sexqeltqín) IR 4 on December 14<sup>th</sup>, and December 15 – 16<sup>th</sup>, respectively. The purpose of the sessions was to provide a venue within

which ALIB members would have a chance to identify, on reserve maps, some of their key ideas in terms of land use. Maps 22 to 31 outline the main comments drawn on reserve plans, here summarized:

Two maps are here provided for Hustalen (Cstélen) IR 1: Maps 22 and 23. Very briefly, the ‘open house’ attendees identified ‘woodlot’ (an existing use), ‘green development’, and ‘power generation’ on Map 22, and ‘tree farm’, and ‘band housing’ on Map 23. For Sahhaltkum (Sexqeltqín) IR 4, we have three (3) maps (Map 24, 25 and 26), highlighting a desire for ‘housing’ (Map 24), an expanded cemetery (Map 25), and, in a more detailed map (Map 26), housing, trails and campsites, an expanded school complex and playground, administration complex, (drinking water), and a golfing area.

For Stequmwhulpa IR 5, the comments were brief: ‘Trade it for waterfront’ land, or ‘signs’ (Map 27).

With Switsemalph (Sxwetsméllp) IR 6, we have further input, including upper level trails, foreshore trails and housing (Map 28), and similarly, trails, housing and a host of foreshore development ideas such as housing, a destination resort, a highway produce stand, and an overall comment for ‘green development’, and a suggestion for buying adjacent properties (Map 29).

For Switsemalph (Sxwetsméllp) IR 7, the discussion resumes over trails (nature walk) linking the various parts of the reserve, as does the suggestion for a gaming complex (Maps 30 and 31).



**Map # 22 Community 'open house' - feedback - IR 1**





**Map # 23 Community ‘open house’ - feedback - IR 1**





**Map # 25 Community 'open house' - feedback - IR 4**

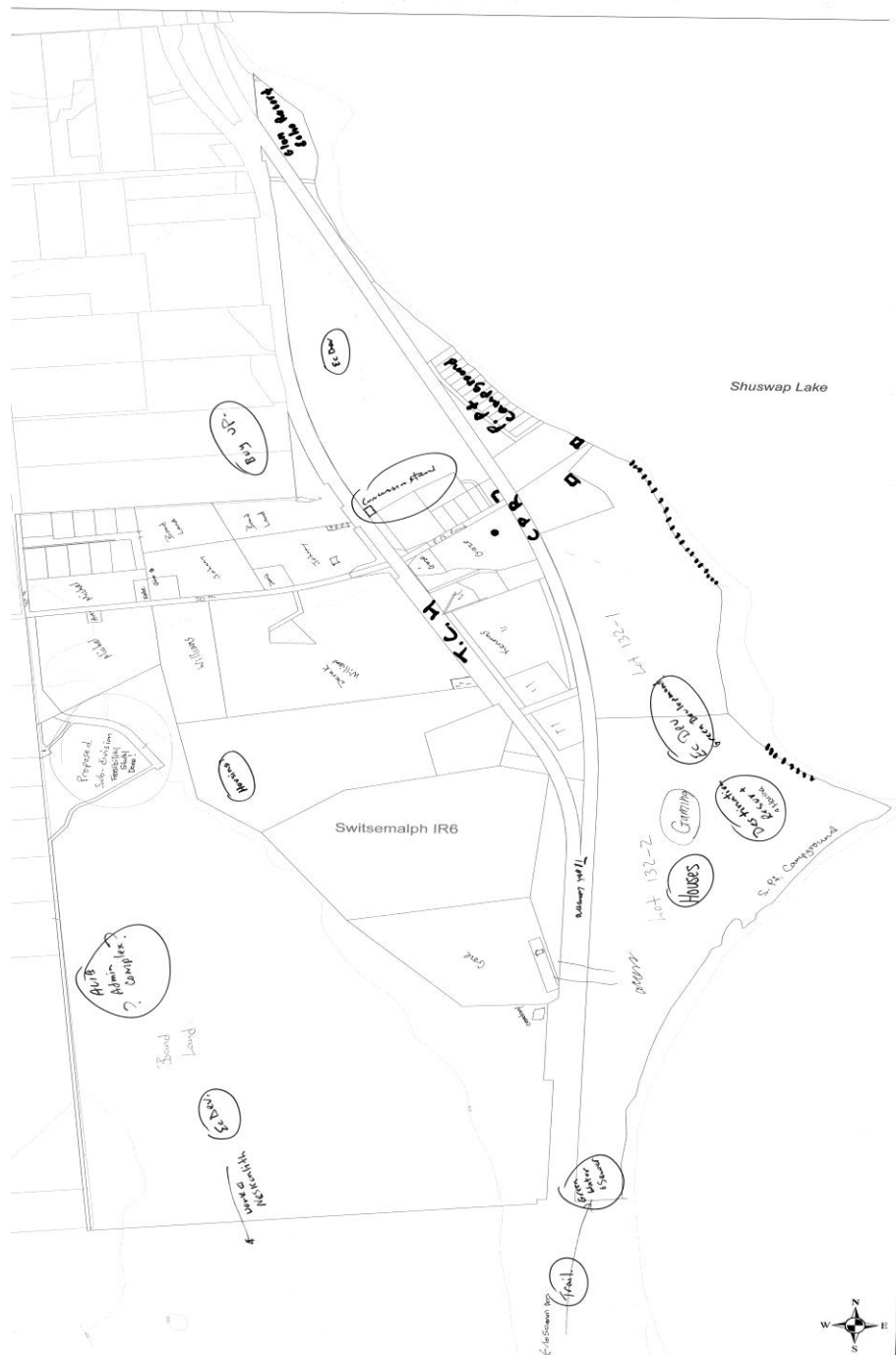




**Map # 27 Community 'open house' - feedback - IR 5**



Map # 28 Community 'open house' - feedback - IR 6





Map # 30 Community 'open house' - feedback - IR 7





**Map # 31 Community 'open house' - feedback - IR 7**

## **Community ‘open houses’ – Conclusions**

Attendance to the community ‘open houses’ was satisfactory, although not overwhelming. Attendees tended to reflect the comments of the community meetings, augmenting the earlier listed ‘wants and wishes’. Trails linking various areas of reserve lands, for example, emerged out of the ‘open house’ discussions. Very briefly, and in particular, the focus was on Sahhalkum (Sexqeltqín) IR 4, as well as Swisemalph (Sxwetsméllp) IRs 6 and 7. For Sahhalkum (Sexqeltqín) IR 4, the emphasis was on infrastructure and community needs; at Swisemalph (Sxwetsméllp) IRs 6 and 7, the focus was more on economic development activities (in addition to the trail links).

## **Conclusions - Community Surveys, Meeting and ‘open houses’**

The community surveys rendered a relatively clear picture of what the ALIB members desire in terms of land use and economic sustainability. Housing seems to be a clear instruction from the community, as is a set of substantial commercial developments. Community amenities as well as infrastructural priorities are also listed. A more controlled approach to development, with a look at adjacent land uses also are part of the LUP principles that the community meeting participants highlighted. At the community meetings, there was consistency with the surveys: While the first community meeting outlined land uses in an abstract way (geographically), the uses tended to be in keeping with survey results and comments. The ‘open houses’ linked much of the discussions from the community surveys and meetings to the land base by using maps to outline ‘where’ and ‘what’ might be considered for land uses. Many of the issues emerging from the community meetings, surveys and ‘open houses’ are not strictly land uses; they are, nonetheless, connected to the way land uses are designated, and in turn, to the way the land is ultimately used. The following ‘Draft Land Use Policy Elements’ are provided to capture the ideas discussed at meetings and within the surveys.



## 10. DRAFT LAND USE POLICY ELEMENTS

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### Introduction

While this study is about ‘land use’, through meetings with community members, we began to identify issues of concern and priorities that can more efficiently be addressed through policy. These range from the ALIB acquiring more lands, to more straight-forward principles such as building design (including green design principles) and more general community priorities. Each category of policy element highlighted by the community is listed in this section as a potential ‘land policy element’. ALIB Chief and Council may choose to elaborate these policy elements into detailed policy, depending on current needs and focus areas.

### Additions to Reserves

ALIB community members identified that whenever possible, more lands should be acquired for the ALIB community. There are several ways through which the ALIB might acquire more lands within this process, including settlement agreements or land purchases.

## **Member Housing**

All community surveys, meetings and ‘open houses’ involved the discussion of the need for ALIB member housing. Clearly, the demand is high. Meeting attendees and survey respondents made clear their wish for member housing to be at the top of the priority list, in terms of economic development on ALIB lands. There is a need to communicate to the community that for member housing to become a viable option, other land-related activities should first take place: The development of infrastructure, for example, will need to include future housing requirements. Similarly, other economic development initiatives might be required to support member housing projects.

## **Reserve Land Infrastructure**

Through the community surveys, community meetings and ‘open houses’, community members were in agreement on the need for better infrastructure, especially as related to clean water and sewer systems. These two systems, as well as other community amenities such as sidewalks and lighting, will become increasingly important as development takes place along specific tracts of the reserve lands. Consideration for new administration facilities and community amenities was also mentioned.

## **Culture-specific Sites**

A detailed Traditional Use Study has been undertaken separately and traditional use sites should be identified whenever a specific land development project is planned. Development applications should indicate and make a commitment that should cultural sites be encountered or identified during any phase of development, construction will stop until ALIB Elders or other designated members have had the opportunity to assess the cultural value and significance of the site. A professional

archaeologist or ALIB cultural advisor should be invited to participate in any development project. Appendix 'D' includes a draft Heritage Policy that may form part of a more comprehensive strategy for the ALIB.

### **Green Design Principles**

The community has made it clear, though its surveys and comments at community meetings that 'green design principles' should be at the base of development projects. Green design principles and sustainable elements should be included as part of any development application on ALIB lands. By 'green design', we mean design of lands, developments and construction that is sensitive to the environment in the broadest ways possible. Ideally, a developer will include environmentally sensitive design features within projects and point them out in the application and to the approving personnel in the Lands Department. These relate to water, wastewater, roads, energy use, construction materials, density and so on. They should reflect the highest industry standards. Some important design considerations would include the protection of environmentally sensitive areas and the safe-guarding of species at risk. More specific design elements might include features such as alternative water delivery and sewer efficiency standards: water meters, leak detection systems and drought-resistant landscaping, and, perhaps in the future, the opportunity to transfer energy from wastewater to community energy. In terms of new (or at times existing) roads, narrower low-speed roads, more permeable surfaces, bikeways and pathways, energy efficient lighting, and trees along roads are all part of improved community design. With energy consumption / reduction, design consideration should include, at a minimum, energy efficient buildings, use of renewable construction materials, the use of recycle construction materials, and the inclusion of more efficient energy systems such as geothermal and solar heating.

Overall, better community design might include the attraction of a wider range of housing types, higher design standards and expectations in terms of commercial architecture, and providing the opportunity for pedestrian and cycling access to more areas. Related to ‘green design’ principles, ‘environmental planning’ and ‘smart growth’ planning beliefs should be part of a broader community plan. The ALIB’s ‘Green Energy Initiative’, with its commitment and obligation on behalf on any developer on ALIB lands to reduce the carbon footprint of any development should continue and be regularly updated.

### **Trail Network**

Community meeting attendees highlighted a will for a trail network to connect different parts of reserve areas together. This was particularly important for Switsemalph (Sxwetsméllp) IRs 6 and 7, but might be a consideration for Sahhaltkum (Sexqeltqín) IR 4. Any new development should include consideration for an extended trail network that would connect primary community amenities such as parks and shopping. The trail system could form a green web across ALIB lands (private, community and CP held lands) that would provide for networking throughout the community while supporting walking and biking.

### **Community Input Process / Community Education Plan**

Members suggested that a more formal process be in place for community input within land planning activities. Related to this, members suggested that a specific plan be in place for member capacity building in the area of land planning. This could be developed around families, Elders or other groups that are already in place.

### **Conclusion – An Innovative and Desirable Community**

There are specific land use types and several policies that, when implemented, can lead to a much desirable community. The ALIB has pristine lands as well as lands that are easily and readily accessible for a variety of uses, or combinations of uses. When development applications are submitted to the Lands Department, minimum standards should not be the preferred outcome; state-of-the art, ‘green’, ‘sustainable’, architecturally significant housing and commercial design, and liveable community standards should be sought, supported, and in turn, accepted.



## 1. INDIVIDUAL RESERVES - POTENTIAL LAND USES

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### Introduction

As discussed in an earlier section, the ALIB reserve lands are varied and include rich resources, natural beauty, access to key transportation, and access to services. Each reserve is different in terms of land uses and combinations of the latter four elements. What follows is a discussion of ‘potential land use’ for each of the reserves. The discussion stems from community feedback, through the community surveys, community meetings and community ‘open houses’, as well as site visits, specific analysis, prior studies, and broader regional contextual analysis.<sup>20</sup> Each reserve summary is followed by a short set of recommendations; these could be fitted into the development of a broader ‘Economic Development Roadmap’, probably with a five (5) to ten (10) year outlook; it would include a closer look at specific economic development opportunities.

The vast majority of ALIB reserve lands are pristine. While this study does not deal with environmental issues, it is clear that sensitive natural resources, including salmon habitat, warrant special protection, regardless of land use or economic development initiative types. At the same time,

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<sup>20</sup> Some data for this section has been derived from site inspections as well as prior studies.



there is the possibility that several zones may have been environmentally compromised, with, for example, ad hoc, unauthorized dump sites. For each land development project or land use designation, special study is required to assess prior environmental degradation, clean-up if required, and risks, in terms of new initiatives or land uses. For stream, river and lake areas, the sixty (60) meter Environmentally Sensitive Zone proposed in an earlier study should whenever possible be maintained. Environmental considerations such as Environmental Impact Assessments should always be undertaken, including the monitoring of existing uses and their environmental impacts on the land and water. Finally, close and site-specific analysis of topographic features should be undertaken for any development under consideration.

Over the past several decades, lots have been leased to non-ALIB members. Some for homes or cottages, and others for commercial enterprises. It is suggested that as the leases come to term, on a case-by-case basis, the land included within the lease should be re-evaluated in terms of potential ALIB uses and ALIB land planning and economic development objectives.

It was stated in the Introduction that the ALIB reserve lands are well positioned in terms of factors such as ‘access’, ‘natural beauty’, and a young workforce; developing the lands into a viable and economically sustainable community is within the realm of possibilities. Regionally, and within the Secwepemc territory, the ALIB is advantageously located in terms of potential economic opportunities related to specialty agriculture, forestry, transportation / industrial park facilities, and what could be called the ‘lifestyle’ amenity market. Each of these economic opportunity types is potentially viable, although not necessarily within

the present or near future. As an example, the recent implementation of the important irrigation system provides for future agricultural uses. The key, in terms of this LUP, is to consider land use zones in terms of the ‘future potential’. Zoning, therefore, must take into consideration the setting aside of lands for ‘future’ development. Further, the zoning approach must be maintained within a flexible ideal; it should be able to change in time.

### **Hustalen (Cstélen) IR 1**

The Hustalen (Cstélen) IR 1 reserve is located to the east of Adams Lake, running along the eastern shores of the lake and the upper reaches of the Adams River (Map 32).

### **Land Use Preferences**

**Residential – low density:** In a 1999 study (ALIB ‘Physical Development Plan’), it was suggested that at least fifteen (15) lots be created on the reserve along natural benches.<sup>21</sup> This was undoubtedly predicated on the availability of services and infrastructure, including the reconstruction of the bridge accessing the land. Since 1999, no bridge or other infrastructure has been added to the reserve; costs are the primary reason for the latter. Until a bridge and servicing is in place (for existing and new lots), no residential subdivision is proposed. A ferry service does exist, servicing the existing residential lots. Very low density (as low as a few homes per year) development is possible, although this will not address the chronic housing shortfall and will potentially have high costs, if services is to be provided at acceptable standards. For the foreseeable future, until a medium

to large scale development initiative is identified, no infrastructural facilities are suggested.

**Commercial:** No commercial development was suggested within the community meetings, community surveys or ‘open houses’. For the same reasons listed in the ‘residential’ section, no commercial development is suggested. On one of the maps used within the community ‘open houses’ one member suggested ‘power generation’ as a potential commercial enterprise. Until the infrastructure challenges (see below) are resolved, no large-scale project should be undertaken. A boat launch was suggested by community members; this may be a facility that could work in conjunction with any cultural-related enterprise (see below).

**Forestry:**<sup>22</sup> The forested area (woodlot) of the reserve is abundant, persisting within a setting of traditional uses. Some forestry selective could be undertaken for the next 5 – 10 years, although a specific ‘traditional use study’ should be prepared and referenced to ensure site protection. The area where the Adams River and Nikwikaia Creek meet should remain as a protected traditional site.

**Cultural:** Related to the cultural / traditional sites located throughout the reserve, and especially within the areas where the Adams River and Nikwikaia Creek meet, some community members suggested that a cultural-related educational facility be sited. This seems plausible and in keeping with ‘low

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<sup>21</sup> ‘Adams Lake Indian Band 1999 Physical Development and Land Use Plan’. Nash and Associates. 1999. p 4 – 9.

<sup>22</sup> For all forestry related activity, consult the ALIB ‘Forestry Management Plan’.

impact’ uses. The latter area may be the most suitable for such a use.

**Challenges:** The primary challenge for maintaining existing land uses and defining and designating new uses within the Hustalen (Cstélen) IR 1 reserve lies with infrastructure. The bridge has not been replaced since a devastating fire some fifteen (15) years ago. The road leading to the same bridge is in need of repair. Similarly, the road leading to the ferry is also in need of upgrading. Second, any water system on the reserve should be upgraded and / or replaced prior to any new development activity. Sewer systems (not presently in place) are required. Any new significant land use will require the upgrading or new installation of this infrastructure; the level of the upgrades will depend on the uses. Sloping areas should not be developed at all, given the potential soil slippage factor. The challenges, however, do help ‘protect’ the sensitive traditional use areas.

#### **Recommendations for Hustalen (IR 1):**

1. Protect Traditional Use Sites;
2. Track and assess existing lease terminations and renewals;
3. Seek out and plan for infrastructure funding;
4. Consider installing a boat launch for ALIB members;
5. Allow only very limited development for the next 5 – 10 years;
6. Investigate small-scale logging potential; and,
7. Investigate potential for a culture-related facility, either for ALIB members only, or for a wider tourism audience; set aside land for the same.

## **Squaam (Sq7em) IR 2**

The Squaam (Sq7em) IR 2 reserve is located on the northern side of Agate Bay which is located on the west side of Adams Lake (Map 33).

### **Land Use Preferences**

**Residential – low density:** No ALIB members live on the Squaam (Sq7em) IR 2 reserve, although leased lots are used seasonally by cottage occupiers. Housing and elders' housing was suggested at community meetings and community 'open houses'. As at Hustalen (Cstélen) IR 1, the land remains pristine, with servicing and topography as important challenges to any development activity; low impact housing may be an option, although this will admittedly do little to alleviate the member housing shortage.

**Commercial:** A "Wellness / Holistic Retreat Centre" was suggested for these lands. From community meetings and 'open houses', the wish to develop such a facility was articulated, although there are significant challenges to this endeavor. The area is remote and the locating of elders in an area with so few immediate services is challenging. Further, it is not clear that there is a market or demand for such a facility located in the remote area; a specific market study should be undertaken before any action is undertaken regarding such a project. A boat tour operation could also be considered.

**Forestry:**<sup>23</sup> The forested area (woodlot) of the reserve is abundant, with access being difficult due to the sloping terrain.

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<sup>23</sup> For all forestry related activity, consult the ALIB 'Woodlot Plan'.

Some forestry could be undertaken for the next 5 – 10 years, although this should be selective, if at all; a specific ‘traditional use study’ should be undertaken to ensure site protection.

**Cultural:** Related to the cultural / traditional sites that may be located throughout the Squaam (Sq7em) IR 2 reserve and especially along the Adams Lake shore areas, some community members suggested a boat tour operation, specializing in cultural heritage. This could form a part of a wider strategy whereby the ALIB would focus on low-impact, culture-specific tourism activities to bolster its presence within the region.

**Challenges:** The primary challenge for maintaining existing land uses and defining and designating new uses lies with ‘access’. The main access to the reserve is via the Adams Lake main logging road, a short part of which passes through the reserve; access is also provided from Highway 5 from the western side. Second, any water system on the reserve should be upgraded and / or replaced prior to any new development activity. Sewer systems (not presently in place) are required. Any new significant land use will require the upgrading or new installation of this infrastructure; the level of the upgrades will depend on the uses. The older landfill site should be assessed in terms of environmental degradation; it is scheduled for decommissioning in the next two to three years. Sloping areas should not be developed at all, given the potential soil slippage factor.

### **Recommendations for Squaam (Sq7em) IR 2:**

1. Identify and Protect Traditional Use Sites;
2. Track and assess existing lease terminations and renewals;

3. Seek out and plan for infrastructure funding, only if more development is anticipated;
4. Seek out and plan for funding for safe and environmentally sound land fill management strategies;
5. Consider installing a boat launch for ALIB members;
6. Allow only limited development for the next 5 – 10 years; and,
7. Investigate small-scale logging potential.

### **Toops (Tegwúps) IR 3**

The Toops (Tegwúps) IR 3 reserve is located across the Adams River from the Hustalen (Cstélen) IR 1 reserve, to the south of Adams Lake (Map 34). ALIB members did not emphasis specific land uses for this reserve.

### **Land Use Preferences**

**Residential – low density:** The Toops (Tegwúps) IR 3 reserve remains, for the most part, pristine, with servicing and topography as important challenges to any development activity; low impact housing may be an option (there are only two [2] homes on these lands), and a small sub-division for member housing could be undertaken in the medium term, once servicing is in place.

**Forestry:**<sup>24</sup> A forestry operation occupies, through a commercial lease, a large lot on the reserve; no logging takes place. Access is in some areas difficult due to the sloping terrain.

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<sup>24</sup> For all forestry related activity, consult the ALIB ‘Forestry Management Plan’.

Some forestry could be undertaken for the next 5 – 10 years, although this should be selective, if at all, given that low density residential housing could be selected as a use; a specific ‘traditional use study’ should be undertaken to ensure site protection. Consideration for allowing the commercial lease to lapse should be given.

**Cultural:** Related to the cultural / traditional sites that are probably located throughout the Toops (Tegwúps) IR 3 reserve and especially along the Adams Lake shore areas, there is opportunity for a boat tour operation, specializing in cultural heritage, or a rafting operation. As with the Hustalen (Cstélen) IR 1 reserve and the Squaam (Sq7em) IR 2 reserve, this could form a part of a wider strategy whereby the ALIB would focus on low-impact, culture-specific tourism activities to bolster its presence within the region.

**Challenges:** The primary challenge for maintaining existing land uses and defining and designating new uses lies with ‘access’ and ‘servicing’. The setting could provide opportunity for a small sub-division and the realigning of the existing road, although this will require detailed study; the cost for constructing a road may be relatively high. The bridge issue (see Hustalen (Cstélen) IR 1 discussion above) remains unresolved. In terms of servicing, water and sewer systems are required; the soil on the upper benches could enable a sewer system.

### **Recommendations for Toops (Tegwúps) IR 3:**

1. Identify and Protect Traditional Use Sites;
2. Track and assess existing lease termination and renewal;



3. Consider the development of a small sub-division (of approximately 15 houses);
4. Seek out and plan for infrastructure funding, if a sub-division is anticipated; and,
5. Allow only limited and selective logging for the next 5 – 10 years.

#### **Sahhaltkum (Sexqeltqín) IR 4**

The Sahhaltjum (Sexqeltqín) IR 4 reserve is located on the western side of Little Shuswap Lake, the Lake meets the South Thompson River, across from the town of Chase (Map 35). This is the ALIB's largest reserve and is central to the community.

#### **Land Use Preferences**

**Residential – low and medium density:** Throughout the community surveys, community meetings and 'open houses', the desire for member housing was made clear. According to the ALIB Housing Department, some two hundred (200) members await on-reserve housing. The desire for related community infrastructure and facilities was also well articulated. Preliminary plans for residential development on the Sahhaltkum (Sexqeltqín) IR 4 reserve were prepared during the 1990's and some portions of the housing and infrastructure has been constructed. This should, if at all possible, continue, with development progressing west of the existing homes. Member housing may include different types: Elders' housing and special care housing, as well as more dense arrangements that would include duplexes and perhaps townhouses. However, infrastructure concerns must be addressed, namely, with the water and sewer systems, but also regarding sidewalks, street lighting and other amenities. No new

homes should be built along the shore and where there is risk of flooding and where septic fields may require updating.

**Band Facilities:** The ALIB has a host of community facilities that have been, with significant community foresight, clustered together in a central location and easily accessible by most community members living on Sahhaltkum (Sexqeltqín) IR 4 lands. The effect is positive: The administration offices, the ‘Language Nest’, the Chief Atahm School, day care centre, playgrounds and ball fields, fire hall, public works buildings, spiritual centre, cemetery, informal foreshore park and other facilities are all located within a ten (10) minute walk from the residential core. This planning scenario should continue.

However, some of the facilities require expansion, if not altogether replacement. The administration offices could be replaced, brought together into one building, thereby affording efficiencies in terms of amenities and support – photocopying, reception and so on. With a growing community, the demand on services will only increase. Similarly, the school will soon require upgrading and expansion. In this light, land should be set aside, adjacent to the present location of the latter buildings. The public works yard requires expansion, and consideration for its relocation is recommended. Expansion and formalization of the foreshore park should continue, pending the expiry of leases along the shore area.

Still within the realm of setting aside lands for community uses, consideration for expanding the playground and ball field should form part of any new development schema. Finally, consideration

for the implementation of a trail system, linking the residential area with the administrative core, as well as linking the foreshore and perhaps the upper reaches (the gathering grounds) should be considered as part of each development initiative.

**Commercial: low-impact** (see earlier note on economic development): Any new subdivision plan should include consideration for a commercial enterprise to service the ALIB on-reserve population. Beyond any sub-division, member commercial enterprises could include a recreational vehicle and camping park, complete with tourist-related activities, and adventure tourism activities, particularly as associated with the seasonal floral display along the upper natural terraces.

**Commercial: medium impact** (see earlier note on economic development): Larger, medium impact developments have been suggested by community members, including retail development, and casino development. The former poses challenges in terms of location and access; Chase and Sahhalkum (Sexqeltqín) IR 4, in spite of being well serviced by the Trans Canada highway, do not draw excessive visitors to support large-scale retail development; in depth study is strongly recommended before any such development is pondered. In terms of a casino, one member suggested the activity as an option for development and one member was opposed. We here leave it aside for the community to further debate the issue.

While a gun range was proposed at one of the community meetings, special study (and community approval) should be undertaken before proceeding with the planning of the enterprise.

**Forestry:**<sup>25</sup> The forested area (woodlot) of the Sahhalkum (Sexqeltqín) IR 4 reserve is abundant, although persisting within a setting of traditional uses; hunting and gathering, among other traditional uses, continues. While some selective and sustainable logging could be undertaken, the community did not make this suggestion; the forested area (woodlot) should therefore be protected and considered a ‘no-development’ zone.

**Agricultural:** The natural terrace has good drainage and silty loam soils, suitable for ongoing agriculture and grazing. The new irrigation system should greatly help interested members in the developing of selective agricultural practices such as organic farming. It is possible that the foreshore is suitable for fish farming; more study would have to take place before any action along this path takes place.

**Cultural:** Related to the cultural / traditional sites located throughout the Sahhalkum (Sexqeltqín) IR 4 reserve, some community members suggested that a cultural-related ‘nature tour’ could be based within the woodlot area. This seems plausible, and in keeping with ‘low impact’ uses. Generations of traditional use on the lands has taken place; it is likely that more sites will be discovered, or recalled by Elders, as time goes on. For this reason, any development being considered for approval should include a detailed Traditional Use Study, as well as special clauses instructing contractors to ‘stop work’, should evidence of cultural uses emerge.

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<sup>25</sup> For all forestry related activity, consult the ALIB ‘Forestry Management Plan’.

## **Cemetery Expansion**

The existing cemetery on the Sahhalkum (Sexqeltqín) IR 4 reserve is rapidly running out of space. More land, if at all possible contiguous with the existing cemetery, should be acquired on a priority basis.

**Challenges:** The primary challenges for maintaining existing land uses and defining and designating new uses on the Sahhalkum (Sexqeltqín) IR 4 reserve lie with ‘infrastructure’. The water system needs to be upgraded: While the existing service agreement with the town of Chase does provide wastewater treatment, it will probably not sustain significantly increased pressures. A water reservoir, as well as complete overhaul of the ALIB system is underway. Solid waste disposal strategies will have to be revisited, should a substantial development project be approved. The roads leading to Star Lake are not in good condition<sup>26</sup>; any development along the forested areas and the higher elevations (although a development is not recommended at this point) would require consideration for road improvements. Any new significant land use, a new substantial sub-division, or a new commercial endeavor, will require the upgrading or new installation of this infrastructure; the level of the upgrades will depend on the uses.

## **Recommendations for Sahhalkum (Sexqeltqín) IR 4:**

1. Identify and Protect Traditional Use Sites;
2. Track and assess existing lease termination and renewal, particularly along the foreshore;

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<sup>26</sup> Star Lake Road and Woodlot Road.

3. Seek out and plan for infrastructure funding, regardless of whether more homes are built or not;
4. Undertake a close study of residential lots (septic systems) located along the shore;
5. Consider developing a revised or renewed sub-division plan (of approximately 35 houses);
6. Consider setting aside lands for facilities expansion (school, administration building, public works, cemetery...); and,
7. Consider small to medium sized commercial endeavors, on a case by case basis.

### **Stequmwhulpa IR 5 Reserve**

The Stequmwhulpa IR 5 reserve is located along the southern shore of Little Shuswap Lake. It's southern boundary runs along the BC Hydro lines; a railway corridor, as well as the Trans Canada Highway cut through the reserve, close to the foreshore (Map 36).

### **Land Use Preferences**

**Residential – peripheral:** The Stequmwhulpa IR 5 reserve, while seemingly easily accessible, remain challenging in terms of land use. The best lands are occupied by the railway and the Trans Canada Highway along the lower natural terrace. The ten (10) waterfront lots (leased by ALIB) located to the eastern end of the reserve should be maintained, although more leases should not be permitted; there is no servicing and the sloping terrain cannot readily sustain additional development.

**Forestry:**<sup>27</sup> Access is difficult. Some forestry could be undertaken for the next 5 – 10 years, although this should be selective, if at all, given topography challenges and corresponding difficulties in extraction.

**Commercial:** Any commercial use for this reserve requires important consideration and analysis. Allowing the commercial leasing of space for signage may be an option. Yet by inspection at the time of the drafting of this report, there are significant numbers of unused signs along the Trans Canada Highway within this area; no signage should be installed without significant commitments from potential advertisers. There is also space to the north of the reserve, between the Trans Canada Highway and the railway, for a commercial venture such as a gas bar. However, servicing remains an issue. A thorough study should be undertaken prior to any development taking place on this portion of challenging land.

Boat tours may be possible from the foreshore; this could be pursued, should leased lands become available. Along the higher elevations, atv and horseback riding trails were also suggested; this may be a viable community amenity, although as a commercial venture, the possible benefits are not clear without specific analysis.

Similarly, a quarry was proposed; this is a costly venture and without clear demand, no action should be undertaken.

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<sup>27</sup> For all forestry related activity, consult the ALIB 'Forestry Management Plan'.

**Challenges:** The primary challenge for maintaining existing land uses and defining and designating new uses lies with ‘access’, ‘servicing’ and land parcel configuration. The setting could provide opportunity for a commercial enterprise, although this may be costly, with a complex set of infrastructure requirements.

### **Recommendations for Stequmwhulpa IR 5 Reserve**

1. Identify and Protect Traditional Use Sites;
2. Track and assess existing lease termination and renewal; revisit lease extensions on a case-by-case basis;
3. In the next five years, seek out and plan for infrastructure funding, if a commercial venture is viable;
4. Investigate the possibility (and community desire) for permitting signage along highway segment;
5. Investigate the possibility of allowing limited and selective logging for the next 5 – 10 years; and,
6. Investigate the possibility of a land exchange for land which might be more accessible and suitable to ALIB community needs.

### **Switsemalph (Sxwetsméllp) IR 6 Reserve**

The Switsemalph (Sxwetsméllp) IR 6 reserve is located along the western side of Shuswap Lake, within the municipal boundaries of Salmon Arm (Map 37).



## **Land Use Preferences**

**Residential – Member housing:** The area located roughly in the centre of the reserve lands could accommodate at least thirty-two (32) residential lots. For each of these areas, there are infrastructure (and access, for the third) issues that are not insignificant.

**Commercial:** There are several options for commercial land uses on the Switsemalph (Sxwetsméllp) IR 6. With a ‘designation vote’ having taken place, the ALIB is poised to transform these reserve lands into an economic generating area. Sandy Point is clearly a desirable place whereby a multi-purpose tourism resort facility could be installed: marina, convention centre, golf, hotel, all with planned future expansion space, could readily be accommodated within the space. A very detailed, long term plan is required for the enterprise to be successful. At the same time, ALIB facilities could be upgraded and expanded, complete with a beach and docking facility, perhaps combined with the larger tourism development area. The existing campground could also be allowed to expand, with more services. Finally, retail opportunities may be possible, connected to the larger tourism development area.

Several areas of lands held through CPs (especially along the Trans Canada Highway) could be used for a variety of commercial enterprises.

**Agricultural:** Agricultural uses on the reserve lands should continue, although CP holders could be encouraged to transition to more sustainable crops.

**Forestry:**<sup>28</sup> There is a considerable area in the southwest area of Switsemalph (Sxwetsméllp) IR 6 reserve that could be maintained for selective logging for the next five to ten (5 – 10) years.

**Cultural:** The area in the southwest area of the reserve lands that could be maintained for selective logging for the next five to ten (5 – 10) years undoubtedly includes cultural sites. These could be further identified, protected, and perhaps highlighted within a broader cultural tourism operation. To the north end of the reserve lands, there is the presence of several ‘kekuli’, definite evidence for past traditional use. Sites should be more clearly identified and protected, regardless of future development decisions.

**Challenges:** The primary challenge for maintaining existing land uses and defining and designating new uses on the Switsemalph (Sxwetsméllp) IR 6 reserve lies with ‘infrastructure’. The water system requires expansion for any new commercial developments. Related to the same issue, a sewer system, complete with a solution for disposal or treatment, should be a priority for the reserve. Similarly, solid waste disposal strategies will have to be revisited, should a substantial development project be approved. The road leading to the foreshore should be

upgraded, given the possible, (imminent) development. Sidewalks and lighting should form part of any development planning. Any new significant land use, a new, substantial subdivision or a new commercial endeavor, will require the upgrading or new installation of this infrastructure; the level of the upgrades will depend on the uses.

### **Recommendations for Switsemalph Reserve (IR 6)**

1. Identify and Protect Traditional Use Sites;
2. Track and assess existing lease termination and renewal, particularly along the shore, consider terminating them.
3. Immediately seek out and plan for infrastructure funding;
4. Continue to pursue and investigate third party links for joint business ventures;
5. Continue to develop market housing ventures, as market evolves;
6. Develop a clear strategy for additional member housing; and,
7. Consider setting aside lands for facilities expansion or relocating to larger lots.

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<sup>28</sup> For all forestry related activity, consult the ALIB 'Forestry Management Plan'.

## **Switsemalph (Sxwetsméllp) IR 7 Reserve**

The Switsemalph (Sxwetsméllp) IR 7 reserve is situated on the south shore of Shuswap Lake. Like the Switsemalph (Sxwetsméllp) IR 6 reserve, it is located within Salmon Arm's boundaries (Map 38).

### **Land Use Preferences**

**Residential – including member housing:** There are several areas that may be suitable for market housing: These could be sited on the north-eastern are, just north of the railway and Trans Canada highway where servicing exists, as well on CP lands to the south-western reaches of the reserve lands. The land that could be potentially available for residential development is relatively expansive, with space for at least seventy (70) residential lots. Some of these could be suitable for senior housing.

**Commercial:** The potential for new commercial development has been well recognized by the ALIB leadership. Members have suggested a cultural centre, gaming centre, hotel, shopping mall with opportunities for franchises, and a convention centre. The present development endeavor includes several of these and should be pursued.

**Agricultural:** Agricultural uses on these reserve lands are limited, due to two factors; the high water table and closeness to the estuary. Grazing is possible, although it may be advisable to allow the vegetation to revitalize itself.

**Challenges:** The primary challenge for maintaining existing land uses and defining and designating new uses on the Switsemalph (Sxwetsméllp) IR 7 reserve lies with ‘infrastructure’ and ‘planning complexities’. This is an area comprising a marshy estuary, a high water table, and containing some old waste water lagoons. Similarly, solid waste disposal strategies will have to be revisited, should substantial development projects be approved. Municipal service agreement(s) with Salmon Arm would help in this regard. Sidewalks and lighting should form part of any development planning. Any new significant land use, substantial sub-division or a new commercial endeavor, will require the upgrading or new installation of this infrastructure; the level of the upgrades will depend on the uses.

#### **Recommendations for Switsemalph Reserve (IR 7)**

1. Identify and Protect Traditional Use Sites;
2. Track and assess existing lease termination and renewal, particularly along the shore, consider terminating them;
3. Immediately seek out and plan for infrastructure funding;
4. Continue to pursue and investigate third party links for joint business ventures;
5. Continue to develop market housing ventures, as market evolves;
6. Develop a clear strategy for additional member housing;

## **Conclusion: Land Use Preferences**

The ALIB reserve lands are diverse and include rich resources, natural beauty, access to key transportation, and access to services. And as highlighted earlier, each reserve is different in terms of land uses and combinations of the latter four elements. They are, however, a part of a rich cultural landscape, complete with a multitude of Traditional Use Sites. Community feedback has, not surprisingly, brought a variety of suggestions for land uses, community improvements, and economic development strategies. Primary land use preferences include member housing, mixed commercial, agricultural, selective logging, market housing, and small-scale commercial. Zone definitions of these uses are provided in the following section. Not all of the recommendations are land use specific; many are linked to land management. Each of the above reserve summaries was followed by a short set of recommendations and these are summarized together in the chart that follows.

It is not reasonable to expect that all of the community suggestions and report recommendations be implemented in the short term. On the one hand, the challenges that have already been underscored are augmented by economic factors. On the other hand, the community can only undertake land related development activities that it is ready to begin. Other strategies could be adopted, including the targeting of selective development activities (potentially at very small scales) and gradually expanding as economic climate and community needs increase.

	IR 1	IR 2	IR 3	IR 4	IR 5	IR 6	IR 7
Identify and Protect Traditional Use Sites	√	√	√	√	√	√	√
Track and assess existing lease terminations and renewals	√	√	√	√	√	√	√
Seek out and plan for infrastructure funding	√	√	√	√	√	√	√
Consider the development of a small to medium scale sub-division			√	√		√	
Undertake study of septic systems	√	√	√	√	√	√	√
Seek out and plan for funding for safe and environmentally sound land fill management strategies		√					
Allow only limited development for the next 5 – 10 years	√	√					
Consider setting aside lands for community amenities				√		√	
Continue to pursue third party ventures						√	√
Investigate the possibility of a land exchange					√		
Consider small to medium sized commercial endeavors				√			
Consider adding market housing						√	√
Investigate the possibility of targeted highway signage					√		
Investigate and potentially allow small-scale (selective) logging potential	√	√	√		√		
Investigate potential for culture-related facility	√	√					
Consider installing a boat launch for ALIB members	√	√					

**Table 2 – Recommendations Summary** (see text for precise recommendations)

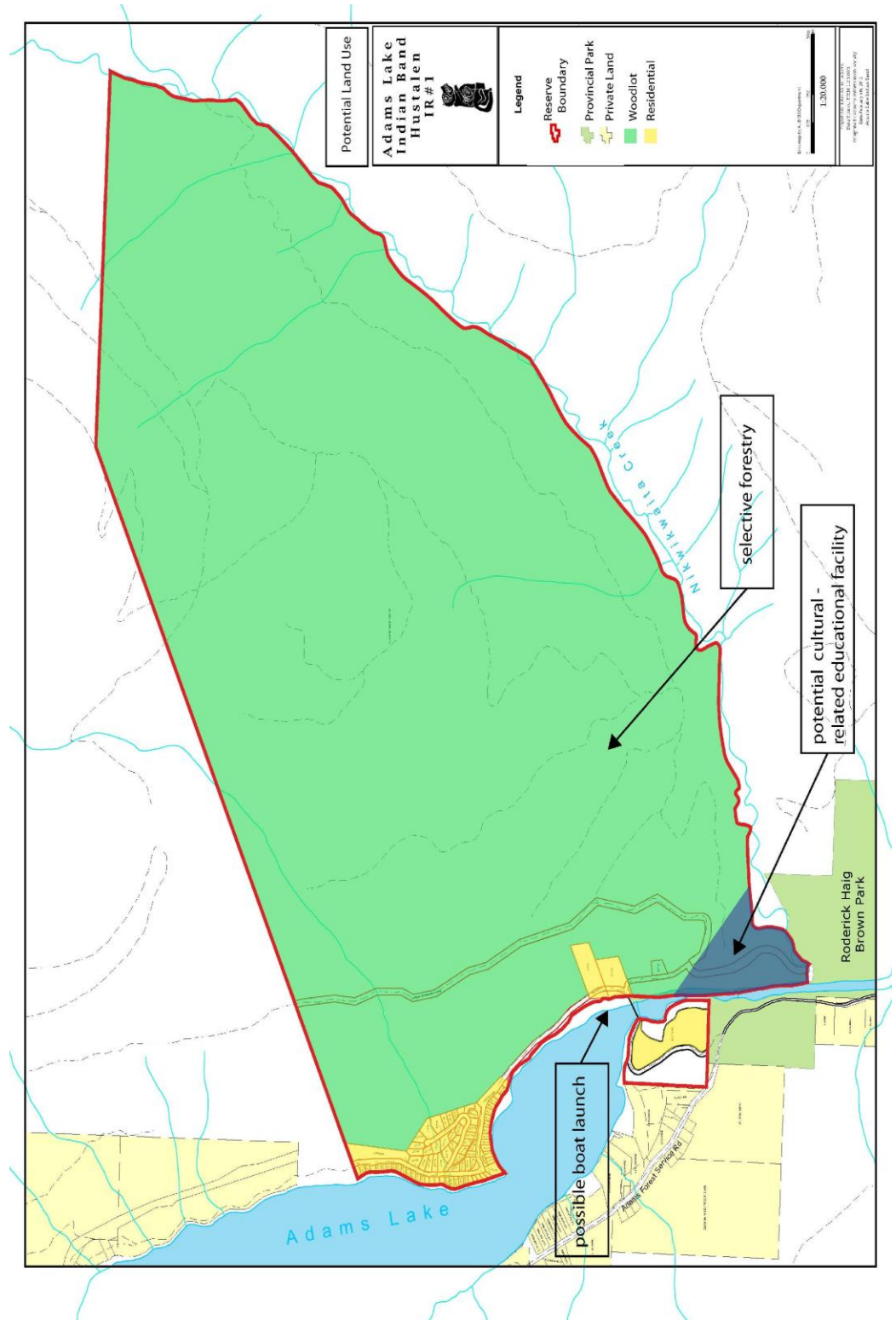


## **12. INDIVIDUAL RESERVES – POTENTIAL LAND USES - MAPS**

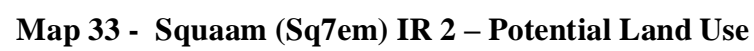
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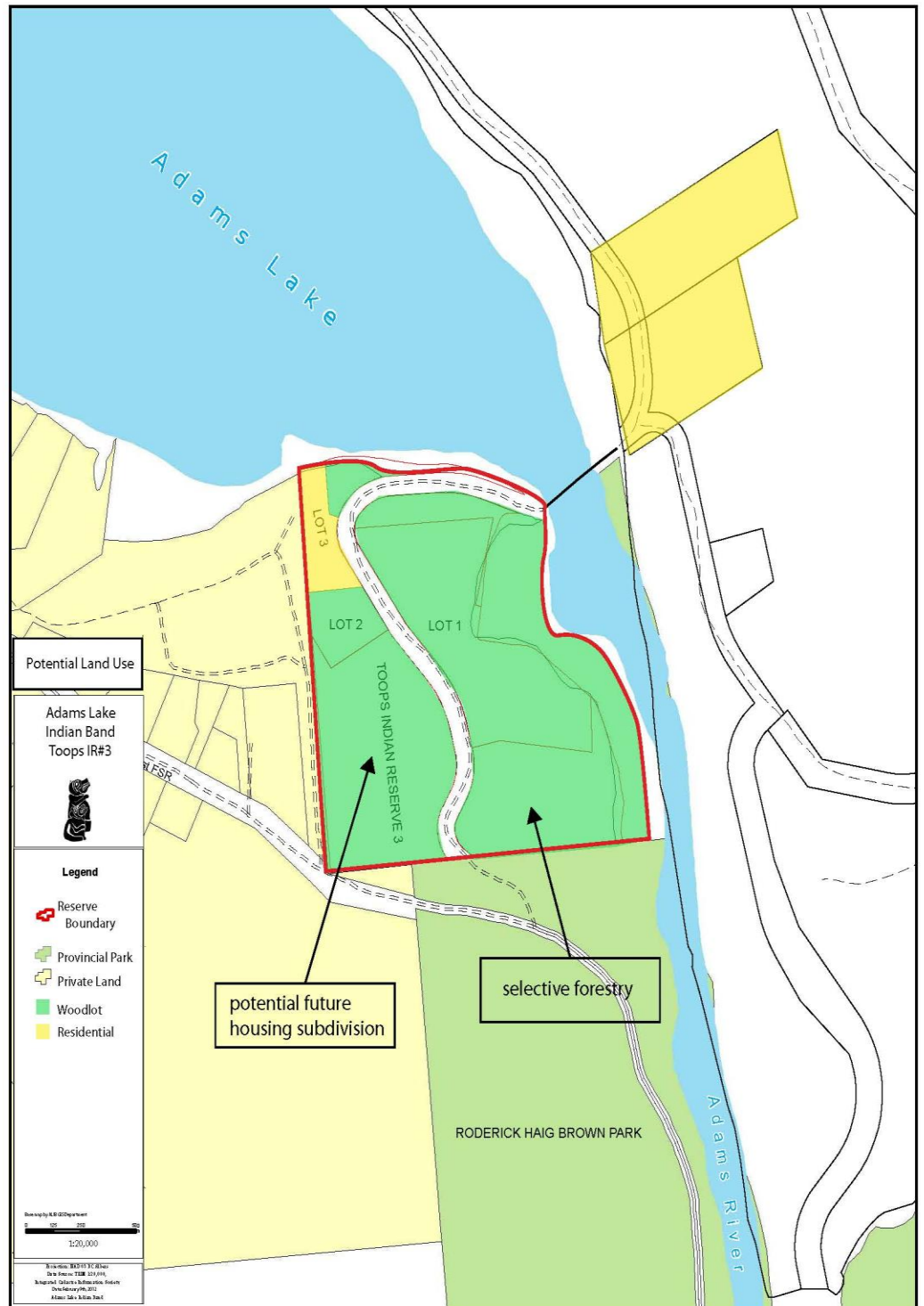
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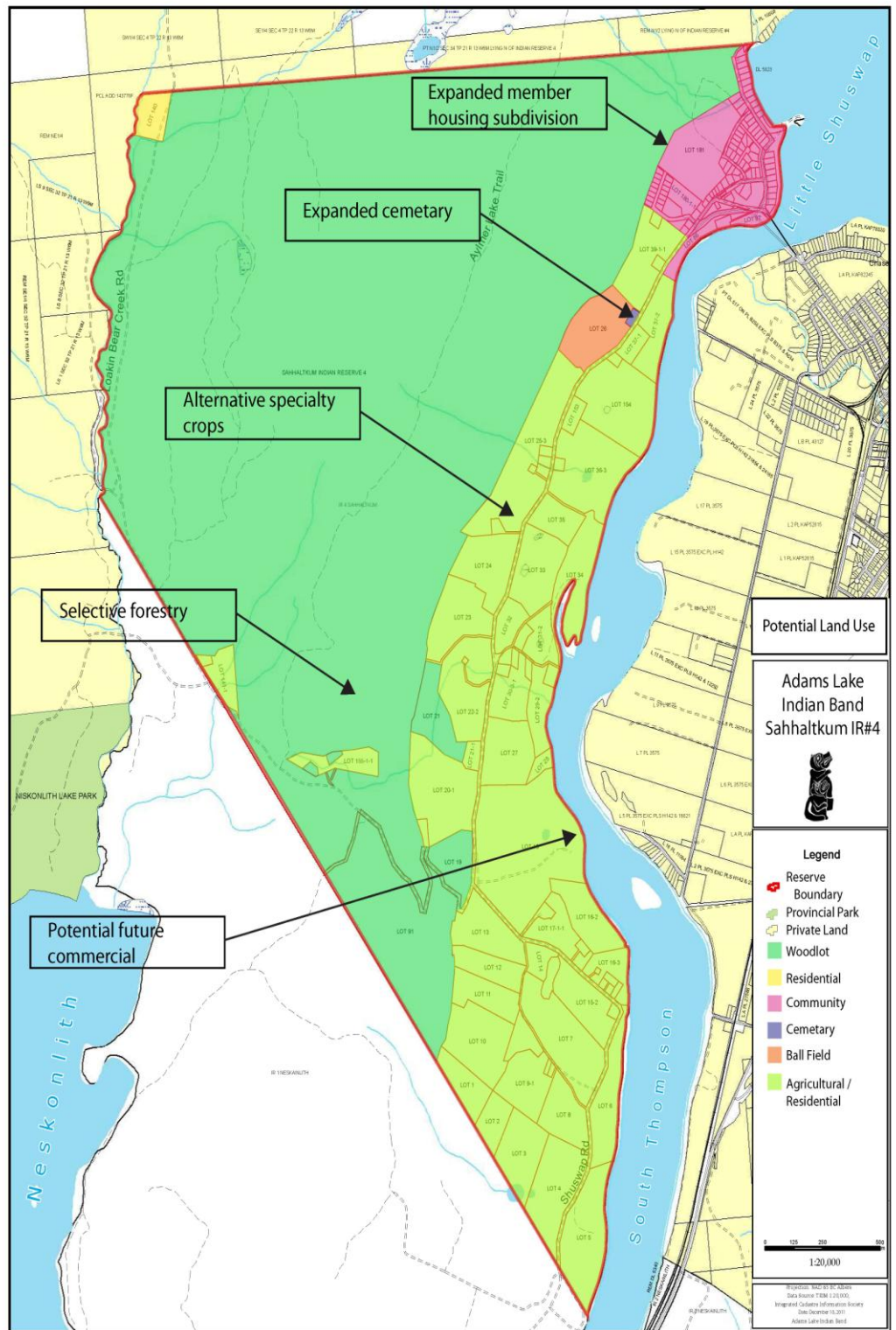


**Map 32 - Hustalen (Cstélen) IR 1 – Potential Land Use**



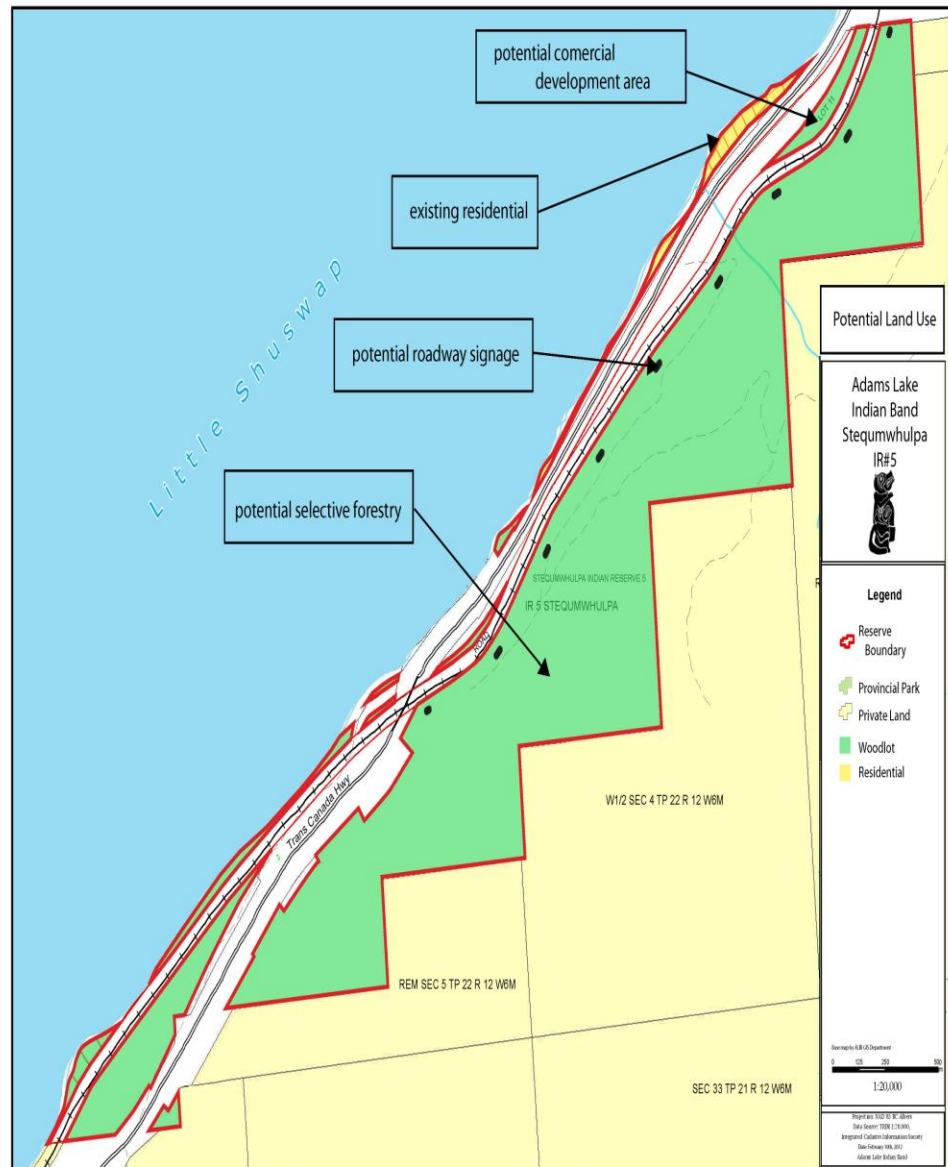


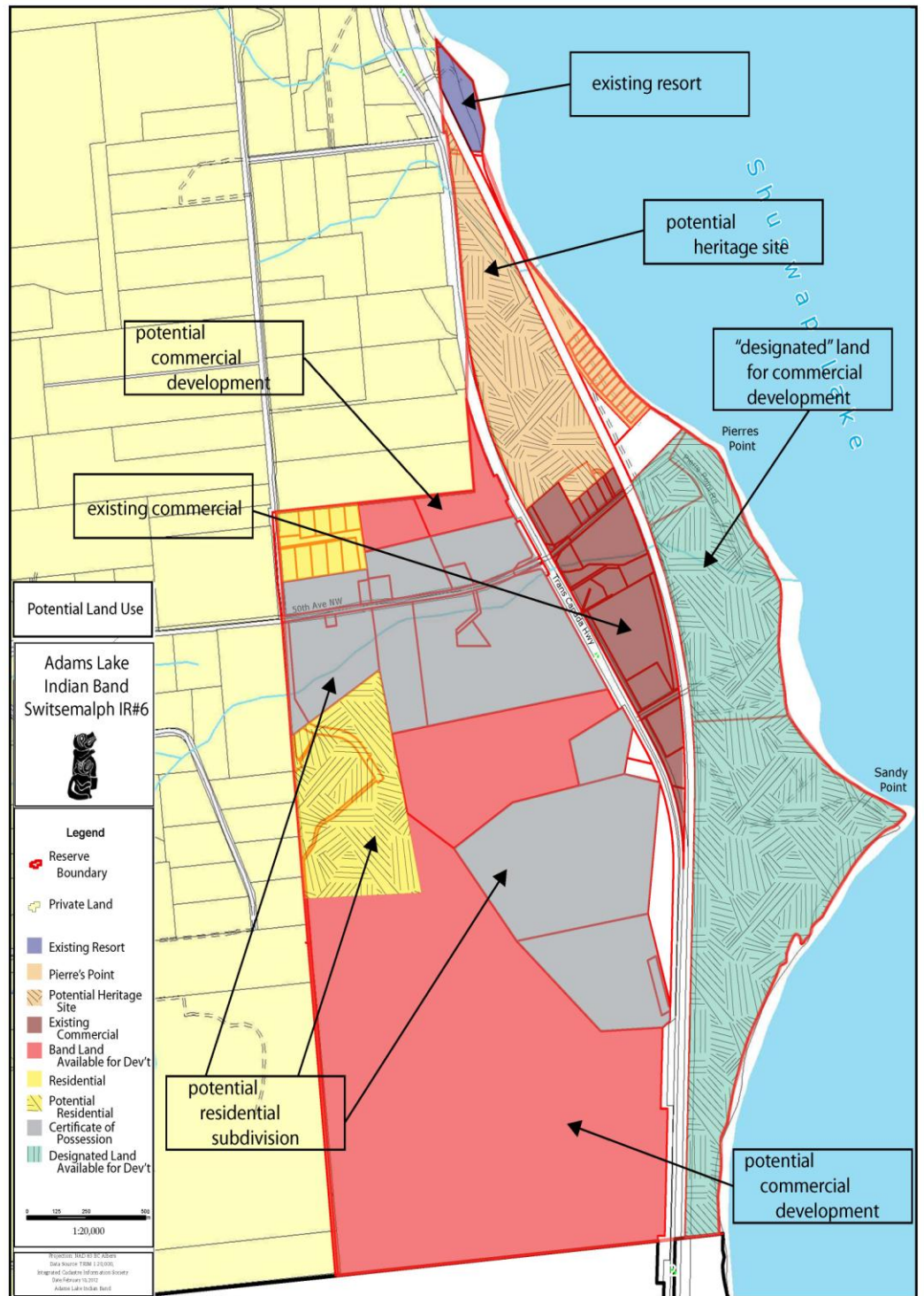
**Map 34 - Toops (Tegwúps) IR 3 – Potential Land Use**



**Map 35 - Sahhalktum (Sexqeltqín) IR 4 – Potential Land Use**







**Map 37 - Switsemalsh (Sxwetsmélip) IR 6 – Potential Land Use**





## 13. DRAFT LAND ZONE DEFINITIONS

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### Introduction

Zone designations (and zone definitions) are used to provide direction for the use of lands. They enable the outlining of land use objectives and policies in a way that fits within the community's Vision, all-the-while not conflicting with constraints, be they natural or otherwise, and keeping neighboring uses in mind. The main reasons for developing zone designations, eventual zone definitions and the ALIB LUP itself is to make sure the community's desires are reflected, ensuring that third parties such as developers know 'the rules', providing a guide for land and development management, establishing policies for the Lands Department, making consistent decisions, and planning for capital expenditures and future development.

Zone designations and their definitions reflect a community's priorities in terms of land use and development. In many communities they can become extremely detailed over time, and confusing to the land owners or developers, subject to at times conflicting interpretation. At the same time, no zone designation and zone definitions brings about confusing development results, necessitating case-by-case study with each development or land use application. The following ALIB zones are



generalized zones that could be used as a transition from one, single broad zone, to a set of basic zones and definitions, serving as stepping stones on the way to more specific and detailed definitions, should the need ever arise. They include: Agricultural, Residential, Commercial, Industrial, Institutional, Miscellaneous and Special Development.

*Note: While the intent of a new LUP and accompanying zone designations and definitions is to provide direction in terms of development, the intent is not necessarily to impose changes to existing uses. To avoid undo conflicts with holders of CPs, it is advisable to include a clause such as the following: “Parcels of land that do not reflect the general nature of the Final LUP, or that do not conform precisely to the Zone designations and zone definitions specified in the LUP when the plan is adopted, either by the community as a whole, or by Chief and Council on behalf of the community, may persist in their existing use(s) provided that the other provisions of the LUP are adhered to, and that all environmental (including all sewage and waste disposal) regulations, from within or without the ALIB reserve lands, are adhered to.”*

### **Draft Zone Definitions**

Note that ‘permitted use’ is very important; in actuality, the zoning designations and subsequent definitions is a set of allowed uses assigned to the various areas. This ALIB LUP contains maps of zone areas outlining permitted uses for each of the zones. The LUP with its zoning components should be developed in detail and subsequently reviewed by

Chief and Council.<sup>29</sup> Note that Applications and Interpretations, Administration and Enforcement, Basic Provisions, General Regulations, Force and Effect, and Final Definitions should be drafted by ALIB Legal Council before any final Zone Designations and Definitions are formally adopted.

## 1. **‘A’ Agricultural Zone**

The ‘A’ Agricultural Zone is intended for uses which have ‘agriculture’ as the primary activity. A home can be located on the Agricultural land, as well as buildings necessary for normal agricultural activities, such as a barn, storage shed, machinery or equipment shed, and other ancillary buildings. Buildings intended and used for the distribution, processing, storage and sale of agricultural and food products are permitted. Any other Commercial activity must be permitted by the ALIB Lands Department.

## 2. **‘R’ Residential Zone**

The ‘R’ Residential Zone is intended for uses which are specifically residential in nature. Single family residential units, two-family residential units, multiple family residential units, including townhouses and strata units, are permitted.

Where existing lots are over one acre in area, and with an existing residential unit, more residential units may be added, provided a permit is issued by the ALIB Lands Department.

Rental units are permitted. Hobby farms are permitted within this zone, with special permits from the ALIB Lands Department.

For new subdivisions, all residential units prior approval must have servicing (water, sewer, roads, sidewalks, lighting) must be in place.

## **2.1 ‘RMH’ Residential Mobile Home Zone**

The ‘RMH’ Residential Mobile Home Zone is intended for uses which are specifically residential in nature, and where mobile homes are the intended housing structures. A primary house is permitted. For new subdivisions (mobile home parks), all residential units must have servicing (water, sewer, roads, sidewalks, lighting) in place and must be approved and permitted by the ALIB Lands Department, regardless of their intended density.

## **3. ‘C’ Commercial Zone**

The ‘C’ Commercial Zone is intended for uses which are specifically commercial in nature. This includes small commercial activities such as a neighborhood convenience store, a tourist-based business such as a hotel or bed-and-breakfast business, and so on, or medium sized commercial centers, and larger shopping centre malls. In each case, all commercial development requires permitting from the ALIB Lands Department. For new commercial establishments and / or subdivisions, all developments must have servicing (water, sewer, roads, sidewalks, lighting and

parking) in place and must be approved and permitted by the ALIB Lands Department.

**4. ‘FO’ Forestry Zone**

As required by the ALIB ‘Forest Management Plan’.

**5. ‘LI’ Light Industrial Zone**

The ‘LI’ Light Industrial Zone is intended for uses which are specifically industrial (‘light’ industrial) in nature. A welding shop is an example of Light Industrial activity. The specific Light Industrial activity must be contained within a purpose-built structure and must be approved and permitted by the ALIB Land Department.

For new Light Industrial establishments, all developments must have servicing (water, sewer, roads, sidewalks, lighting and parking) in place and must be approved and permitted by the ALIB Lands Department.

**6. ‘HI’ Heavy Industrial Zone**

As required by specific activity

**7. ‘I’ Institutional Zone**

The ‘I’ Institutional Zone is intended for uses which are specifically related to facilities such as medical and private care, as

well as general public use facilities, such as public service functions and utilities. The Institutional Zone also is intended for uses that are suitable for the community's use, such as recreational areas, parks, tourist centers.

For new Institutional establishments, all developments must have servicing (water, sewer, roads, sidewalks, lighting and parking) in place and must be approved and permitted by the ALIB Lands Department.

#### **8. 'CD' Comprehensive Development Zone**

As required.



## **15. GENERAL CONCLUSIONS and SPECIFIC IMPLEMENTATION STRATEGIES**

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Many of the reserve parcels have been developed under an existing (1999) 'Physical Development Plan' that provided suggestions that may or may not have been accepted for implementation. A new LUP must be creative in the sense that it cannot dictate uses to members, yet should look towards the future in terms of overall land use strategies that would benefit the entire ALIB community as a whole. A LUP must address the situation and needs of existing occupants and users of the reserve lands in order to ensure their interests and needs are fully incorporated and their ability to participate in future development is maximized. It must also support the goals of long term sufficiency, stewardship based on sustainability, and 'green', regenerative design principles, through effective cultural, social, economic and political development, for the benefit of the entire community. It must provide meaningful review of options with respect to all aspects of future development. It also needs to designate lands for different uses, especially future uses, housing for economic development, community services, commercial and industrial uses, and so on. The LUP implementation should continue meaningful and effective consultation and engagement with the community members throughout its cycle, with the objective of attaining consensus, or widespread agreement where different point of view might exist. And the LUP should also form the basis of effective land management and

governance practices, using land use designations and zoning definitions that ‘fit’ the community on the one hand, all-the-while respecting neighboring jurisdictions.

An ‘Economic Development Roadmap’ with a five (5) year outlook, would provide a closer look at economic development opportunities, and develop, in detail a economic five-year roadmap, all according to the ALIB LUP.

### **Specific implementation Strategies**

The ALIB is committed to this Land Use Plan in terms of using it to guide decisions about the future of its reserve lands. It is imperative that all of the latter cooperate in the implementation process of the LUP. It may be advisable to provide neighbors, including neighboring governments, with the opportunity to review the LUP, as well as non-ALIB members. Implementation strategies should include, among several others, the following steps:

- Developing regulations, policies and processes for development applications, LUP variance applications and relating permitting processes (to be done as soon as possible). This could include policies on specific land uses, specific development types, specific architectural and planning ‘minimum standards’, and so on;
- Developing a set of policies that, while not necessarily directly connected to ‘Land Use Planning’, are nonetheless related to ‘successful community’ planning (suggested policy elements are included as part of this report);

- Developing an ‘Economic Development Roadmap’ with a five (5) year outlook, which would include a closer look at the way economic development opportunities should link to this LUP, and develop, in detail, the economic five-year roadmap (to be done as soon as possible); and,
- Devising a comprehensive strategy to implement the LUP within the broader “Comprehensive Community Strategic Plan” (to be done as the CCSP exercise continues).
- Welcoming collaborative governing or management agreements with other jurisdictional bodies;
- Actively seeking and developing partnerships and other links with land holders or third party entities to use land-based resources and related economic development opportunities;
- Welcoming partnerships with other nations;
- Always asserting aboriginal rights and title to lands;
- Developing memorandum of understanding and protocol Agreements with third parties such as forestry companies and developers, to protect heritage, resources, and opportunities over the long term.
- Insisting on consultation and accommodation with developments within and throughout the traditional territory;
- Applying the principles of this LUP throughout lands acquired through various processes such as the “Additions to Reserves” process; and,



- Encouraging joint, and cooperative planning activities with neighboring government jurisdictions.,



## 16. MONITORING and ASSESSMENT

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As the ALIB LUP is implemented, monitoring should form a part of the planning activities. Effectiveness, efficiency and change require constant monitoring to ensure that the beliefs derived from the 'vision statement' are fulfilled. The monitoring activities should include, at a minimum:

- Regular assessment of the plan's implementation steps;
- Regular assessment of the ALIB lands and economic development conditions;
- Regular assessment of regional economic development and demographic changes;
- Regular assessment of ALIB wants and needs;
- Regular assessment of ALIB department actions that impact the LUP;
- Further assessment and research of new conditions, particularly as they relate to resources within the reserve lands and the ALIB traditional territory; and,
- Tracking the development of an economic development plan, so that it remains aligned with the LUP.

Appendix 'A'

Community Survey #1 questionnaire

**ADAMS LAKE INDIAN BAND – LAND USE PLAN**

Community Survey

We are looking at ways in making the ALIB community better. At the same time, we would like to find out where we could, or could not, develop our lands. This is important for not just for today, but for our kids and grandkids in the future. That's why we're starting to develop a new Land Use Plan. The questions below are specifically related to the way we will use our lands. It is the start of our process; we plan on having meetings and get-togethers to get your input as we go along.

1. Do you currently live on the reserve? Yes\_\_\_\_\_ No\_\_\_\_\_

2. Do you think the reserve as it is, meets your needs? Yes\_\_\_\_\_ No\_\_\_\_\_

3. What are the three *most comfortable* areas for you on the reserve?

\_\_\_\_\_

4. What are the three *safest* areas for you on the reserve?

\_\_\_\_\_

5. What are the three areas that you feel are the *least comfortable / safe* on the reserve?

\_\_\_\_\_

6. What type of development do you think would be best in the next 5 years? (examples: recreational, housing, parks, shopping, friendship center, coffee house etc?)

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7. Are there specific development types or activities that you are *completely against*?

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8. In a perfect world, what would you do to make the reserve a better place to live?

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9. After retirement do you plan on staying on the reserve? Yes\_\_\_\_\_ No\_\_\_\_\_

10. What area would you like to live in?

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- 11a. Do you feel we should set aside some community land for a new cemetery in Salmon Arm?

Yes\_\_\_\_\_ No\_\_\_\_\_

- 11b. Do you feel we should have a land policy on community and 'private' cemeteries?

Yes\_\_\_\_\_ No\_\_\_\_\_

## Appendix 'B'

### Community Survey #2 questionnaire



### ADAMS LAKE INDIAN BAND – LAND USE PLAN COMMUNITY SURVEY #2

The Adams Lake Indian Band Land Department is continuing to seek your input in developing a Land Use Plan for the community. With our first survey, we gathered information on your preferences, in terms of general feeling for everyday life on the reserve, as well as general land uses and development types that you might want, or not want at all. In the first community meeting, you gave us feedback on the types and location of land use activities that you prefer.

In this second survey, we would like more of your comments, but this time a bit more specific. Your responses will be completely confidential and will help us create a better Land Use Plan for the community.

#### **Section 1** (circle answer)

1. Band Member      or      Community Member

2. Age category      7 – 12      13 – 18      19 – 35      36 – 55  
over 56

3. Do you live on the reserve?      Yes      No  
*If NO, go to question 5*

4. How long have you lived on the reserve?

less than 1 year      1 – 5 years      6 – 10 years      11 – 20 years      more than 20 years

5. You live OFF reserve for which reason?

education      work      no housing      other \_\_\_\_\_

6. Future growth in our community will result in the need to be more organized in terms of making land use decisions. How do you feel about developments on our reserve lands?

*Please list items you feel important to bring to the community...*

## **Section 2**

Please rank the statements below on a scale of 1 to 5 regarding the importance of the subject to you.

**1** = not important;

**2** = less important

**3** = undecided

**4** = important

**5** = most important

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Housing</b>					
1. Member housing – single family homes					
2. Member housing – duplexes or many units per building					
3. Elder / senior housing					
4. Mobile home parks					
5. Non-member housing					
<b>Development</b>					
1. Retail developments					
2. Tourism					
3. Hotel / Casino					
4. Camping					
5. Golf					
6. Leisure and recreation facilities					
<b>Economy</b>					
1. Businesses <b>on</b> reserve – Band owned					
2. Businesses <b>on</b> reserve – Member owned					
3. Businesses <b>on</b> reserve – Non-member owned					
4. Businesses <b>off</b> reserve - Band owned					
<b>Environment</b>					
1. Green building standards (eco-friendly)					
2. Housing / development and economic activities that create less pollution					
3. Promoting alternative energy sources (wind, solar and Bio)					
4. Protecting land and resources					
5. Preservation of water					

**Enter your name for a draw**

**Name:** \_\_\_\_\_

**Telephone number:** \_\_\_\_\_

**Appendix ‘C’**  
**ALIB Community Irrigation System - Map**

## **Appendix ‘D’**

### **ALIB Draft Heritage policy – for discussion only**