

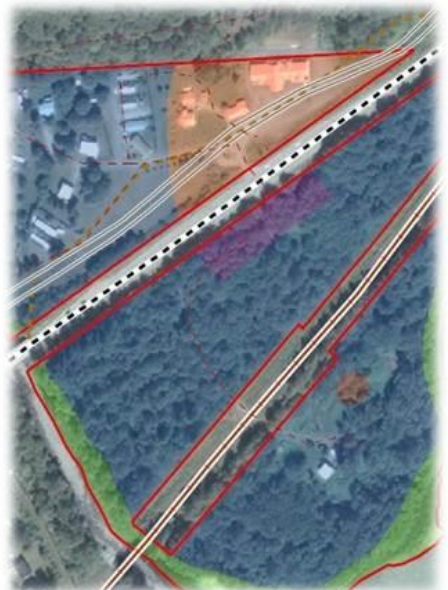


SQ'EWÁ:LXW

SKAWAHLOOK FIRST NATION

Integrated Strategic Plan Part B - Land Use Plan

Version 1.3
January 2016



Document Control

Land Use Plan – Version 1.0	December 30 th , 2012
<p>Land Use Plan – Version 1.1</p> <ul style="list-style-type: none"> • Update to Section 2.5 to include tabular and map information on reserve land areas. • Updates to Sections 7.1 and 7.4 addressing consultation and permitting practices to better reflect Stó:lō and People of the River procedures. • Update to Section 7.5 reflecting that the development permitting process now addresses flood and geotechnical hazards. 	March 3 rd , 2014
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Sq'ewá:lxw First Nation wishes to acknowledge the contributions made to this project by:

The People of Sq'ewá:lxw

The Sq'ewá:lxw Land Advisory Committee

Stó:lō Research & Resource Management Centre

Aboriginal Affairs and Northern Development Canada

Land Forest People Consulting Ltd.



This page is reserved for formal adoption of the plan.



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1.0 INTRODUCTION

1.1 PLANNING FRAMEWORK

Sq'ewá:lxw First Nation has developed this land use plan as a component of an integrated strategic planning process. First Nations in Canada have in the past been forced into reactive engagement with outsiders. Our strategic planning initiative moves Sq'ewá:lxw to a proactive position. We present a comprehensive and integrated vision.

Figure 1-1 places the *Sq'ewá:lxw Land Use Plan* within the strategic planning framework.

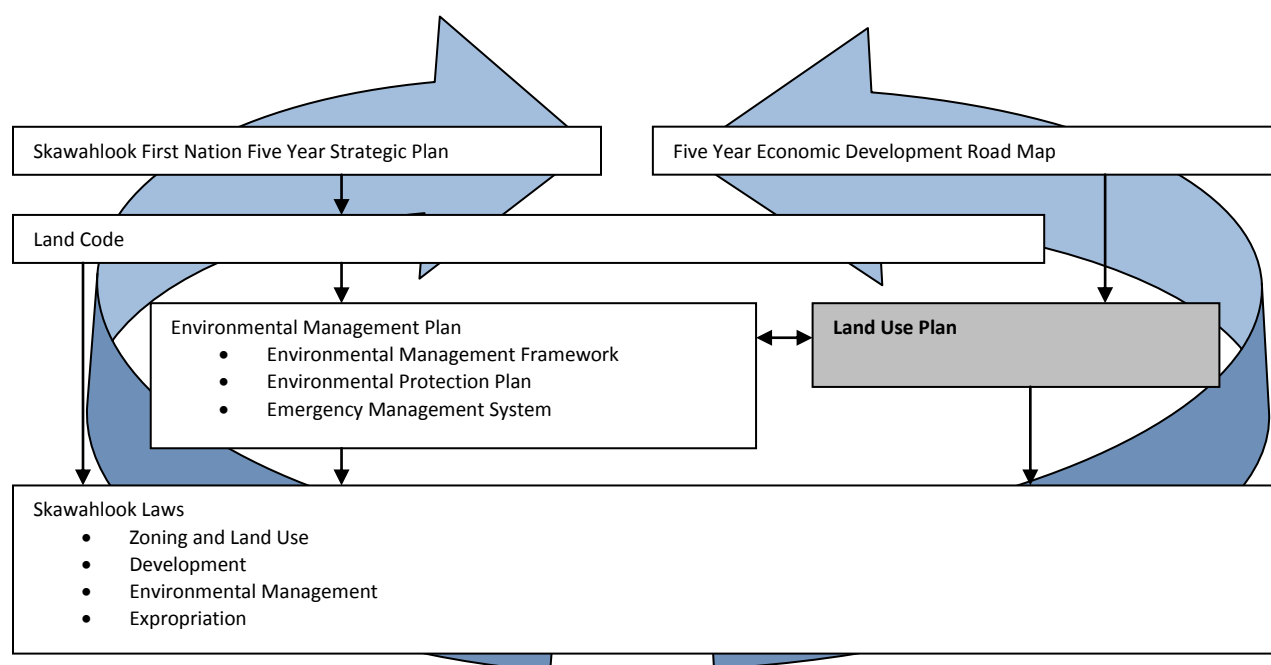


Figure 1-1 Planning Framework

Sq'ewá:lxw First Nation has completed an environmental management plan concurrently with this land use *Plan*. The *Sq'ewá:lxw Environmental Management Plan* provides best practices and operating procedures for environmental stewardship.

For more information on our integrated strategic planning process, please see our *Planning Overview*. The *Sq'ewá:lxw Integrated Strategic Plan* consists of the following elements:

- Part A – Planning Overview
- Part B – Land Use Plan
- Part C – Environmental Management Framework
- Part D – Environmental Protection Plan
- Part E – Emergency Management System



1.2 PURPOSE AND SCOPE

Driven by the need to address community sustainability through economic development, Sq'ewá:lxw must collectively decide how to best use and protect the resources of our land and water.

A land use plan expresses the vision of the people as a spatial arrangement of land use, ethics, esthetics, facilities, and activities. Land use planning allows economic, cultural, and social development while ensuring sustainability. Land use planning is a Nation building exercise. It is an exercise of Aboriginal rights and an act of governance.

The reserve lands of Sq'ewá:lxw are small - too small to address in isolation. Planning must include the surrounding land in order to capture the impact of outside forces and activities. This plan addresses three geographic spheres of influence. Sq'ewá:lxw First Nation reserve land is under the immediate control of the Nation and administered under our *Land Code*. Our Core Interests Area is land never ceded and rightfully under our direct stewardship. Our Shared Interests Area is comprised of the lands on which our ancestors roamed and accessed resources, and on which our neighbours did the same.

This land use plan directly addresses the Sq'ewá:lxw Core Interest Area and Sq'ewá:lxw reserves (see Figure 2-1 *S'ólh Téméxw*).

1.3 EXTERNAL RELATIONSHIPS

Sq'ewá:lxw First Nation falls within the umbrella of the Stó:lō Nation, a tribal organization of eleven communities.

Sq'ewá:lxw First Nation is a member of the Stó:lō Xwexwilmexw Treaty Association.

Within the Stó:lō *S'ólh Téméxw* (our land) Sq'ewá:lxw has shared interests with the following immediate neighbours:

- Sts'ailes;
- Xa'xtsa;
- Yale;
- Chawathil;
- Seabird Island; and
- Bands of the Nlaka'pamux Nation Tribal Council.

In addition to Stó:lō Xwexwilmexw, other Nations participating in the B.C. Treaty Commission process who have expressed shared interests in land with Sq'ewá:lxw are Yale First Nation, In-SHUCK-ch Nation, and the Hul'qumi'num Treaty Group (Marine).

Sq'ewá:lxw First Nation operates in a multi-level governance structure as do all communities within Canada. The Canadian Constitution gives jurisdiction over Indians to Canada. However, the Canadian Constitution allocates many environment, land, and resource responsibilities to the Provinces leaving a regulatory gap on Federal land. Those gaps may be filled by Provincial statutes and policies.

Sq'ewá:lxw First Nation Indian reserves fall within the administrative boundary of Electoral Area B of the Fraser Valley Regional District (FVRD) which operates under Provincial law and regulation. The FVRD has no jurisdiction on Indian Reserves but is a potential partner in various programs.

Sq'ewá:lxw reserves fall within neither the District of Hope, nor the District of Kent. In any case municipalities have no jurisdiction on reserve. The Sq'ewá:lxw Core Interests Area partially overlaps with the District of Kent.



1.4 REGULATORY CONTEXT

Canada is a signatory to the *United Nations Declaration on the Rights of Indigenous Peoples*.

The *Constitution Act 1982*, The *Indian Act 1985*, and The *Canadian Charter of Rights and Freedoms*, provide the overarching regulatory context for Indian Reserves. Indian Reserve land is held by the federal Crown for the use and benefit of Indians. The *Indian Act* regulates Indians and Indian reserves.

Under the *Framework Agreement on First Nation Land Management*, and enabled by the *First Nations Land Management Act 1999* (FNLMA) First Nations have the option of withdrawing their lands from the land management provisions of the *Indian Act* in order to exercise control over their lands and resources for the use and benefit of their members.

Sq'ewá:lxw First Nation is operational under the *First Nations Land Management Act* with a land code in place. The land code replaces land management provisions of the *Indian Act* in order that we can exercise control over our lands and resources for the use and benefit of our members.

A full description of the regulatory environment, covering all levels of government, can be found in Section 3.0 of the Sq'ewá:lxw *Environmental Management Framework* (Part C of the *Integrated Strategic Plan*).

1.5 METHODOLOGY

Sq'ewá:lxw First Nation retained Land Forest People Consulting Ltd. to undertake integrated strategic planning to support the environmental, land, and water initiatives of the Nation. Building on all past governance and resource stewardship accomplishments of the Nation, the project was to create a land use plan and an environmental management plan meeting the vision of Sq'ewá:lxw People.

This land use plan is Part B of the *Sq'ewá:lxw Integrated Strategic Plan*.

The following guiding principles have been brought to the process of developing the *Sq'ewá:lxw Land Use Plan*:

- Land use planning is more than a means for a First Nation to determine how their lands should be used and managed. It is a process central to building strong governance. Land use planning enhances the capacity of Nation staff to engage with membership, carry out research, write policy and think strategically about building a strong future. Further, a land use plan is a tool to effectively assert and exercise Indigenous title and rights;
- The land use plan must capture, focus, and reflect community vision as articulated in other strategic planning documents;
- All knowledge gathered from community members remains the property of those individuals, and the community, and will be used only as expressly directed;
- Constant, clear, and widely targeted communication is a hallmark of good planning;
- Community engagement at all levels, is the central element of the “open planning” process;
- Land use planning provides the way forward for economic development in context of environmental and cultural stewardship;
- Good planning establishes specific and measurable goals, objectives, and actions; and
- The plan will identify how it can be leveraged to further the economic, social, cultural, and spiritual goals of the community.

Plan preparation enjoyed strong support from Chief and Council. Important themes for the plan were economic development, environmental protection, and housing. Communication and participation



were built into every project step which we hope fosters a deep connection to the plan on the part of our people.

PLANNING TEAM

The planning team consisted of the following:

- Chief and Council – providing direction and advice;
- Elder Charles Chapman – providing guidance, insight, and spiritual and cultural perspective;
- Sq'ewá:lxw Land Advisory Committee – directing project strategy and methodology, and providing source information and interpretation of community vision and goals;
- Sq'ewá:lxw administrative staff – providing community engagement and logistical support and access to documents; and
- David M. Carson of Land Forest People Consulting Ltd. – providing facilitation, research, writing and editorial, and document production support.

RESEARCH

All available and pertinent plans, strategies, and documents available to the planning team were utilized. The land use plan references section provides a full list of input documents, many of which are available in digital form on the *Integrated Strategic Plan* CD.

Key input documents were:

- A Stó:lō Coast Salish Historical Atlas;
- Sq'ewá:lxw Land Code;
- Skawahlook First Nation Sustainable Forest-Based Business Project, Inventory Phase on Reserve Lands for Timber Values, Non-timber Values, and Biophysical Inventory;
- Skawahlook First Nation Five Year Economic Development Road Map Governance Workshop;
- Sq'ewá:lxw Environmental Management Plan;
- S'ólh Téméxw Use Plan; and
- Stó:lō Heritage Policy Manual.

The *S'ólh Téméxw Use Plan* is a strategic level plan applicable to an extensive geographic area, the Stó:lō *S'ólh Téméxw*. Development of the *S'ólh Téméxw Use Plan* was led by the Stó:lō Xwexwilmexw Treaty Association and involved collaboration with Stó:lō Nation, Stó:lō Tribal Association, and Ts'elxweyeqw Tribe.

COMMUNICATIONS

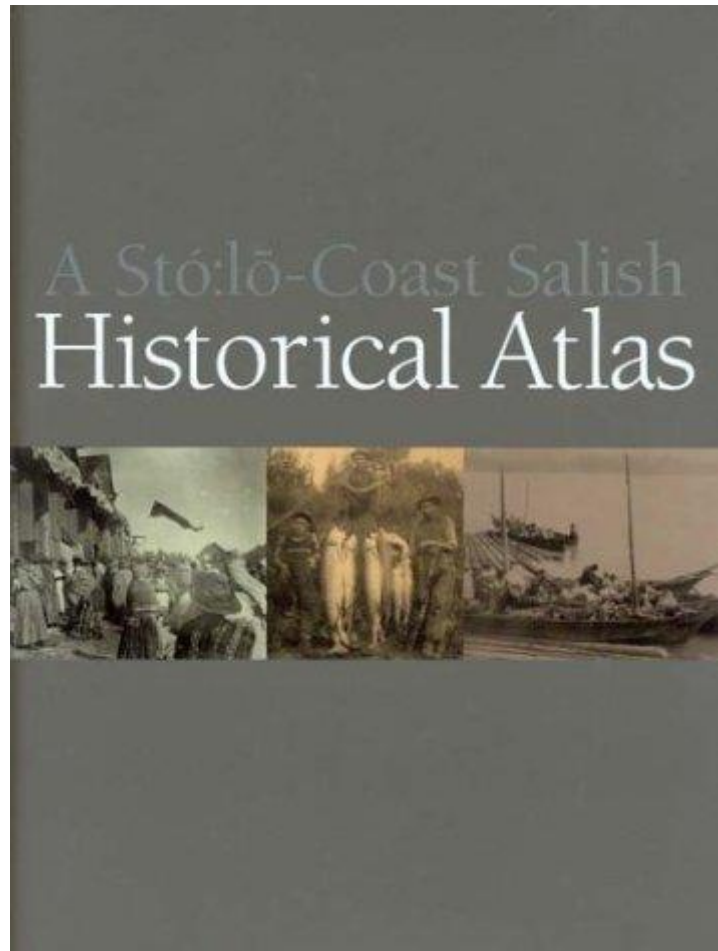
Ensuring that the land use plan reflects the vision of our people requires a strong emphasis on communication and participation.

Throughout the project planning and administration staff utilized email, social media, a questionnaire, open planning sessions, and community gatherings to provide every opportunity for involvement.

See also Section 4.1 of this land use plan.

Full documentation of community involvement is available in the report *Community Engagement for Strategic Planning* which can be found in Sq'ewá:lxw First Nation *Integrated Strategic Plan Part A – Planning Overview Appendix A-2*.





A Stó:lō-Coast Salish Historical Atlas, edited by Keith Thor Carlson, was a tremendous resource to the planning team.



2.0 THE PEOPLE AND S'ÓLH TÉMÉXW (THE LAND)

2.1 THE PAST INFORMS THE PRESENT

Our people have lived on this land from time before memory. Western science has identified the oldest lasting traces of our people in *S'ólh Téméxw* as 10,000 years old.

Sxwōxwiyám, or stories from past times when the world was not yet right, tell of *Xexá:ls* (the transformers) travelling through *S'ólh Téméxw* making changes. People who acted wrongly were turned to stone. Others were rewarded by transforming them into important local resources. They fixed people, animals, and land features such as rivers and mountains. These transformations established the current landscape.

Approximately 5,000 years ago the Fraser Valley landscape was stabilizing environmentally, geologically, and culturally. Cultural remains from that time are recognizably Coast-Salish and *Stó:lō*. Salmon increased in abundance. Permanent house structures indicate a less mobile people and likely an increase in specialization in society.

About the time of contact and the introduction of small pox *Stó:lō* people numbered in the tens of thousands. Introduced by the Spanish and travelling quickly from the south, smallpox arrived in *S'ólh Téméxw* in 1782 and is estimated to have killed two thirds of the *Stó:lō* people in a matter of six weeks. Small pox and a range of other disease agents are estimated to have reduced Indigenous populations in North America by 90%. The result of course was the total disappearance of some settlements, and drastic changes and movements in others. Further social dislocation was associated with racist settler policies of devaluing fishing and traditional food gathering and forcing upon the people a European style of agriculture.

Stó:lō society had many levels of collective identity based on language, beliefs, ancestors, marriage relationships, spiritual connections, and watershed “tribal” proximity of villages.

Coast-Salish people consider the ocean as providing free and open passage to all. Included in this open access category is the *Stó:lō* (the river of rivers, also known as the Fraser River) and Harrison Lake. Other water bodies are considered more restricted and controlled by local inhabitants. One such tribal watershed is *Lexwthíthesam* (Garnet/Ruby Creek) of the *Sq'ewá:lxw* people.

At the time of contact there was a village of likely 150 to 450 people at the confluence of *Lexwthíthesam* and *Stó:lō*. There was also a hamlet of likely 60 to 180 people at *Lexwskw'owōwelh* (Skwawolt Creek).

Lexwthíthesam and *Lexwskw'owōwelh* were overland routes and provided access to spiritually significant sites and seasonally abundant plant and animal resources. *Lexwthíthesam* was particularly important for access to berry picking areas.

For more information on the history of *Stó:lō* and *Sq'ewá:lxw* people please see *A Stó:lō Coast Salish Historical Atlas* (Carlson, 2001) by which much of the above discussion has been informed.

2.2 JURISDICTION

The traditional territory of *Sq'ewá:lxw* First Nation can be defined on three levels. See Figure 2-1 for a representation of these nested areas of increasing interest and jurisdiction in the context of the *S'ólh Téméxw* (lands or territory) that we share with others. Please also see *Map I – S'ólh Téméxw* in the *Sq'ewá:lxw Land Use Plan Atlas*.



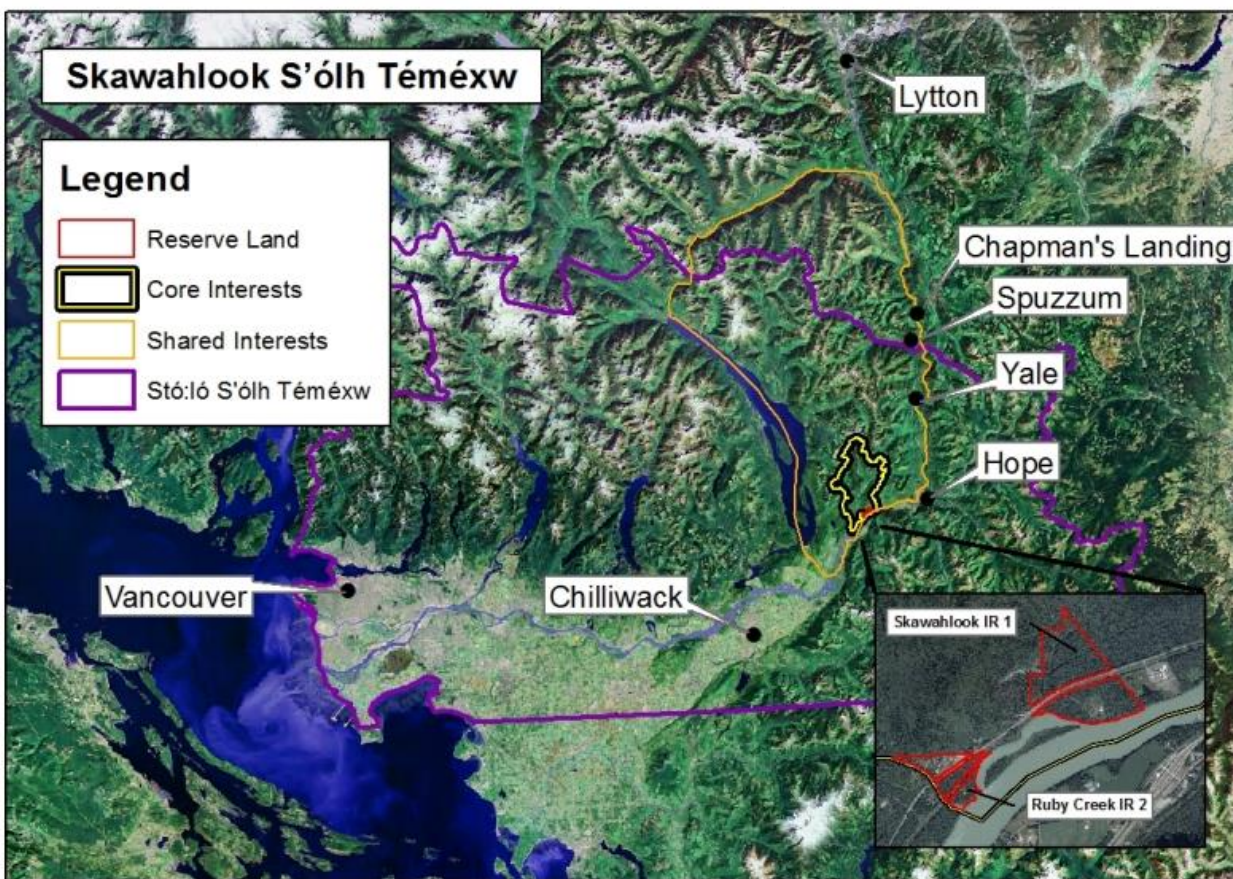


Figure 2-1 S'ólh Téméxw

We have a shared interest in the lands which our ancestors roamed. On these lands we accessed resources, and our Stó:lō and Nlaka'pamux neighbours did the same. The Shared Interests Area is bounded by the single yellow line in Figure 2-1.

Sq'ewá:lxw First Nation has core interests in our tribal watershed which was never ceded and is rightfully under our direct stewardship. Sq'ewá:lxw has adopted elements of the Stó:lō S'ólh Téméxw Use Plan for stewardship guidance in the Core Interest Area which is bounded by a yellow and black line in Figure 2-1.

Sq'ewá:lxw First Nation reserve land is under the immediate control of the Nation and administered under the Sq'ewá:lxw Land Code. Land and environmental stewardship of the Sq'ewá:lxw reserves draws upon elements of the Stó:lō S'ólh Téméxw Use Plan, the Sq'ewá:lxw Environmental Management Plan, and this land use plan.

Sections 2.3, 2.4, and 2.5 below provide further specifics with regard to each level of jurisdiction.

2.3 SHARED INTERESTS

Family origins and connections define the land, water, and other resources available for use by Sq'ewá:lxw people. In the past, marriage practices provided security of access to resources such as fishing, picking, and trapping areas. Sq'ewá:lxw people were originally invited guests at Ruby Creek



having intermarried and migrated from Spuzzum. Sq'ewá:lxw members (descendants of Joseph Chapman of Spuzzum) have direct family ties to Yale (the Jacks), Spuzzum (Matilda Chapman, daughter of Johnny Chapman originally of Spuzzum) and Lytton. Family connections are strongest north of the Fraser and into the Fraser Canyon.

It is normal that territory is shared and traditional use areas are within the traditional territory of other Nations. Sq'ewá:lxw has had shared interests throughout the Fraser Valley as far west as Katzie and particularly Seabird Island which was a common area for all Stó:lō people. The entire north shore of the Fraser River was heavily populated with Stó:lō people. Sq'ewá:lxw ancestors are at rest from Lytton to Katzie.

Family visits and resource harvesting journeys were long affairs covering great distances. Hunting, picking, and trapping took place far back into the mountains north of Ruby Creek, rendezvousing with people from Lytton. People had the freedom to roam to gain a livelihood. When Sq'ewá:lxw people went to the Fraser Canyon to fish, people from down-river would move into their houses and plant gardens which Sq'ewá:lxw people would later harvest. Sharing was very different then.

This area of shared interests is approximately 269,000 hectares in size.

2.4 CORE INTERESTS

Belonging to the Stó:lō (people of the river), Sq'ewá:lxw First Nation people have long established ties to our tribal lands in and around the *Lexwthíthesam* and *Lexwskw'owōwelh* watersheds. This area of core interests is approximately 11,000 hectares in size.

Sq'ewá:lxw means bend in the river, referring to the place where *Lexwskw'owōwelh* empties into the Stó:lō (*Fraser River*). Skawahlook IR #1 is located in this area. The population in 1808 is estimated to have been between 60 to 180 people. Long houses were located east of the current reserve, in the general location of the former mushroom plant of recent times.

T'it'emtámex (or *T'ámiya's home*) is north of the reserves and is a place of a transformer event. Located within *T'it'emtámex* and between the current Sq'ewá:lxw reserves are rock bluffs which present the profile of Blowing Man. It is a very windy place.

The confluence of *Lexwthíthesam* (Ruby Creek) and Stó:lō, where presently sit the reserves *Lukseetsissum* IR #9 and Ruby Creek #2, was the site of a major village, with an estimated population in 1808 of between 150 and 450 people.

Vasasus Island, located immediately south of the reserves and within the Fraser River, was greatly expanded eastward for the protection of log booming undertaken within the associated bay. This was accomplished through the addition of automobile wrecks and rock. The island, with its sunny and windy exposure is, and has been, the site of drying racks for the summer production of *tswan* (dried fish). The bay between our land and Vasasus Island is silting-in and needs dredging or our fishing will be lost.

St'itxoya (meaning forked creek or little forks) is a place on *Lexwthíthesam*, north of Ruby Creek.

The forests of our watershed have long supported our people and more recently they have been heavily utilized by outsiders. Mining claims held by others cover much of the land. Water licence applications have been registered on our creeks (please see the *Land Use Plan Atlas Map II - Ownership and Tenure*). Sq'ewá:lxw First Nation will be actively reclaiming our place as rightful stewards of our land.

Sq'ewá:lxw will work with the Stó:lō Research & Resource Management Centre to advance Sq'ewá:lxw interests in the Core Interest Area within the context of Stó:lō interests. Specific land use direction is provided within this land use plan in Sections 5.1 through 5.5.



2.5 RESERVE LAND – THE ARRIVAL OF OTHERS

Indian reserves were first created in 1858, ostensibly to protect the native population from outsiders, but practically to limit the movements of the Indians and allow the free movement of newcomers without having to meet the colonial government's political and legal requirements. The first wave of outsiders was the miners, but it was the second wave, the settlers, which most impacted Stó:lō people. Governor James Douglas established reserves that were considered large enough to support European agriculture. Joseph Trutch, who in 1864 assumed responsibility for the Indians, unilaterally reduced the reserves by 95% and made it illegal for Stó:lō people to own land. In 1878 a commission was struck to review the reserves and Commissioner G. M. Sproat attempted to set aside much larger reserves. This was politically impossible given the pressure from agricultural development.

Pre-contact Stó:lō life was centred on a seasonal round of activities tied to the changing location and abundance of food resources. Post-contact the seasonal round continued but evolved to utilize a new set of opportunities. By 1910 Sq'ewá:lxw people would make a primary living from agriculture with seasonal activities including a trip to the Fraser canyon to catch and dry fish and a fall trip to harvest hops near Chilliwack.

Formerly considered by others to be part of the "Tait" band, the Sq'ewá:lxw First Nation was established on June 13th, 1879.

The reserves of Sq'ewá:lxw (Skawahlook IR #1 and Ruby Creek IR #2) cover about 81 hectares of largely flat and forested pieces of land sandwiched between the Fraser River to the south and a steep mountainside to the north. Both reserves are bisected by Provincial Highway 7, the Canadian Pacific Railroad, and two Spectra Energy high pressure natural gas pipelines.

Table 2-1 provides a breakdown of the reserve area by tenure. CP Land refers to land in the control of individual members through a Certificate of Possession.

Table 2-1 Reserves Area Summary

Ownership	Ruby Creek #2	Skawahlook #1	Total	Ruby Creek #2	Skawahlook #1	Total
	Hectares			Acres		
Band Land	11.8	39.0	50.8	29.1	96.4	125.6
CP Land	5.8	14.9	20.7	14.4	36.7	51.1
Total IR	17.6	53.9	71.5	43.5	133.2	176.7
Highway and CPR	3.4	5.6	9.0	8.5	13.7	22.2
Total	21.0	59.5	80.5	52.0	146.9	198.9

The same information plus parcel level information is portrayed spatially in Figures 2-2 and 2-3 on the next page.





Figure 2-2 Reserve Parcels and Areas

Sq'ewá:lxw First Nation reserve land represents 0.03% of the shared interest area and 0.73% of the core interest area of the Sq'ewá:lxw people.

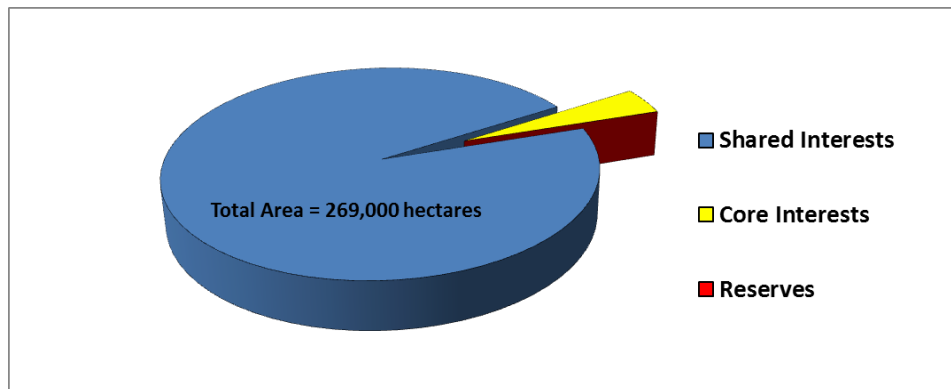


Figure 2-3 Sq'ewá:lxw Lands



Sq'ewá:lxw, as enabled by our *Land Code*, has full authority with regard to land and resources on Ruby Creek IR #2 and Skawahlook IR #1. This land use plan applies fully to these reserves and specific land use guidance is provided in Sections 6.1 through 6.6.

2.6 OUR PEOPLE TODAY

We are governed by our Chief and one Councilor who are appointed using traditional methods.

Sq'ewá:lxw First Nation has 63 members. The number is anticipated to grow to 87 in the near future with the recognition of our family members through Bill C-31.

Currently, only five members live on reserve. There are 17 non-members living on reserve. Total reserve population is therefore 22.

There is currently one single family dwelling on Skawahlook IR #1. Ruby Creek IR #2 has five trailer homes and six single family homes.

Wage employment on the reserve is limited to Band administration and Band run businesses for a total of five positions.

Rental housing on certificate of possession land is a current member driven economic initiative on Ruby Creek IR #2.

There is no currently available member housing to accommodate growth on reserve.

Band owned businesses include a picture framing business, an art gallery, and a restaurant which is currently not operating.



3.0 THE STATE OF THE RESERVE LANDS

This section of the *Land Use Plan* provides information on the current state of the land including bio-physical characteristics, current land use, and limits to development.

3.1 Climate, Vegetation, and Soils

Development of this section has been limited to previously available information.

In 2003 HiMark Forest Consultants conducted a timberlands and biophysical evaluation of the Sq'ewá:lxw reserves as a component of Nation diligence in exploring the opportunities for a sustainable forest based business. The contents of this section are drawn directly from that report.

The Sq'ewá:lxw reserves are in the Coastal Western Hemlock Biogeoclimatic zone, in an area of transition between the Dry Maritime subzone (CWHdm at Ruby Creek IR #2) and the Coastal Western Hemlock, Southern Dry Submaritime (CWHds1 at Skawahlook IR #1).

The CWHdm has warm, relatively dry summers and moist, mild winters with little snowfall. Growing seasons are long. The CWHds1 has a climate transitional between the coast and interior, characterized by warm, dry summers and moist, cool winters with moderate snowfall. Compared to the CWHdm, the CWHds1 has less precipitation, more pronounced water deficits, cooler temperatures, and more snowfall.

The soils of the Sq'ewá:lxw reserves are generally silty and sandy consistent with Fraser River floodplain deposits. Areas closer to the mountains to the north are more moist and rich in nutrients. Closer to the Fraser River, soils are sandier and free-draining and as a result drier in summer. There are areas of silty clays which will have a high water table in winter.

The forests of the Sq'ewá:lxw reserves have been extensively modified by repeated harvest entries targeting timber volume and value. Large areas of the reserve have in the past been cleared for agriculture and subsequently returned to forest land. Residual forests are predominantly mixed hardwood and conifer stands comprised of misshapen and deformed stems. Scattered groves of conifers generally have many heavy limbs and are in poor form. These relatively open forest stands have below them thick brush consisting of salmonberry, thimble berry, snowberry, rose hips, and stinging nettle which have cultural and medicinal value. There is also encroachment by red elderberry and blackberries.

3.2 POST CONTACT LAND USE

A series of air photographs of the reserve area dating back to 1928 gives us an indication of land use in modern times. For the full series please see Appendix B-I.

The following photos from among the series provide a summary of recent past land use. The reserve boundaries are graphic approximations only.



1928

Both reserves have large clearings, presumably for farming although they do not look to be in use. The railroad is evident and there is one large structure associated with it just east of Ruby Creek.

It is notable that Skwawolt Creek has not been blocked by railway construction.

There is one house on IR #1 approximately where there is a house today.

Vasasus Island is smaller than we know it to be today.



1949

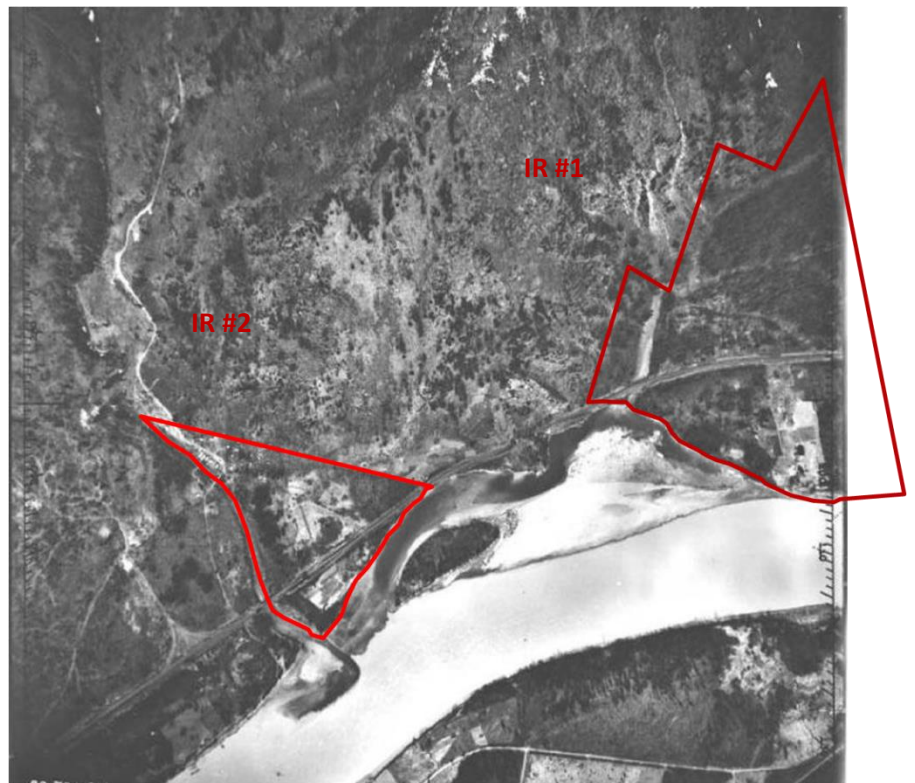
The timber on the hill behind IR #2 is logged or burned off.

The logging camp has appeared at Ruby Creek. From where the logging road crosses the creek it goes north on the east side into the Ruby Creek watershed, and goes to the Fraser on west side.

The fields on IR #1, and perhaps IR #2, seem to be under active cultivation and the graveyard has been cleared.

In addition to the logging camp, there appears to be number of small structures at the northwest corner of IR #2.

The large railroad structure seems to be replaced by smaller structures on the north side of the tracks.



1961

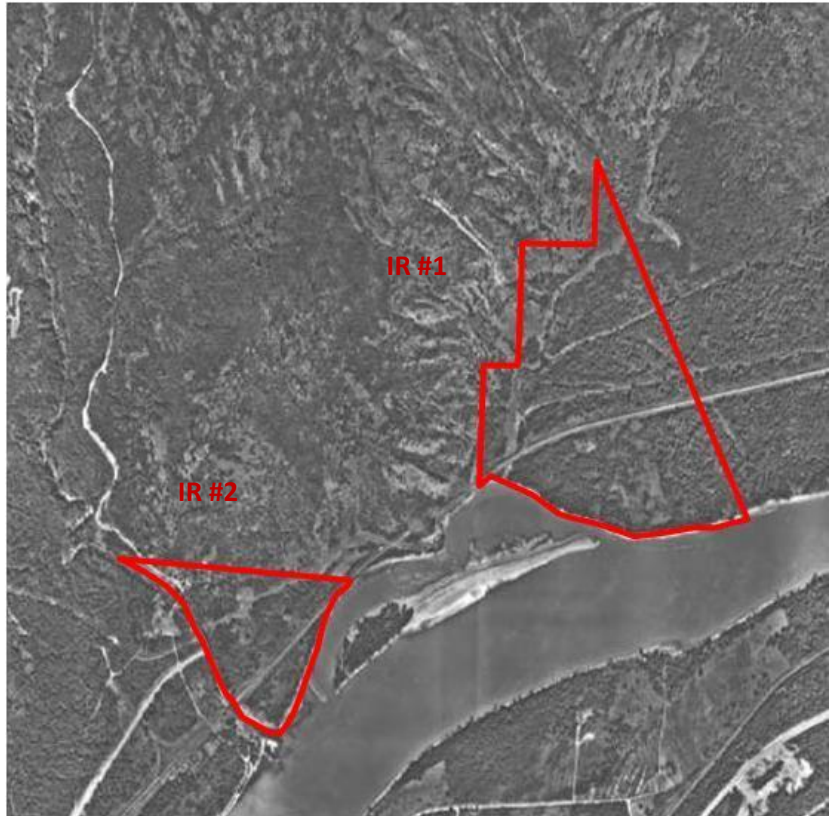
The first gas pipeline has been constructed.

The highway approaches from the west but stops before bridging Ruby Creek.

The fields are all overgrown.

The CPR buildings are gone.

The breakwater jutting into the Fraser on IR #2 has been built, perhaps at least partially explaining the vast expansion of Vasasus Island.



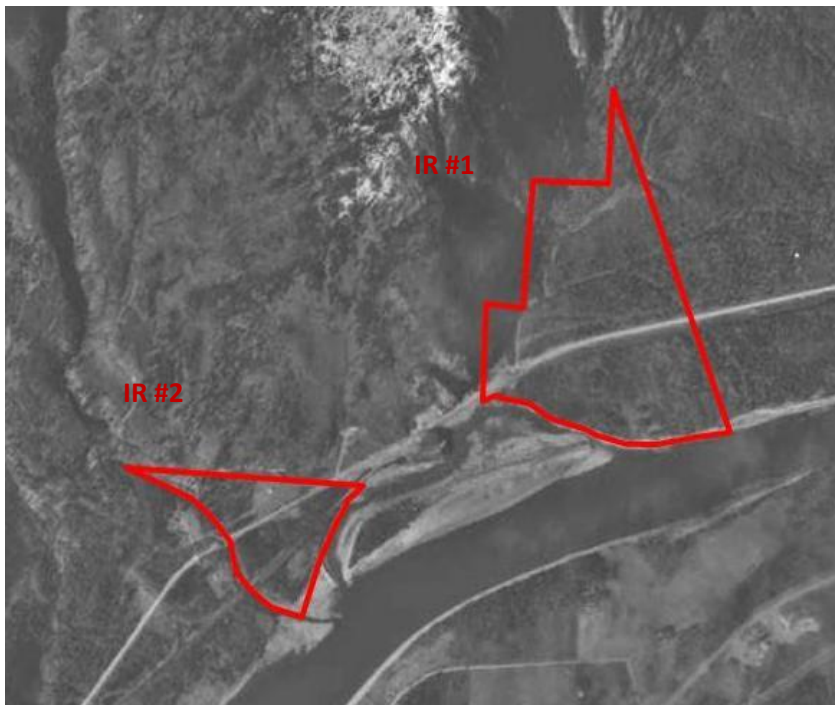
1971

The highway is constructed through both reserves but there is still no bridge at Ruby Creek.

Skwawolt Creek is cut-off from the Fraser.

The fields remain overgrown.

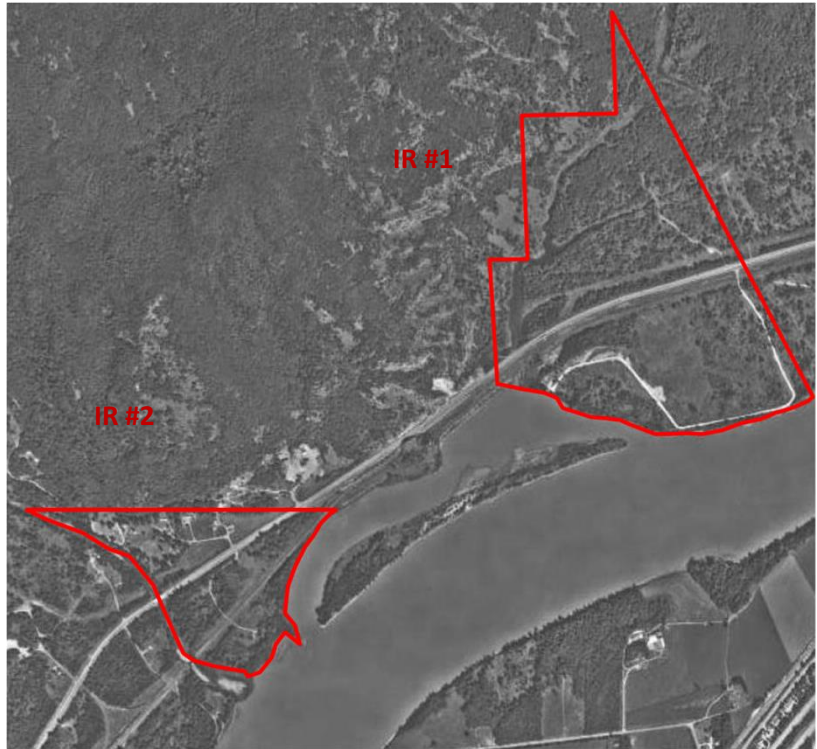
The logging road now has an alternate route avoiding Ruby Creek and following the north side of the reserve to the Fraser just west of the railway tunnel.



1983

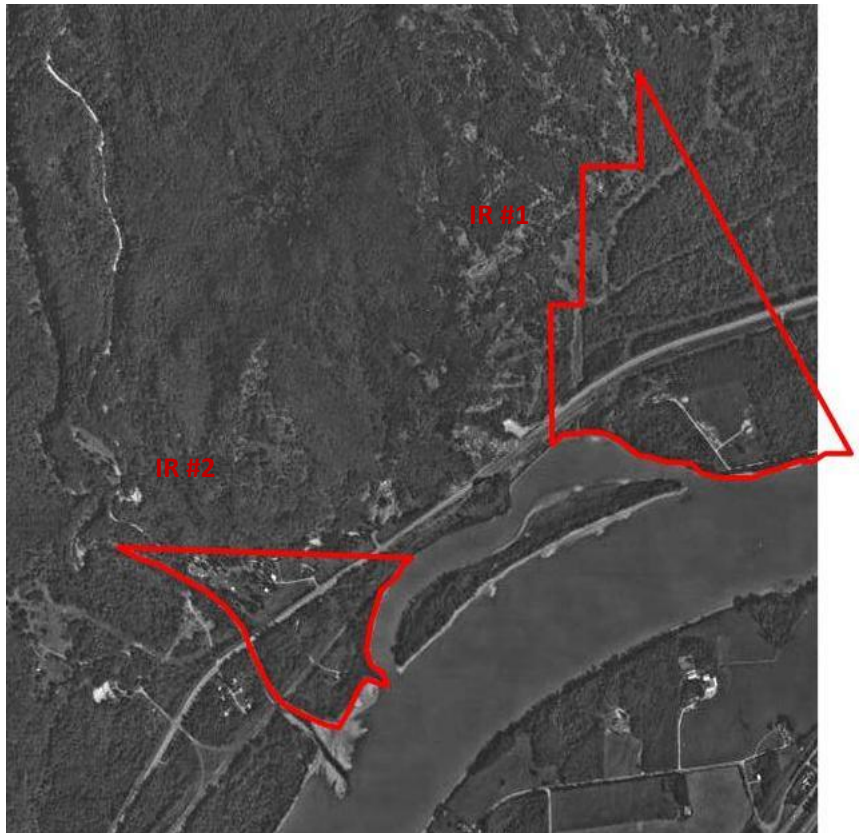
Lots of change on IR #1 with logging having reduced forest cover on both sides of the highway, the development of the road from the north parcel, all around the south parcel and ending at the Fraser in the bay at Skwawolt Creek. The current opening on IR #1 also appears. The second gas pipeline has been built.

The current developments on IR #2 are beginning to appear.



1992

Land use is getting very close to the present. The home on IR #1 south has been built with the north end of that opening brushing in.



3.3 ENVIRONMENTAL CONDITION

Environmental site assessment and environmental remediation works are ongoing on the Reserve land of Sq'ewá:lxw First Nation in order to remedy the legacies of the past. Site assessment is a multi-phase undertaking.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Phase 1 Environmental Site Assessment (ESA) is undertaken in order to establish the environmental condition of reserve lands and areas adjacent to reserves. This is accomplished through the identification of environmental concerns and the presence of potential or known contamination on or immediately adjacent to reserve land that may represent a risk or future liability to Sq'ewá:lxw.

The Phase 1 ESA was completed by Teranis Consulting Ltd. Fourteen areas of potential environmental concern (APEC) were identified. Ten APECs were identified on reserve land, and 4 APECs were identified off reserve on immediately adjacent properties.

PHASE 2 ENVIRONMENTAL SITE ASSESSMENT

Phase 2 Environmental Site Assessment is undertaken to confirm the presence or absence of contamination in the APECs identified during the Phase 1 ESA.

A Phase 2 ESA was completed by Teranis Consulting Ltd. and the draft final report is dated February 2011. The Phase 2 was undertaken to confirm the presence or absence of contamination in eleven APECs previously identified.

A supplemental Phase 2 study was undertaken in March of 2012. Additional sampling was undertaken at 9 APECs.

PHASE 3 ENVIRONMENTAL SITE ASSESSMENT

Phase 3 Environmental Site Assessment aims at fully delineating the surface and vertical extent of contamination on each site, provide estimates of contaminated soil and/or groundwater volumes, and provide recommendations for remedial options. Work typically performed during a Phase 3 ESA includes borehole drilling and groundwater monitoring well installation, test pit excavation, soil sampling/analysis, groundwater sampling/analysis, soil vapour sampling/analysis, and ambient air sampling/analysis.

A Phase 3 assessment was completed by Teranis in March of 2014.

REMEDIATION

The goal of remediation work is to remove or manage all materials containing contaminants of concern at concentrations that exceed federal guidelines and/or provincial standards. Typically, remediation is achieved through the excavation, removal, and proper disposal of contaminated soil and the treatment of contaminated groundwater. Soil and water samples are collected and analyzed to confirm treatment success. Where remediation by contaminant removal is not possible due to physical, technological or financial constraints, contaminants must be managed in place to ensure they do not pose a risk to human health or environmental quality. A risk assessment must be conducted in order to estimate this risk and the results of the risk assessment are used to produce specifications for managing the contamination left onsite.



Remediation work on Sq'ewá:lxw reserve land has begun with cleanup of surface garbage debris at APEC 6 on IR No. 2.

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Areas of potential environmental concern (APECs) identified during the Phase 2 ESA as requiring further investigation are listed in the table on the next page. Results of the Phase 2 investigation, the Phase 2 Supplemental investigation, and the Phase 3 investigation are presented. Based on Phase 2 Supplemental findings APECs of some priority for further action are henceforth referred to as Areas of Concern (AECs).

Table 3-1 Areas of Potential Environmental Concern

APEC (AEC) 1 - Former logging camp	Phase 2: Contamination identified below surface may pose a potential risk to aquatic life in the adjacent Ruby Creek. Phase 2 Supplemental: No adverse impacts have happened or are likely to happen. Recommends some further investigation. Phase 3: No further action is required.
APEC (AEC) 4 - CPR Right-of-Way and former rail yard	Phase 2: Contamination identified below surface may pose a potential risk to aquatic life in adjacent surface water bodies (Fraser River). Phase 2 Supplemental: Marginally elevated levels of contaminants, some further water sampling recommended. Phase 3: Remediation through risk assessment and/or physical soil removal is recommended for impacted areas on AEC 4.
APEC (AEC) 6 - Former dumpsite	Phase 2: Soil may pose a potential risk to children or adults who may inadvertently come into contact with the contaminated soil. Metals concentrations may pose a potential risk to human health based on accidental ingestion. Phase 2 Supplemental: Recommends further investigation and five (5) areas have been identified for remediation. Phase 3: A soil vapour assessment should be completed prior to any future development on the site which may include the construction of a residential building. Remediation is recommended for AEC 6 through risk assessment and/or physical soil removal.
APEC (AEC) 9 – BC Hydro drum storage	Phase 2: Copper contamination identified. Phase 2 Supplemental: Further surface soil sampling is required to identify remedial limits. Phase 3: Remediation through risk assessment and/or physical soil removal is recommended. Further site investigation may be required in order to complete a risk assessment of the area.
APEC 10 – Former booming ground	Phase 2: Contaminants may be within acceptable limits. Phase 2 Supplemental: No further investigation required.
APEC 11 - Unofficial camp and dumpsite (off-reserve)	Phase 2: Continued investigation to evaluate risk of contamination migrating onto Ruby Creek I.R. No. 2. Phase 2 Supplemental: No further investigation is recommended.
APEC 12 - Former Ministry of Transport Works Yard and suspected fill site (Off-reserve)	Phase 2: Continued investigation for any potential impacts from the storage of highway maintenance materials to Sq'ewá:lxw lands. Phase 2 Supplemental: No further investigation is recommended.

The locations of the APECs are provided in Figure 3-1 on the next page.





Figure 3-1 APEC Locations

3.4 CURRENT LAND USE

Atlas maps VI and VII present current land use on IR #1 and IR #2 respectively.

SKAWAHLOOK IR #1 NORTH

Skawahlook IR #1 North provides environmental benefits in the form of ecological and wildlife habitat protection. Active land use by people in this largely forested area is limited to resource use activities such as hiking and hunting. There is reported to be pit house depressions in the north east corner of the area. The pipeline easements pass through on an east and west axis.

The north parcel is separated from the south parcel by rights-of-way for the highway and railroad which have been removed from reserve land.

SKAWAHLOOK IR #1 SOUTH

Also largely forested, Skawahlook IR #1 South is more actively used. One large cleared area hosts a residence and associated gardens and orchard. A beach location on the Fraser River is used for recreation, fishing, and processing of fish. There are multiple pit house locations clustered in two locations. Two graveyards are located on a small area of higher ground next to the Fraser River at the west side of this parcel. A mass grave is reportedly located some distance to the northwest from the graveyards. Fish drying racks are located on east point of Vasasus Island just off the west end of this parcel. Two ceremonial areas are located on the River near the graveyard. The river and foreshore, along the entire length of the reserve, and between the river bank and Vasasus Island is used for fishing.

RUBY CREEK IR #2 NORTH

Most development on the reserves is located on Ruby Creek IR #2 North. A cluster of buildings at the east end of the parcel include administrative offices, a meeting hall, an art gallery, restaurant space, a



framing shop, a workshop, and garages. A residential area to the west of this cluster includes a trailer park and individual homes. Farther west is a campground area which is no longer used. The community drinking water system is located on this parcel. The pipeline easement crosses the parcel on an east and west axis. A ceremonial and swimming site is located on Ruby Creek.

The north parcel is separated from the south by the highway right-of-way which in the past was removed from the reserve.

RUBY CREEK IR #2 SOUTH

This parcel is largely forested with one road leading from the highway to a single home location. Also at this location is a single grave site. The artificial spit projecting into the river is recognized as a good location for fish drying racks. The river and foreshore, along the entire length of the reserve, and between the river bank and Vasasus Island is used for fishing.

This south parcel is bisected by the railroad right-of-way which in the past was removed from the reserve. That right-of-way was widened using an easement which is on IR land on the north side of the right-of-way.

3.5 ECONOMICS AND LAND DEVELOPMENT

Sq'ewá:lxw is located on Provincial Highway #7, 14 kilometres west of Hope and 18 kilometres east of Agassiz.

Sited within the Fraser River valley and only partially within the 200 year floodplain, the land on which the reserve is situated is largely flat, undeveloped, and amenable to development. However, our reserves are bisected by multiple rights-of-way (highway, railroad, and two gas pipelines) which limit some development options. The location of our reserves on the highway is none-the-less a positive from a business development point of view.

The primary economic initiatives that have been undertaken within Sq'ewá:lxw consist of retail, service and commercial initiatives housed in new building facilities clustered together at 58611A Lougheed Highway. The Ruby Creek Art Gallery offers passing motorists a selection of Native art. A large hall and banquet facilities are in operation, as is a picture framing shop.

3.6 LIMITS TO DEVELOPMENT

In terms of opportunities for development, the small size of the Sq'ewá:lxw reserves is exacerbated by significant further limitations.

Expansion is physically limited to the north by steep terrain, to the east by private property, to the south by the Fraser River, and to the west by Indian Reserve held for Yale First Nation.

Other physical and biophysical limitations are discussed in the sections below.

Atlas map VIII presents limits to development.

Investigations with regard to feasibility of development on lands zoned for commercial use are summarized in a 2015 report by Urban Systems which can be found in the references section.

FRASER RIVER FLOOD PLAIN

Portions of both Ruby Creek IR #2 and Skawahlook IR #1 fall within the Fraser River floodplain as described by Schedule A Map 4 of the Fraser Valley Regional District (FVRD) *Flood Hazard Bylaw*. Please



see *Atlas Map VIII – Limits to Development*. The Fraser Valley Regional District *Flood Hazard Bylaw* map also indicates that the flood construction level in the vicinity of the reserves is between 32 and 33 metres above sea level (ASL). The only area of the Sq'ewá:lxw reserves consistently below 33m ASL is that portion of Ruby Creek #2 south of the railroad tracks.

The Fraser Valley Regional District *Flood Hazard Bylaw* map also locates the flood setback line, within which construction must elevate floor systems above the flood construction level. It should be noted that land within the setback line is considered floodplain irrespective of the above mentioned designated floodplain boundary as mapped.

Although the FVRD bylaw is not applicable on reserve, following the same protection measures is seen to be prudent.

It may also be prudent to require for new construction in the floodplain an evaluation of safety and geotechnical report prepared by a qualified professional (professional engineer or geoscientist).

HIGH WATER TABLE

Areas of consistent spring and summer ground level water table are indicated as high water table on Atlas map VIII. Development in these areas will require additional efforts in design, engineering, and site preparation.

ALLUVIAL FAN HAZARD

Ruby Creek IR #2 is coincident with an Alluvial Fan Hazard noted by FVRD.

The *Fraser Valley Regional District Floodplain By-law* defines an alluvial fan as a water born deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

The risks associated with the alluvial fan are of flooding and changes in the location of Ruby Creek. Water will always look for more direct routes to flow, especially if silting is taking place. There is no evidence of these processes taking place in recent times.

It may be prudent to require for new construction in the alluvial fan hazard area an evaluation of safety and geotechnical report prepared by a qualified professional (professional engineer or geoscientist).

WILDFIRE RISK

Sq'ewá:lxw commissioned a *Community Wildfire Protection Plan* which was completed in October 2014 by Robin B. Clark Inc. Such a plan defines wildfire threat and identifies measures to mitigate risk.

The plan identified only moderate or low threat class ratings on and directly surrounding Sq'ewá:lxw reserves. There were no recommended physical risk mitigation treatments identified.

The plan recommends the adoption of FireSmart planning and the use of FireSmart guidelines for the protection of property.

The *Community Wildfire Protection Plan* (Clark 2014) can be found in the references section.



RIGHTS-OF-WAY

Both reserves are bisected by rights-of-way occupied by the Canadian Pacific Railway, two high pressure gas pipelines, and a Provincial highway. These rights-of-way create barriers to access and infrastructure. They negatively impact the utility of adjacent land. They also introduce an element of risk to health and safety of our people.



4.0 OUR VISION OF THE FUTURE

The Sq'ewá:lxw people's vision of the future is:

We, the Sq'ewá:lxw First Nation strive to achieve a healthy, proud and prosperous community for future generations and for ourselves. We will achieve the goal of building a self-sufficient community with the energy of our Council, the guidance of our community members, and the support of external partner organizations.

Through preparation of our *Five Year Strategic Plan*, Sq'ewá:lxw has identified the following goals:

1. Promote the social, economic, cultural, educational, and political conditions of Sq'ewá:lxw First Nation members;
2. Maintain and update internal policies for the Sq'ewá:lxw First Nation;
3. Support community efforts to learn, maintain and teach Sq'ewá:lxw culture and traditions for the benefit of future generations;
4. Assert Sq'ewá:lxw First Nation's rights to, and stewardship of, our traditional lands and natural resources;
5. Protect Sq'ewá:lxw lands and natural resources in a manner respectful of the natural environment and to the benefit of Sq'ewá:lxw First Nation members;
6. Develop and maintain a membership code which provides and up-to-date record of the Sq'ewá:lxw First Nation membership; and
7. Increase the service delivery capabilities of the Sq'ewá:lxw First Nation.

The *Five Year Strategic Plan* outlines specific objectives, responsibilities, and timelines to achieve these goals.

Through community discussion the following environmental management objectives have presented themselves:

- Clean and healthy water flowing over and under our land;
- Clean and fresh air blowing across our land;
- A safe and secure community;
- A beautiful and inspiring community fostering wellness;
- Productive and vibrant natural ecosystems on our land;
- A culturally vibrant community with strong links to the past and the future; and
- A functional and sustainable community composed of healthy and happy individuals.

Sq'ewá:lxw has undertaken environmental management planning concurrent with this land use planning exercise and the *Environmental Management Plan* lays out specific goals, strategies, and targets to achieve these objectives.

With specific reference to land development, the *Environmental Management Plan* sets these objectives:

- Promote the principle of sustainable development for our lands, ensuring that development takes place in a manner that preserves and protects ecologically and culturally significant areas;
- Ensure that environmental considerations are incorporated into decisions regarding activities and projects that may affect the lands and resources of our people; and



- Support the process of community cleanup and remediation of contaminated sites throughout our land which has been a legacy of the past.

4.1 COMMUNITY INPUT TO LAND USE PLANNING

Sq'ewá:lxw members like the clean and natural state of our land. However, such statements usually came with two qualifiers: 1) how little reserve land we have; and 2) how little economic opportunity the reserves offer. It is clear that members are willing to forego some land in a natural state to allow for economic development. One dissenting voice cautioned only with regard to moving too quickly.

Community members are consistent in the call for additional housing and economic development to be addressed in land use planning. With regard to land use, members typically offered an opinion on what was not acceptable, rather than what was. Multiple statements make it clear that landfills or garbage incineration plants are not welcome. Racetracks, pet cemeteries, and fuel storage are also mentioned as un-acceptable. Members will not accept any activity with undue negative environmental implications.

The question "What needs to be protected?" gave members the opportunity to express in more detail what it is they like about their land. What they like, above all is clean air and water. They value the Creek, the river, the graveyards, the heritage sites, the fishing spots, the slough. They value the Ruby Creek watershed.

Clearly the lack of housing in the community is a serious challenge. Members also feel that the provision of housing can be the key to community sustainability. Making available housing that is suitable for Elders was a strong theme - housing that not only meets their physical needs, but which includes them as a foundation to building community. There is support for building Elder accommodation in single story and accessible single homes, mobile and prefabricated homes, duplexes, and multi-unit arrangements.

Collectively, respondents described the need for a full range of housing types. Many members want single detached homes with space around them. However there is a need for affordable housing for the full range of family situations, (Elders, young couples, families, single people, and a range of economic situations) a mix of housing types will be required. If well planned and situated, such a mix will also foster community.

Community members expressed support for various other amenities being established or offered on reserve. Community recreation facilities would provide a link to the land and culture for families unable to move home. These might include a playground, fire circle or arbour, or restoration of the basketball/tennis court. A community trail/bikeway/pathway system would boost individual and community health. A community centre providing cultural support and hosting an Elders and language room would contribute to community spirit and cultural growth. Similar benefits could be realized through historical and cultural informational signage, perhaps linked to the trail. A compost centre could support local food production.

Economic development is the other major challenge faced by the community, and the need is universally acknowledged by the membership. They envision entrepreneurial and Nation led businesses. In order to bring members home we need businesses that serve the needs of residents. In order to bring new money in we need to serve others also.

Opportunities identified by members include building our houses, the generation of clean energy (run-of-river, wind, solar), dredging of the river on the north side of Vasasus Island to improve fishing while generating revenue or providing material for land development, and a storage business.



A gas station with a convenience store was an often mentioned opportunity. Also mentioned were a bottled water and ice making business, the reopening of the restaurant, and a vendors market to support the art gallery.

4.2 PLANNING GOALS AND STRATEGIES

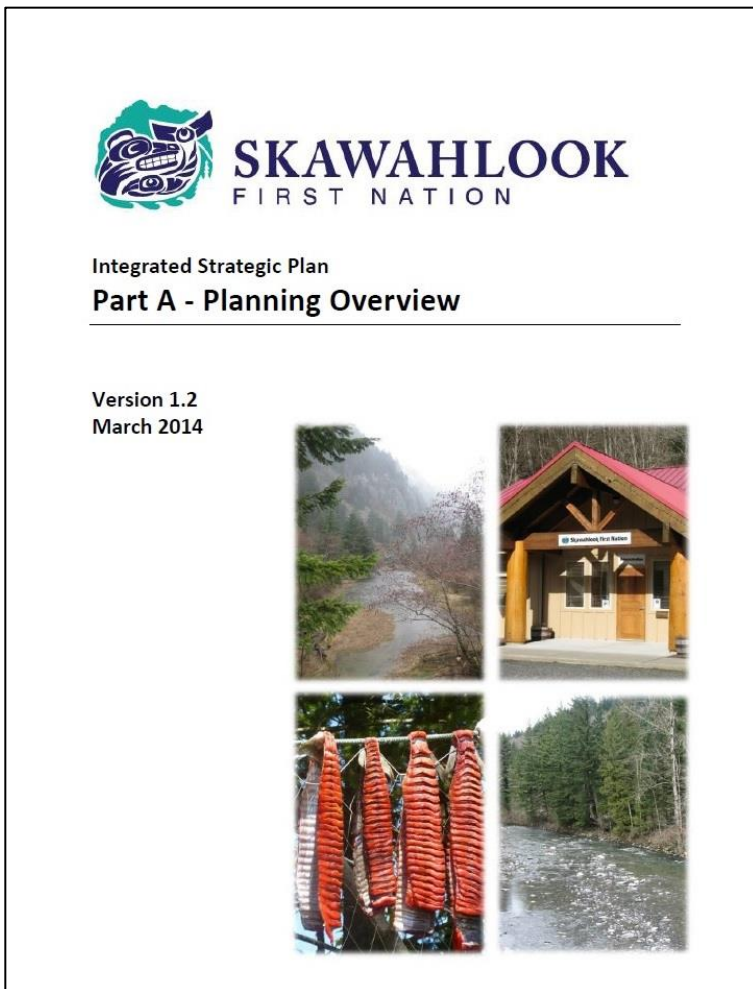
Based on a vision for the future defined by the people of Sq'ewá:lxw and in context of the community vision discussed above, the following are the planning goals, strategies, and targets established for implementation of this land use planning process.

Table 4-1 Goals, Strategies, and Targets

Goal	Strategies	Target
Planning and Stewardship		
Assert our rights to, and stewardship of, our traditional lands and natural resources.	Adoption of the <i>Environmental Management Plan</i> .	Done
Assert our rights to, and stewardship of, our traditional lands and natural resources.	Ratification of the <i>Land Use Plan</i> .	2016
Sustainable development for our lands, ensuring that development takes place in a manner that preserves and protects ecologically and culturally significant areas.	Establish a suite of planning and environmental laws and an enforcement program which implement the <i>Land Use Plan</i> and the <i>Environmental Management Plan</i> .	2017
Internal and external awareness of the concepts of Sq'ewá:lxw Shared and Core Interests Areas.	Define as a component of the community communication program and external agencies relationships the strategies delivered through the <i>Environmental Management Plan</i> and this <i>Land Use Plan</i> .	2016
Efficient and effective engagement in referrals and consultation across the Sq'ewá:lxw Core Interests Area.	Delivered through the <i>Land Use Plan</i> , establish a comprehensive consultation and referrals policy, assign responsibilities, and define reporting procedures.	2016
Full and effective implementation of a development permitting process on Sq'ewá:lxw Reserve land.	Delivered through the <i>Environmental Management Plan</i> , establish a comprehensive development permitting policy, assign responsibilities, and define reporting procedures.	2016
Environment		
Complete remediation of all <i>Indian Act</i> administration legacy environmental contamination.	Aggressively engage with Canada to complete investigations and undertake all remediation work required to meet appropriate standards.	2018
Our community infrastructure is prepared for environmental disasters.	Risk mitigation planning in place for: <ul style="list-style-type: none"> • Flooding and debris torrents; • Earthquakes and landslides; and • Health and environmental degradation associated with the highway, railway and pipelines. 	2018



Goal	Strategies	Target
High level of community awareness with regard to environmental emergency measures.	Define as a component of the internal and community communication programs delivered through the <i>Environmental Management Plan</i> .	2016
Socio-economic		
The cultural resources of Sq'ewá:lxw are fully protected.	Accept the <i>Stó:lō Heritage Policy</i> for application on our reserves and across our Core Interests Area.	Done
Growth in economic development.	Building on the <i>Land Use Plan</i> , further develop and implement the <i>Five Year Economic Development Road Map</i> , including a tourism strategy.	2016
Growth in housing accommodating a full range of family and economic situations.	Develop a housing strategy and materials to support members in development of housing opportunities on reserve.	2016

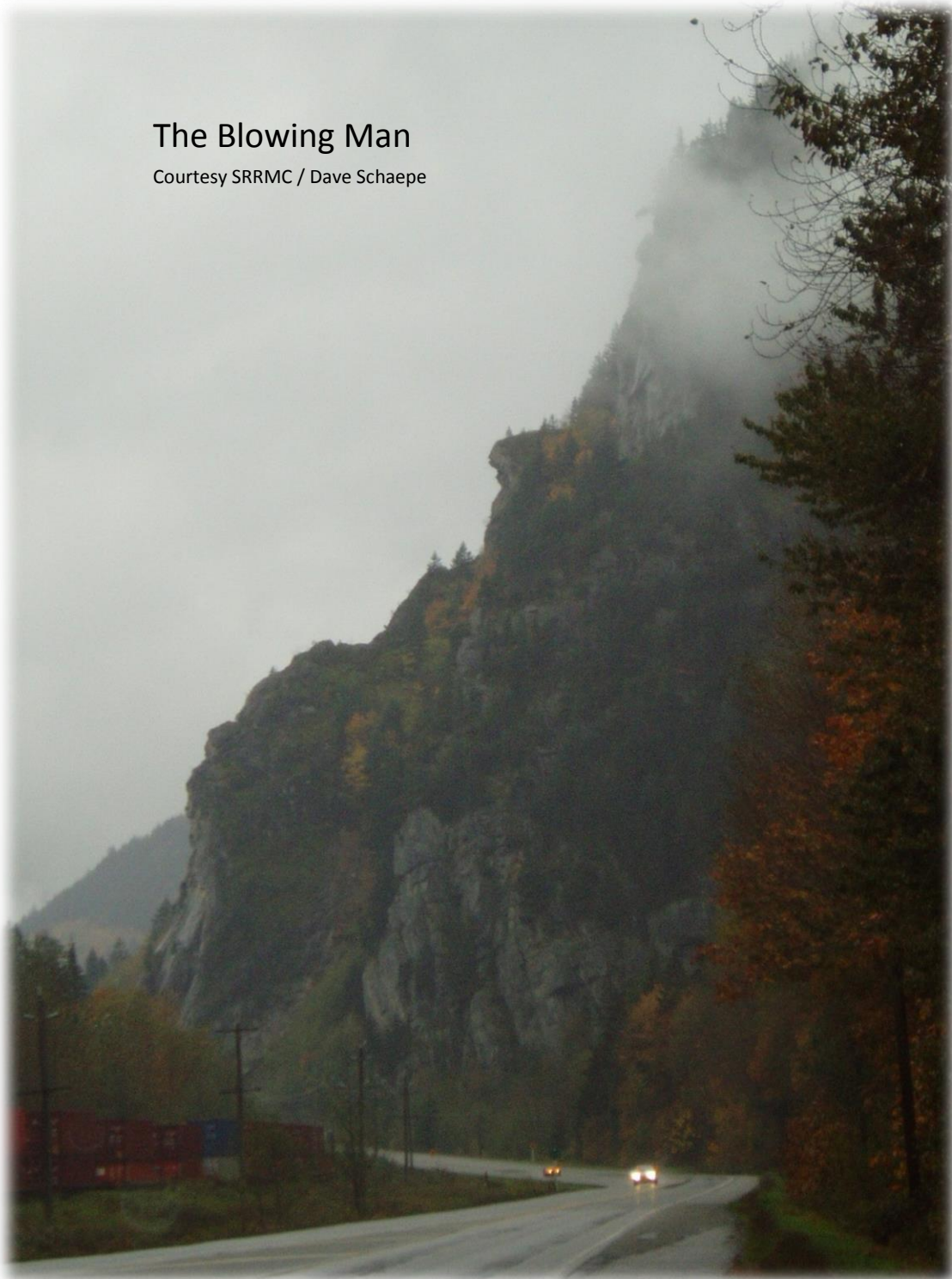


Planning goals were developed in the context of integrated planning which is fully documented in *Part A – Planning Overview* of the Skawahlook *Integrated Strategic Plan*.



The Blowing Man

Courtesy SRRMC / Dave Schaepe



5.0 CORE INTERESTS AREAS

Within this Section, Sq'ewá:lxw defines land use guidance for our Core Interests Area. Sections 5.1 through 5.5 below describe land use area types defined by the *S'ólh Téméxw Use Plan* and affirmed by Sq'ewá:lxw First Nation for use within our Core Interests Area. These areas of cultural value are represented on *Atlas Map II – Cultural Values*.

It is not the intention of the *S'ólh Téméxw Use Plan* to impose management direction on reserve land. This *Sq'ewá:lxw Land Use Plan* takes priority on reserves. Specifically, Section 6.0 describes on-reserve land use zones and their management objectives, uses, and policies as defined by Sq'ewá:lxw First Nation.

5.1 CULTURAL LANDSCAPE FEATURE USE AREA

This use area is defined by the Stó:lō *S'ólh Téméxw Use Plan* and is applied by Sq'ewá:lxw across our Core Interest Area.

The Cultural Landscape Feature use area represents sites on the landscape that are integral to the Stó:lō worldview and establish their unique relationship with the land and resources of their traditional territory. These sites, described in Stó:lō narratives in relation to transformation stories and the flood story, comprise individual rocks and features, such as mountains, that are viewed as living parts of the landscape that must be treated with respect.

Development activities proposed within the Cultural Landscape Feature use area need to be assessed for their potential impacts on:

- Surface integrity, with an understanding that surface activities that cause superficial damage may be permissible whereas sub-surface activities that cause internal damage to these sites will not be tolerated; and
- Appearance, in relation to sites on the landscape that are identifiable from a distance making their appearance shape and form a crucial aspect of their cultural significance.

T'it'emtámex, which translates to “*T'ámiya's home*” is a Stó:lō designated landscape feature that falls between IR #2 and IR #1 (please see *Atlas Map II – Cultural Values*). Another important feature in this area is the transformer site represented by the profile of a man blowing, which can be seen on the bluff.

5.2 SANCTUARY USE AREA

This use area is defined by the Stó:lō *S'ólh Téméxw Use Plan* and is applied by Sq'ewá:lxw across our Core Interest Area.

The Sanctuary use area represents areas on the landscape that support Stó:lō spiritual and religious activities. These activities, which include fasting, bathing, and the storage of possessions, require a pristine and private environment.

Development activities proposed within the Sanctuary use area need to be assessed for their potential impacts on:

- Water quality, in the channels and drainages that sustain spiritual bathing;
- Viewscapes, the visual landscape defined from the vantage point of where the spiritual activity is carried out;
- Soundscapes, the acoustic environment necessary for the practice of spiritual activities, and



- Privacy.

The southern portion of the Sq'ewá:lxw Core Interests Area falls within the Sanctuary use area. With regard to reserve land, although Sq'ewá:lxw land use zonation and management guidance takes precedence, Sq'ewá:lxw management guidance for reserves will respect the spirit and intent of the Sanctuary use area. As well as waterbodies excluded from reserve land such as Ruby Creek, water bodies within our reserve land will receive full consideration of the Stó:lō *S'ólh Téméxw Use Plan*.

5.3 PROTECTED WATERSHED USE AREA

This use area is defined by the Stó:lō *S'ólh Téméxw Use Plan* and is applied by Sq'ewá:lxw across our Core Interest Area.

The water-based spiritual activities carried out within the Sanctuary use area have a critical dependence on the water that comes from watersheds which lie outside, but feed into, the Sanctuary use area. The Protected Watershed use area has been created to ensure that these watersheds are used in ways that protect the quality of the aquatic environments that they feed into further downstream in the Sanctuary Use Area.

Development activities proposed within the Protected Watershed use area need to be assessed for their potential impacts on:

- Water clarity, required for spiritual bathing;
- Water flow, in relation to the energy derived from bathing pools; and
- Riverbed structure, including indirect impacts on site access and use.

The Ruby Creek drainage, which forms most of the Sq'ewá:lxw Core Interests Area, is designated a protected watershed.

5.4 SENSITIVE WATERWAY USE AREA

The Sensitive Waterway/Waterbody use area applies to all bodies of water within Stó:lō *S'ólh Téméxw*. Over the past several decades, Stó:lō members have observed a substantial decline in water quality which has left them reluctant to swim in lakes and rivers or to drink directly from a body of water, as they did in the past. Community members have also noticed a decline in the quality of the fish coming from the rivers.

A primary concern in the Sensitive Waterway/Waterbody use area is how a decrease in water quality may affect the habitat of culturally-recognized beings, such as *stl'álegem* (spiritual beings) and *s'o:lmexw* (water babies), that live in bodies of water throughout *S'ólh Téméxw*. Stó:lō believe that everything has a life force and that it needs to be strong and connected in order to support individual and community health. Therefore, within the Stó:lō worldview, poor water quality can lead to diminished health through the breakdown of the life force associated with the culturally-recognized beings that inhabit the waterways.

Development activities proposed within the Sensitive Waterway/Waterbody use area need to be assessed for their potential impacts on:

- Water quality (drinking from and swimming in waterbodies);
- Quality of fish;
- Impacts to fish habitat; and
- Impacts to habitat of culturally-recognized beings.



All streams and waterbodies within the core interest area of Sq'ewá:lxw First Nation, including those that run through reserve land, are deemed Sensitive Waterways/Waterbodies.

5.5 SUBALPINE PARKLAND USE AREA

The Subalpine Hemlock Parkland use area represents higher elevations within *S'ólh Téméxw* where the forested area ends and the meadow ecosystem begins. While sensitive to disturbance, this ecosystem is also highly productive and was heavily used in the past, and sometimes still is today, for activities such as hunting and gathering. This ecosystem also represents sensitive mountain goat habitat.

All proposed activities in the Subalpine Mountain Hemlock Parkland use area must ensure that sensitive areas within this ecosystem remain undisturbed. Recreational uses are the most compatible activity for this use area. Non-motorized vehicles should be used as much as possible, no snowmobiles, no quads.

These use guidelines apply to any areas within Sq'ewá:lxw lands that meet a combination of biogeoclimatic and slope criteria.



6.0 RESERVE LAND USE ZONATION

Having defined a vision for the land, the land use plan must then express that vision in terms of places on the land.

On reserve lands, land use zonation provides management direction to achieve community vision without undermining the rights of individuals. The physical design of land use zones is based on ownership or tenure, and natural boundaries where appropriate. Zones share similar biophysical characteristics, management issues, and policy and management direction.

This zonation scheme is presented on Atlas maps IX and X.

6.1 ENVIRONMENTAL PROTECTION ZONE

MANAGEMENT OBJECTIVES

- The protection and improvement of natural habitats and cultural values;
- The protection of riparian areas, fish and wildlife habitat, and species or ecosystems at risk;
- Protection of natural and pleasing views and viewscapes;
- Buffering of Sq'ewá:lxw land from neighbouring land use beyond our control; and
- Protection of creek and river banks for environmental protection, erosion control, and the protection of the health, safety, and property of our residents and visitors.

USES

- Viewing, walking, swimming, and non-motorized recreation;
- Traditional harvest of plants, fish, and animals; and
- Prohibited uses (unless sanctioned): interment of deceased persons, commercial tree harvest; soil disturbance; construction of permanent or temporary buildings or structures.

POLICIES

- Environmental Protection Zone land will be held by the Nation;
- Environmental protection takes priority;
- Dumping of waste or importation of soil or other materials is prohibited;
- Soil disturbance, other than that authorized for research or stewardship purposes, is prohibited;
- Bulk fuel storage is prohibited;
- Access through the Environmental Protection Zone, including road construction, may be sanctioned;
- For use by members and guests;
- Location of a community trail within the zone is permitted;
- Plant and animal harvest will be regulated to prevent over-use;
- Any development is subject to the *Stó:lō Heritage Policy*; and
- Any development requires environmental, cultural, and species at risk assessments.



The Environmental Protection Zone within Skawahlook IR #1 and Ruby Creek IR #2 is displayed in green.



6.2 CULTURAL AND TRADITIONAL ZONE

MANAGEMENT OBJECTIVES

- Protection of heritage, sacred, spiritual, and cultural sites and artifacts including graveyards and pit house depressions;
- Provision of opportunity for traditional, cultural, and ceremonial activities;
- Protection and improvement of natural habitats;
- Protection of natural and pleasing views and viewscapes; and
- Protection of creek and river banks for environmental protection, erosion control, and the protection of the health, safety, and property of our residents and visitors.

USES

- Ceremony;
- Viewing, walking, swimming, and non-motorized recreation;
- Traditional harvest of plants, fish, and animals;
- Infrastructure to protect values or support use or understanding; and
- Prohibited uses (unless sanctioned): commercial tree harvest; soil disturbance; construction of permanent or temporary buildings or structures.

POLICIES

- Cultural and Traditional Zone land will normally be held by the Nation but areas requiring protection may be found on CP land and these will be subject to the policies of the Cultural and Traditional Zone;
- For use by members and invited guests;
- All known heritage, cultural, or spiritual resources will be protected;
- Dumping of waste or importation of soil or other materials is prohibited;
- Soil disturbance, other than that authorized for research or stewardship purposes, is prohibited;
- Continued use of the land for the interment of deceased persons is authorized;
- All values and resources will be accessible to members to allow use and learning;
- Graveyards will not be included in any tourism use;
- Bulk fuel storage is prohibited;
- Improvements to protect and maintain cultural sites are permitted;
- Improvements, including structures, within the spirit and scale of tradition are permitted for ceremony and cultural purposes;
- Plant and animal harvest will be regulated to prevent over-use;
- Any development is subject to the *Stó:lō Heritage Policy*; and
- Any development requires environmental, cultural, and species at risk assessments.



The Cultural and Traditional Zone within Skawahlook IR #1 and Ruby Creek IR #2 is displayed in brown.



6.3 COMMUNITY RECREATION ZONE

MANAGEMENT OBJECTIVES

- Provide a place for all members to come together in community; and
- Provide recreational accommodation opportunities for non-resident members and their families to reconnect with Sq'ewá:lxw land and relations.

USES

- Ceremony;
- Camping and campfires;
- Spiritual gathering places and sweat lodges;
- Playing fields and courts; and
- Outdoor recreation including fishing.

POLICIES

- Community Recreation Zone land will be held by the Nation;
- All development is subject to the permitting process as defined in the Sq'ewá:lxw environmental operating procedure for land development (EOP No. 13) and will be assessed for application of EOP No. 14 environmental impact assessment, EOP No. 15 cultural resource protection, and EOP No. 16 species at risk.
- All members, residents, workers, and visitors will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for the handling of waste (EOP Nos. 1 through 6), land filling and soil conservation (EOP No. 7), fuel handling and storage (EOP No. 8), fuel spills and response (EOP No. 9), and leaks threatening water (EOP No. 10).
- Bulk fuel storage is prohibited;
- The developer, including the Nation, will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for water and waste water management (EOP NO. 11), and air quality (EOP No. 12);
- For use by members, their families, and invited guests;
- Clearing of trees and brush and the development of attractive landscaping is permitted;
- Location of a community trail within the zone is permitted;
- Improvements for the safety, comfort, accommodation, and recreation of members are permitted;
- Use of the land for the interment of deceased persons is prohibited;
- Any development is subject to the *Stó:lō Heritage Policy*; and
- Any development requires environmental, cultural, and species at risk assessments.



The Community Recreation Zone within Ruby Creek IR #2 is displayed in yellow.



6.4 RESIDENTIAL MIXED USE ZONE

MANAGEMENT OBJECTIVES

- Provision of housing within a dynamic community of all ages and circumstances living, working, and playing together and caring for each other;
- Minimize infrastructure costs for new housing and economic development; and
- Create a community that is safe, attractive, and accessible to all.

USES

- Spiritual gathering places and sweat lodges;
- Facilities for the traditional preparation of foods;
- Single and extended family residential;
- One, two, or three story buildings which are for residential or residential/commercial/office mixed use;
- Single, duplex, and multi-unit housing;
- Utilities and other service infrastructure such as drinking water and sewage systems;
- High density housing for singles and young couples;
- Elders and special needs housing;
- Playgrounds, sports courts, and other recreational improvements;
- Community scale retail and commercial and home businesses;
- Developments for community recreation are permitted;
- Private and community gardening and composting of materials produced on site is encouraged;
- Garden farming and limited livestock; and
- Small scale green energy generation.

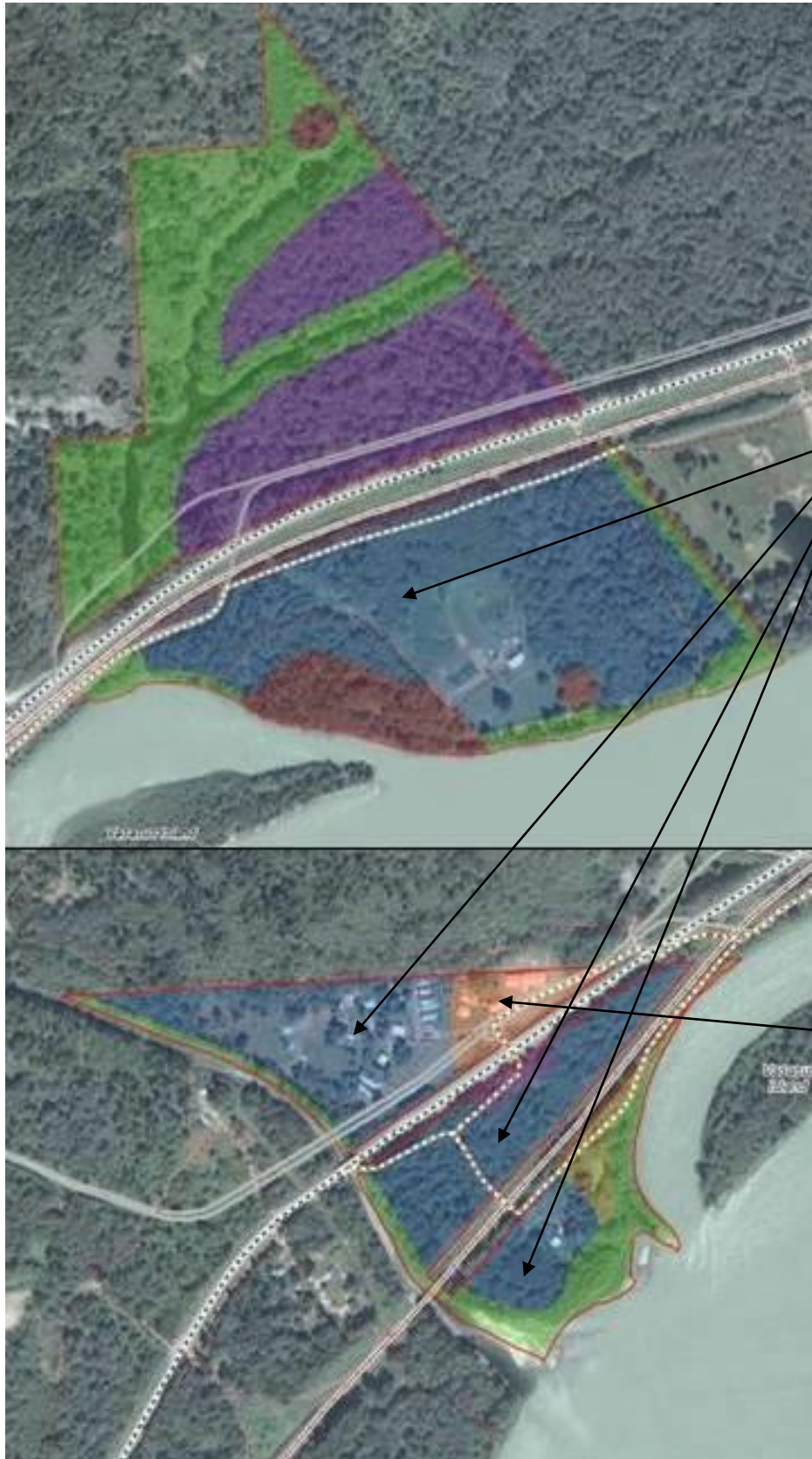
POLICIES

- Properties will be kept tidy and free of rubbish and debris by the owner and occupant;
- Low rise, low density residential construction including out-buildings is permitted;
- Conventional, prefabricated, and mobile home construction techniques are permitted;
- Micro-homes accommodating singles or small families are permitted;
- Construction will be subject to rules and guidelines of equal to additional force than the Canadian building code;
- All building construction will be fully finished with appropriate cladding materials to ensure aesthetic requirements are achieved;
- Require or encourage high quality construction for healthy and long-lasting homes;
- Require or encourage energy efficient and environmentally friendly construction;
- Business options will be limited by the prohibition of the production of unreasonable levels of smoke, dust, noise, or vibration or the use of large machinery or vehicles;
- All development is subject to the permitting process as defined in the Sq'ewá:lxw environmental operating procedure for land development (EOP No. 13) and will be assessed for application of EOP No. 14 environmental impact assessment, EOP No. 15 cultural resource protection, and EOP No. 16 species at risk;
- All members, residents, workers, and visitors will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for the handling of waste (EOP Nos. 1 through



- 6), land filling and soil conservation (EOP No. 7), fuel handling and storage (EOP No. 8), fuel spills and response (EOP No. 9), and leaks threatening water (EOP No. 10);
- Bulk fuel storage is prohibited;
 - Individual drinking water and septic systems are allowed but participation in community services is required if feasible;
 - Drinking water and sewage systems will be built and maintained to defined standards;
 - The developer, including the Nation and/or Certificate of Possession holder, will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for water and waste water management (EOP No. 11), and air quality (EOP No. 12);
 - Clearing of trees and brush is permitted and the development of attractive landscaping is required;
 - Storage of boats, recreational vehicles, trailers, and unlicensed motor vehicles in the front yard or on the street in front of any home or business is prohibited;
 - Mechanical maintenance on any vehicle in front of any home or business or on the street is prohibited;
 - Parking of more than one unlicensed motor vehicle in the open per household is prohibited;
 - FireSmart planning is required;
 - Improvements for the safety, comfort, and enjoyment of residents is permitted;
 - New developments will be required to provide a range of recreation and community infrastructure such as interconnecting pathways, sidewalks, benches, picnic tables or land set-asides for parks;
 - Location of a community trail within the zone is permitted;
 - Use of the land for the interment of deceased persons is prohibited;
 - Any development is subject to the *Stó:lō Heritage Policy*; and
 - Any development is subject to permitting process including environmental, cultural, and species at risk assessments.





The Residential Mixed Use Zone within Skawahlook IR #1 and Ruby Creek IR #2 is displayed in blue.

The Community Centre Zone within Ruby Creek IR #2 is displayed in orange.



6.5 COMMUNITY CENTRE ZONE

MANAGEMENT OBJECTIVES

- Provision of a governance and administrative centre for the community which instills pride in our Nation;
- Facilitation of the provision of services to members through the efficient use of infrastructure and staff;
- Provision of commercial services to capture outside investments; and
- Provision of opportunities for economic development including commercial and retail uses.

USES

- Governance and administration and other institutional services such as daycare and community gathering space;
- Utilities and other service infrastructure such as drinking water and sewage systems;
- Recreational infrastructure; and
- Retail, food service, and commercial businesses.

POLICIES

- Institutional and community facilities will have priority;
- All development is subject to the permitting process as defined in the Sq'ewá:lxw environmental operating procedure for land development (EOP No. 13) and will be assessed for application of EOP No. 14 environmental impact assessment, EOP No. 15 cultural resource protection, and EOP No. 16 species at risk;
- Building design and landscaping will contribute to an attractive community;
- Drinking water and sewage systems will be built and maintained to defined standards;
- The developer, including the Nation and/or Certificate of Possession holder, will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for water and waste water management (EOP NO. 11), and air quality (EOP No. 12);
- All members, residents, workers, and visitors will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for the handling of waste (EOP Nos. 1 through 6), land filling and soil conservation (EOP No. 7), fuel handling and storage (EOP No. 8), fuel spills and response (EOP No. 9), and leaks threatening water (EOP No. 10);
- Bulk fuel storage is prohibited;
- Consider the incorporation of green standards of construction;
- Location of a community trail within the zone is permitted;
- Use of the land for the interment of deceased persons is prohibited;
- Any development is subject to the *Stó:lō Heritage Policy*; and
- Any development is subject to permitting process including environmental, cultural, and species at risk assessments.



6.6 COMMERCIAL ZONE

MANAGEMENT OBJECTIVES

- Provision of opportunities for economic development including commercial, retail, and light industrial uses;
- Provision of commercial services to support a local population; and
- Provision of commercial services to capture outside investments.

USES

- Service and other commercial businesses;
- Retail and gas bar;
- Residential accommodation in association with business;
- Generation of clean energy;
- Light assembly or manufacturing; and
- Work camp accommodation.

POLICIES

- The following uses will be prohibited: landfills or garbage incineration plants; racetracks; and pet cemeteries.
- All development is subject to the permitting process as defined in the Sq'ewá:lxw environmental operating procedure for land development (EOP No. 13) and will be assessed for application of EOP No. 14 environmental impact assessment, EOP No. 15 cultural resource protection, and EOP No. 16 species at risk;
- Drinking water and septic services will be built to the required standards;
- Proponents and operators will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for water and waste water management (EOP NO. 11), and air quality (EOP No. 12);
- Proponents and operators will be responsible for full compliance with Sq'ewá:lxw environmental operating procedures for the handling of industrial waste (EOP No. 6), land filling and soil conservation (EOP No. 7), fuel handling and storage (EOP No. 8), fuel spills and response (EOP No. 9), and leaks threatening water (EOP No. 10);
- Location of a community trail within the zone is permitted;
- Use of the land for the interment of deceased persons is prohibited;
- Any development is subject to the *Stó:lō Heritage Policy*; and
- Any development is subject to permitting process including environmental, cultural, and species at risk assessments.



The Commercial Zone within Skawahlook IR #1 and Ruby Creek IR #2 is displayed in purple.



6.7 RIGHTS-OF-WAY

No specific land use zone has been designated for rights-of-way. The highway right-of-way and most of the railway right-of-way have been removed from reserve lands.

Rights-of-way accommodating the two natural gas pipelines remain within reserve lands and pass through the various land use zones. Access to, and maintenance of existing pipeline infrastructure will continue as per agreements in place.

Any new or expanded rights-of way will be subject to this land use plan and any applicable environmental operating procedures defined in the Sq'ewá:lxw *Environmental Management Plan*.

6.8 LAND USE ZONE AREA SUMMARY

Table 6-1 provides the breakdown of area by land use zone on Sq'ewá:lxw reserves.

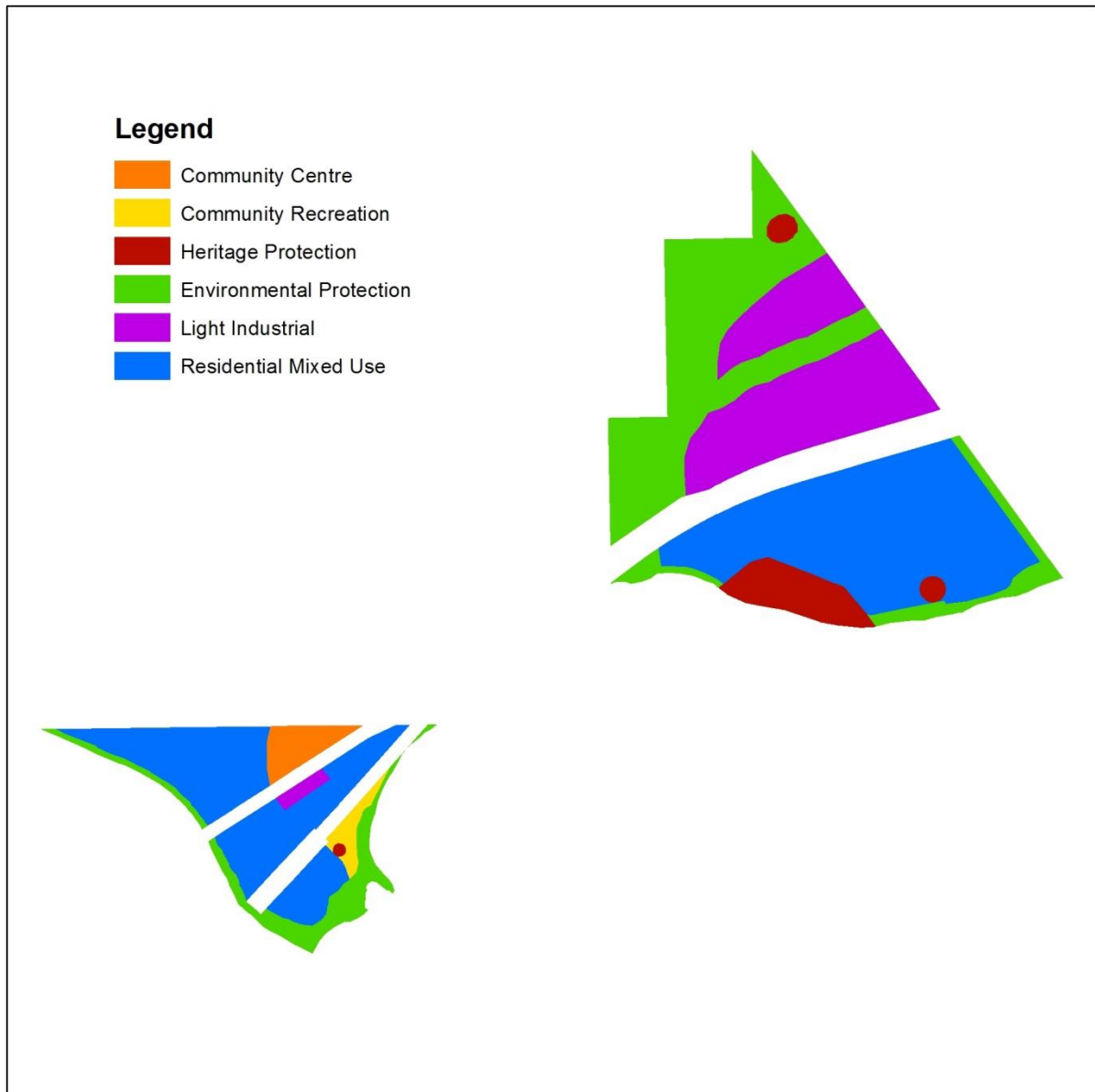
Table 6-1 Land Use Zone Area Summary

Land Use Zone	Ruby Creek #2	Skawahlook #1	Total	Ruby Creek #2	Skawahlook #1	Total
	Hectares			Acres		
Community Centre	1.5	0.0	1.5	3.7	0.0	3.7
Community Recreation	0.8	0.0	0.8	1.9	0.0	1.9
Environmental Protection	3.3	18	21.3	8.2	44.5	52.7
Heritage Protection	0.1	3.5	3.6	0.2	8.8	8.9
Commercial	0.4	13.8	14.2	1.0	34.0	35.0
Residential Mixed Use	11.5	18.6	30.1	28.5	45.9	74.4
Total IR	17.6	53.9	71.5	43.5	133.2	176.7
Highway and CPR	3.4	5.6	9.0	8.5	13.7	22.2
Total	21.1	59.5	80.5	52.0	146.9	198.9

Figure 6-1 maps the location of the zones across the reserves.



Figure 6-1 Land Use Zonation





7.0 POLICY DEVELOPMENT

This section recommends areas of policy development which will implement this land use plan and related elements of the *Sq'ewá:lxw Environmental Management Plan*.

7.1 CULTURAL RESOURCE STEWARDSHIP

Our *Five Year Strategic Plan* has among its goals social, cultural, and educational development including supporting Sq'ewá:lxw language, culture, and traditions. Our people envision a culturally vibrant community with strong links to the past and the future. Our *Environmental Management Plan* promotes the principle of sustainable development for our lands, ensuring that development takes place in a manner that preserves and protects ecologically and culturally significant areas.

It is Sq'ewá:lxw policy to:

- Adopt the Stó:lō *S'ólh Téméxw Use Plan* and *Heritage Policy Manual* as our own; and
- Work through the People of the River Office to protect the cultural and heritage resources of our people.

Recommendation: Applicable to the Core Interests Area, undertake a project to gather and record in a good way the traditional knowledge, stories, songs, places, and archaeological resources of the people of Sq'ewá:lxw Nation.

Recommendation: Learning from traditional knowledge, review the Stó:lō Sanctuary Use Area within the Sq'ewá:lxw Core Interests Area for site specific stewardship.

7.2 ENVIRONMENTAL MANAGEMENT

As stewards of our land Sq'ewá:lxw First Nation insists on environmental sustainability as a foundation for all land use, development, and construction. There are within our reserves and our lands environmental pollutants which are a legacy of *Indian Act* administration. Ongoing and in partnership with Canada is a process of site assessment and remediation. The goal is to provide the Sq'ewá:lxw land management regime with a clean slate for a sustainable future.

It is Sq'ewá:lxw policy to:

- Maintain an *Environmental Management Plan* as a living document; and
- Complete all remediation works as identified by ongoing site assessment work.

Recommendation: Adopt and maintain through a regular update process the Sq'ewá:lxw First Nation *Environmental Management Plan*.

Recommendation: Continue to work with Canada to complete remediation of legacy environmental hazards on the land.



7.3 LAND USE PLANNING

Within an integrated planning process, we will maintain this *Sq'ewá:lxw Land Use Plan* based on the vision of our people for our lands. The plan projects vision, objectives, and policy onto the land. The plan is a spatial arrangement of these, designed to ensure the environmental, economic, social, cultural and spiritual sustainability of our people.

The reserve lands of Sq'ewá:lxw are small and do not function in isolation. For meaningful planning, we must look at a wider landscape. Sq'ewá:lxw land use planning has been addressed at three different scales: Indian Reserves, Core Interests Area, and Shared Interests Area.

Aboriginal title and rights are communally held rights shared within and amongst communities. Sq'ewá:lxw recognizes the rights of other Aboriginal communities within our shared territories. Shared interests in land are about relationships, and we have family relations with our neighbours. It is incumbent upon Sq'ewá:lxw and these neighbours to negotiate a relationship of benefit to all.

It is Sq'ewá:lxw policy to:

- Maintain a land use plan as a living document;
- Address land use issues recognizing multi-level jurisdiction and varying levels of interest and authority;
- Within Skawahlook IR #1 and Ruby Creek IR #2 maintain land zonation and zone use policies as detailed in this *Sq'ewá:lxw Land Use Plan*;
- Work with our relations within and without Stó:lō toward common land use goals; and
- Open dialogue with other Aboriginal communities holding Aboriginal rights within our shared territories toward common land use goals.

Recommendation: Ratify and maintain through a regular update process the Sq'ewá:lxw First Nation *Land Use Plan*.

Recommendation: Formulate a Sq'ewá:lxw First Nation external agencies relationships strategy, with the goal of developing and signing Treaties of Peace and Friendship with neighbours.

7.4 CONSULTATION POLICY

On Sq'ewá:lxw shared territory, consultations with Sq'ewá:lxw on resource developments or external government decision making will take place within the processes developed by the People of the River Referrals Office, in the context of the Strategic Engagement Agreement with the Province of British Columbia. On the Sq'ewá:lxw Core Interests Area additional Sq'ewá:lxw policy and direct involvement may apply.

Within the bounds of our reserves, the Sq'ewá:lxw development permit process applies.

It is Sq'ewá:lxw policy to:

- Apply the Stó:lō *Heritage Policy Manual* and *S'ólh Téméxw Use Plan* for the protection of Sq'ewá:lxw cultural heritage resources;



- Participate in the Strategic Engagement Agreement process with our neighbours and relations of Stó:lō;
- Work through the People of the River Office to protect the cultural and heritage resources of our people; and
- Apply to all land and resource use and development on Skawahlook IR #1 and Ruby Creek IR #2, the Sq'ewá:lxw land use permitting process defined in the *Environmental Management Plan* and *Development Permitting Guide*.

7.5 DEVELOPMENT POLICY IN HAZARDOUS AREAS

Sq'ewá:lxw First Nation maintains development policy in addition to that expressed in land use zonation policies presented above. These policies, including the mitigation of risk in areas of potential geotechnical or flood risk, are addressed in the development permit process contained in the *Environmental Management Plan*.

It is Sq'ewá:lxw policy that:

- Construction within the Fraser River and Ruby Creek flood plain include the raising of the ground to accommodate the 200 year storm, or a reasonably anticipated high flow event in the face of climate change;
- For construction within the flood plain or within the alluvial fan hazard area Sq'ewá:lxw may require an evaluation of safety and geotechnical reports prepared by a qualified professional (professional engineer or geoscientist);
- We will assess the risks associated with the alluvial fan hazard area in conjunction with flood danger analysis as part of our climate change mitigation activities; and
- Within high water table areas, construction will require additional efforts in design, engineering, and site preparation.

7.6 COMMUNITY AND HOUSING POLICY

A small proportion of Sq'ewá:lxw members live on reserve, but many more look forward to having the opportunity to do so. There is a lack of available and affordable housing on reserve and many barriers to resolving the situation. However, these barriers must be removed because adequate and appropriate housing on reserve is directly linked to economic success and positive community development.

"I would love to be able to build a house as I want to move home and have a home for my kids to have when I am gone."

Aboriginal Affairs and Canada Mortgage and Housing programs lack coordination, are inflexible and application driven, and provide insufficient funds to overcome member poverty and the lack of resources available to Sq'ewá:lxw. What funding is available is fragmented and subject to Federal budget cycles. Housing supported by Federal funding is typically low in quality and culturally inappropriate.

Other key issues are access to mortgage funds and appropriate tenancy and matrimonial property laws. Sq'ewá:lxw First Nation has initiated a housing program, including the striking of a Housing Committee of members. Work is ongoing with regard to developing a housing strategy and housing policy.



Figure 7-1 presents land zoned for residential mixed use classified by tenure – Nation controlled or allotment (Certificate of Possession) land.

Figure 7-1 Land Available for Housing



A housing strategy should address:

- Sq'ewá:lxw First Nation goals and criteria for success;
- Evaluation of current housing stock, demand for housing, and the unfulfilled need in terms of numbers and types of housing;
- Evaluation of current and required infrastructure and financial capacity;
- Research on capital funding and mortgage options;
- Research on housing cooperatives or buying groups; and
- Training for housing staff and education for owners and renters.

This land use plan provides many of the inputs necessary to create such a strategy, including land and population information.

It is Sq'ewá:lxw policy to:

- Provide the opportunities for on-reserve housing to match the demand by members to move home;



- Provide non-financial assistance to members seeking to establish a home on reserve; and
- Develop a housing strategy.

Recommendation: Document and forecast housing demand and develop a Sq'ewá:lxw First Nation housing strategy.

Recommendation: Compile and distribute to members a housing information package addressing financial requirements and process in order to allow them to make the right choices and prepare for home ownership.

Building policy can be utilized to advance the community's goals of sustainability, self-reliance, and individual and community health.

Without adding significant total costs, and perhaps by increasing capital costs but by capturing larger cost savings over time, Sq'ewá:lxw is able to build healthy and environmentally friendly homes and commercial buildings.

It is Sq'ewá:lxw policy to:

- Utilize creative land and neighbourhood planning, with active community involvement, to create livable communities while reducing infrastructure and servicing costs;
- Consider "full build-out design" for optimum long-term results;
- Undertake FireSmart planning for residential clusters and buildings to protect our community from the increasing dangers of interface wildfires;
- Encourage innovative building technology and materials to build homes that are more affordable to build, operate, and maintain;
- Require the use of building materials and designs that achieve high standards of air quality, energy efficiency, and minimum total environmental impact; and
- Encourage development in the form of in-fill construction where infrastructure services already exists will be given priority.

Sq'ewá:lxw will promote the use of:

- Culturally and geographically appropriate housing design;
- High quality, low maintenance materials and building methods;
- Low toxic emission and/or recycled or recyclable building products;
- Water efficient systems and waste water recycling;
- Energy efficient systems and local clean and renewable energy generation;
- Fresh air and heat recovery systems; and
- Passive and active solar energy capture.

Recommendation: Through building and development bylaws, promote healthy, economically efficient, and environmentally friendly homes and other buildings.



Within the context of a housing strategy, it is recommended that Sq'ewá:lxw investigate how the Nation should best finance and deliver a housing program.

In addition to programs mentioned above, options for investigation are:

- Use of AANDC/CMHC funds in a revolving loan scheme to leverage other funding;
- Use land designations or Certificates of Possession to facilitate access to capital;
- Establishment of a housing authority, or joining of an existing authority; and
- Offer lease to own for members.

Recommendation: Within the context of Sq'ewá:lxw First Nation housing strategy and considering the possible economic development opportunities and benefits, determine a preferred set of tools to facilitate the provision of housing on reserve.



8.0 ECONOMIC DEVELOPMENT

Sq'ewá:lxw First Nation has developed and is implementing a *Five Year Economic Development Road Map*. This involves identifying objectives and financial capacity and developing an appropriate governance structure for success in economic development initiatives.

Through this process a number of potential business opportunities have been identified. Some of these build on past initiatives such as establishment of the banquet, restaurant, and art gallery facilities.

An effective land use plan will ensure that the required land resources are available for economic development. Moreover, the plan will ensure that development takes place in appropriate locations and in a manner suitable for the overall environmental, social, cultural, and economic sustainability of the community.

Potential business opportunities that have been identified can be classified as commercial or light industrial. This is an important distinction, as commercial enterprises may fit comfortably into a mixed land use environment, when light industrial operations likely will not. Light industrial operations may emit noise, smell, or dust, or have other characteristics that make them un-welcome where people live and play.

8.1 HOUSING

Development of a housing strategy, including preferred planning, financing, and construction methods and approaches, should include consideration of the economic benefits that can accrue to the Nation or our members.

Building our houses can provide training and employment, and using what we learn to build other people's houses can provide careers.

Sq'ewá:lxw should consider how to best benefit from housing construction by creating a lasting opportunity. For example, building pre-fabricated homes or components for sale to other First Nations, perhaps within a housing authority relationship, and demonstrating them by building our own homes.

Recommendation: Consider how Sq'ewá:lxw First Nation might create a long-term business opportunity with local jobs through addressing the need for quality affordable housing for First Nation communities.

8.2 CLEAN ENERGY

WIND POWER GENERATION

The geography surrounding the Sq'ewá:lxw reserves makes it a windy place. The generation of power using the wind resource presents a range of options to the Nation. Small wind turbines can power individual buildings. Larger turbines, or multiple turbines, could power the community and surplus can be sold to the power grid. Location and land requirements would need to be considered carefully in any development proposal.



RUN-OF-RIVER POWER GENERATION

Successful economic development will be based on the wise and culturally appropriate use of the resources available to the people of Sq'ewá:lxw. Ruby Creek is a great gift from the Creator. Since time before memory we have used the water for drinking and bathing. In modern times we will use the gift in a different way. Ruby Creek has great potential for the generation of clean and green energy, and the generation of wealth to support our people's future.

Generation of power from Ruby Creek, using run-of-river technology, comes with land and water tenure issues within the Core Interests Area of Sq'ewá:lxw. These can be addressed satisfactorily. On-reserve land use issues will likely be limited to the construction phase of such a project and would involve the accommodation of workers and materials staging in an area designated for Commercial use.

Water rights in the form of water tenure applications accepted by the Province of British Columbia are in the hands of outsiders. Sq'ewá:lxw, as part of a business planning process, must identify the parties involved.

Recommendation: Sq'ewá:lxw First Nation to aggressively and proactively develop hydroelectric generation opportunities in such a way as to maximize benefits to the Nation.

8.3 COMMERCIAL OPERATIONS

STORAGE FACILITY

A storage facility has been suggested as a business opportunity. If including outside storage of recreational vehicles and boats, this would be a land intensive operation which potentially would be considered industrial based on aesthetics and perhaps noise.

CAMPGROUND

A campground has been suggested as a potential generator of wealth. Indeed a camp ground was previously operated at the far western end of Ruby Creek #2. Such an operation, with appropriate operation guidelines could fit well into a mixed use residential area.

RIVER DREDGING

For the purposes of protecting socially and culturally important fishing opportunities community members are insistent that dredging of the Fraser River between Vasasus Island and the north bank is immediately required. The filling in of that channel with water deposited gravel is felt to be largely an anthropogenic phenomenon with historical placer mining throughout the Fraser watershed providing unprecedented volumes of material and local river bank developments creating conditions for deposition.

Environmental concerns with dredging can be addressed with dredging being a positive factor for our people in cultural and economic ways. Sq'ewá:lxw will investigate river dredging as a business



partnership opportunity and as a source of clean fill material for development including flood mitigation activities.

Recommendation: Sq'ewá:lxw First Nation to aggressively and proactively develop commercial opportunities in such a way as to maximize benefits to the Nation.

8.4 TOURISM AND HOSPITALITY

Capturing tourist dollars from passing motorists is already a part of the Nation's economic development plan. The art gallery generates modest revenue and there is hope that the café facility might be reopened. The banquet facility does most business in the summer, with weddings and other outside functions as well as some business bookings throughout the year. For example, CP Rail books the hall for staff meetings.

Expansion of this business will not require new land or changes in land use. Signage and perhaps kiosks providing cultural or historical information could be used to promote this business and land use designations and activity guidelines must permit these.

Stepping up of services to include motor fuel is another matter, requiring sufficient and appropriate land in a location convenient to motorists. It is unlikely that a service station could be built in the vicinity of the community centre due to space limitations and the location of the gas pipeline. A highway location, using an existing highway exit and directly across from the administrative centre has been designated Commercial Zone in order to accommodate a gas station and convenience store operation (see Atlas Map X).

EXPERIENCE THE FRASER

A project of British Columbia, Metro Vancouver, and the Fraser Valley Regional District, Experience the Fraser (ETF) is a recreational, cultural and heritage project that extends along the Lower Fraser River Corridor connecting Hope to the Salish Sea over a 160 km area. ETF will include 550 km of trails.

ETF is a unique vision to connect communities, parks, natural features, historic and cultural sites and experiences along the Lower Fraser River. ETF will:

- Celebrate shared culture and heritage;
- Showcase the Lower Fraser River Corridor and its landscapes, features, wildlife and people as one of the great river communities of the world;
- Link and create a suite of outstanding tourist attractions;
- Encourage active and healthy living; and
- Enhance land and water-based recreational opportunities throughout the region.

It is recommended that Sq'ewá:lxw approach Experience the Fraser with the intention of negotiating a partnership. The goals of the ETF project as defined in their concept plan align with those of Sq'ewá:lxw First Nation. ETF represents an opportunity for Sq'ewá:lxw to lever tourism related economic development opportunities while gaining infrastructure of value to members as well as visitors.

Social, cultural, and economic benefits could flow to Sq'ewá:lxw by establishing:

- A safe walking or biking trail between community residential areas promoting healthy lifestyles, environmental responsibility, and community cohesion;



- Amenities such as picnic tables, fire pits, and viewpoints facilitating full enjoyment of our land;
- Historical and cultural information sharing opportunities that advance internal and external awareness of Sq'ewá:lxw people; and
- Encouraging additional visitation of our business establishments by the recreating public.

Figure 8-1 provides options for a route through the reserves for the trail.

Figure 8-1 Potential Community Trail



Also, atlas maps IX and X (land use zonation) indicate the route and alternate.

SASQUATCH SIGHTING

The term Sasquatch is an anglicized derivative of the *Halq'eméylem* word *sásq'ets*. *Sásq'ets* is a supernatural being (as opposed to a spiritual being) living in the natural world. Traditional belief is that the sight of one of these powerful creatures causes serious illness, soul sickness, soul-loss, unconsciousness and sometimes death. *Sásq'ets* is also seen as a protector of the land.

In September of 1941 Jeannie Chapman and her three children were visited by a Sasquatch. This event is of great interest to many people, and of passing interest to many times more again. It is



recommended that Sq'ewá:lxw look at how this history could contribute to the capture of tourism and recreation revenue.

The “Ruby Creek Incident” could be retold in signage in the locations mentioned in the story, providing a stop of interest for motorists or travellers on the proposed Experience the Fraser trail. Gifts and mementos could be sold.

The following photograph shows the Chapman’s house (about 1960) including lean-to section visited by Sasquatch.



Picture Source: www.bigfootencounters.com

The following aerial photograph was taken in 1949 only 8 years after the incident and provides insight to the state of the land at the time. The Chapman’s fields were open and under cultivation. Indicated are the locations of places mentioned in the story of the Ruby Creek incident.





The following links provide further information on the incident.

<http://www.bigfootencounters.com/classics/ruby.htm>

http://www.gvrd.com/bc_bigfoot_sasquatch/john_green_investigates_ruby_creek_bigfoot_sighting.html

http://www.bermuda-triangle.org/html/the_ruby_creek_incident.html

Recommendation: Aggressively and proactively develop a tourism strategy to develop the inherent advantages of our land and generate wealth for the Nation and our people.

Recommendation: Promote and build a community trail linking the reserves and bringing the community together in a safe and healthy lifestyle.

9.0 PLAN IMPLEMENTATION

The assertion of jurisdiction by outside governments makes plan implementation problematic, especially beyond the boundaries of Indian reserves. However, with an action based plan and open sharing of the plan and the activities and results, implementation will support and foster Sq'ewá:lxw jurisdiction.

Implementation of the plan can be through negotiation, co-management, tenure or land acquisition, partnerships, and business ventures.

Sq'ewá:lxw will celebrate the plan.

9.1 CONTINUOUS IMPROVEMENT

This section describes requirements for record keeping, reporting, review, auditing and updating of the *Land Use Plan*. An effective monitoring, reviewing, and evaluating process will ensure that the plan remains relevant over time. Monitoring the plan includes determining if targets are met and identifying areas for improvement.

The Lands Manager will lead the monitoring effort.

MONITORING

The Lands Manager and the Lands Advisory Committee are responsible for the monitoring and update of this Sq'ewá:lxw First Nation *Land Use Plan*. The monitoring program includes methods and measurables required to determine the success of plan implementation. Monitoring will assess the defined indicators. It may involve both techniques of western science and traditional ways of watching the land. Monitoring is an iterative process of improvement. Monitoring may include experimentation of different approaches which would constitute adaptive management.

A process should be established for monitoring progress on objectives, for reflecting changing policy, and for capturing ongoing community input and feedback. The results of the monitoring process as well as community feedback should be inputs to a periodic re-planning or update in a regular cycle. In the spirit of adaptive planning, information gathered should direct new policy development and application of a range of procedures in order to ensure resiliency.

Monitoring will include community feedback on program progress.

ANNUAL WORK PLAN

The work plan is concise but provides guidance on the actions needed on a day to day basis to put the environmental management plan into action. It defines actions, assigns responsibilities, sets timelines, and defines deliverables. It also clearly links goals to outcomes.



ANNUAL REPORT

The annual report provides specific results in terms of goals set. It reports on successes and failures with regard to planned actions, timelines, and deliverables. It sets the direction for the new work plan.

Recommendation: Establish as a primary responsibility of the Lands Manager, the annual planning, monitoring, and reporting functions required for continuous improvement.

9.2 ENFORCEMENT

The land use plan is measurable, and therefore success can be monitored.

Two main factors act as barriers to effective enforcement of the land use plan, and the environmental management plan. Family relations make enforcement difficult. Enforcement is expensive and the small size of the community means that there are limited funds available.

Recommendation: That Sq'ewá:lxw First Nation investigates options for third party or shared enforcement services.



10.0 GLOSSARY OF TERMS

Alluvial fan means an alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

Core Interests Area means that portion of the traditional territory in which Sq'ewá:lxw people had direct control over access and resource use.

Designated flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available.

Designated flood level means the observed or calculated elevation for the Designated Flood, which is used in the calculation of the Flood Construction Level.

Environmental Site Assessment means the scientifically undertaken identification of environmental concerns and the presence of potential or known contamination within land and waters.

Flood construction level means a Designated Flood Level plus Freeboard, or where a Designated Flood Level cannot be determined, a specified height above a Natural Boundary, Natural Ground Elevation, or any obstruction that could cause ponding.

Floodplain means an area which is susceptible to flooding from a watercourse, lake, or other body of water and that which is shown on Schedule A and/or designated in Section 6 of this bylaw.

Floodplain setback means the required minimum distance from the Natural Boundary of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the Flood Construction Level, so as to maintain a floodway and allow for potential land erosion.

Flood proofing means the alteration of land or structures either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or building setbacks from water bodies to maintain a floodway and to allow for potential erosion.

Land Use Plan means a component of an integrated strategic planning process which expresses a spatial arrangement of land use, ethics, esthetics, facilities, and activities.

Shared Interests Area means that portion of the traditional territory in which Sq'ewá:lxw people, roamed and accessed resources alongside our Stó:lō and Nlaka'pamux neighbours.

S'ólh Téméxw means Stó:lō Territory, and meaning “our world” or “our land” including the lower Fraser River watershed downriver of Sailor Bar Rapids in the Fraser River Canyon.

Stó:lō Heritage means all aspects of Stó:lō culture and lifeways –both tangible and intangible – of the past, present, and future.

Xá:Xa means spiritually potent; roughly translates to “taboo”.



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Appendices

Appendix B-I Air Photo Time Series 1928 to 2004

Appendix B-II Land Use Plan Atlas



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Appendix B-I

Air Photo Time Series 1928 to 2004



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Appendix B-2

Land Use Plan Atlas

Atlas Map I - S'ólh Téméxw

Atlas Map II - Cultural Values - Core Interest Area

Atlas Map III - Tenures and Private Land - Core Interest Area

Atlas Map IV - Current Possession of Reserve Land - Skawahlook IR #1

Atlas Map V - Current Possession of Reserve Land - Ruby Creek IR #2

Atlas Map VI - Current Land Use - Skawahlook IR #1

Atlas Map VII - Current Land Use - Ruby Creek IR #2

Atlas Map VIII - Limits to Development

Atlas Map IX - Land Use Zonation - Skawahlook IR #1

Atlas Map X - Land Use Zonation - Ruby Creek IR #2



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