



## **Presentation of Preferred Land Use Options for the Tsawout First Nation**

January 26, 2010, Old Band Office, Council Chambers, 10am – 3pm





# Today's Presentation

- Recap of the Comprehensive Community Planning process, where we are today.
- Review of Community Feedback on Land Use Options
- Presentation of the Preferred Land Use Options + Social Policies
- Questions + Comments



# Tsawout's Vision

*“As Saanich people, we strive to be whole in the spiritual, cultural, physical, and emotional sense. We continue to develop a healthy community which seeks a balance between our traditional values and today’s economy, as the stewards of our lands and resources.”*

# Work Plan & Timeline

## What has been done:

1. Background research
2. Community survey + Vision
3. Land use options
4. Prepare preferred option

## What is next:

1. Prepare draft document incorporating Community and Land Use Policies
2. Prepare Final Land Use plan

### Tsawout - Our Vision for Tomorrow (Work Plan)



 Community Event

# IR 5 Fulford Harbour Preferred Option

- No development yet
- Let's focus on IR 2 for now



# Current Community Feedback: IR 2



Employment  
Opportunities



Culturally significant  
plan



Green space



No Casino?



# Why More Commercial Development ?

1. Currently, there are limited lands in the region with similar highway exposure
2. Access & exposure to the highway is attractive to businesses.
3. Greater employment opportunities.
4. Higher land values (tax + GST + lease revenues).



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5. More land area attracts larger investors + greater opportunities.
  6. Commercial land is easier to convert (than e.g. industrial) to other land uses in the long-term.
  7. Opportunity to integrate & showcase Tsawout culture within a retail setting.
  8. Opportunity for large scale tourist commercial ventures, e.g. large outlet mall, hotels, conference centres, etc.

# Commercial Development: Smaller scale, smaller foot-print



# Commercial Development: Larger scale, larger foot-print



# Residential Development



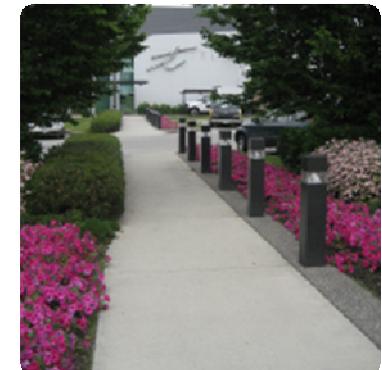
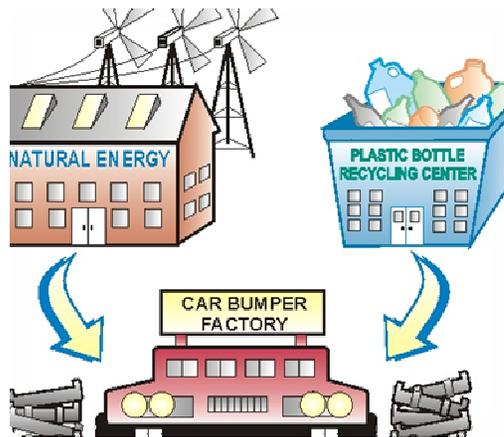
# Tsawout Village



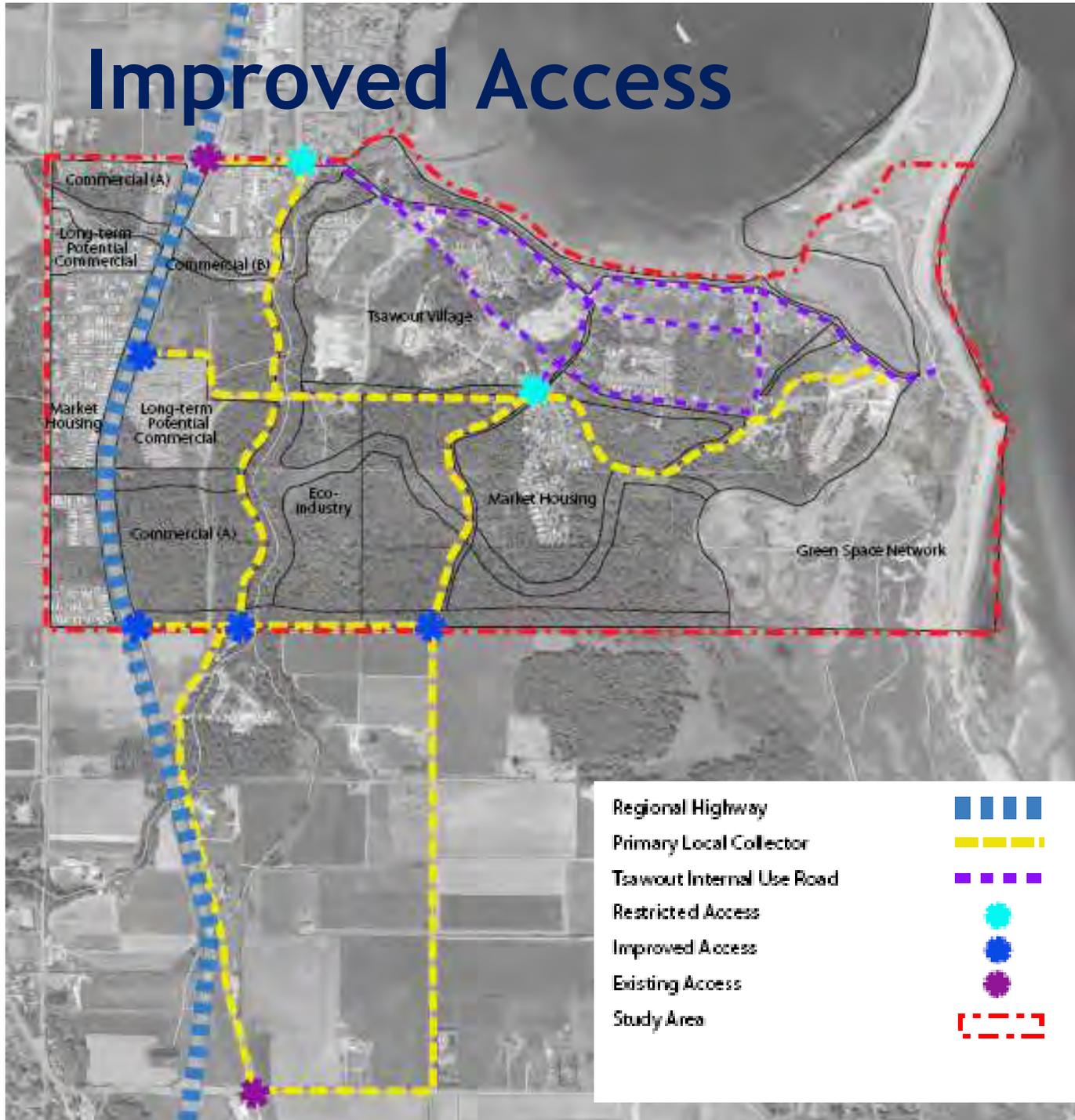
# Green Space Network



# Eco-Industrial Development



# Improved Access



# Governance



## Objective

- To ensure that development and growth of the Tsawout community is aligned with the wishes of members.
- Decision making is completed in an **open and transparent** manner.

## Policy Examples

- Promote **active** and **regular** flow of information to the community
- Involve **youth** in public participation programmes of all Committees and Council activities.
- Require **developers** and speculators of property to **post signs** advising the nature and extent of the proposal, and to hold public information meetings in the neighbourhood, in addition to statutory Public Hearings.

# Culture

## Objective

- To preserve and enhance the knowledge and practice of Tsawout culture and traditions.
- To honour Tsawout's inherent and Treaty rights.

## Policy Examples

- Create a **cultural centre** where the Tsawout heritage can be showcased and taught to all people.
- Develop programs where the **SENCOTEN language** and other **Tsawout traditions**, such as fishing and food preparation, are taught to members of all ages.



# Health, Safety & Education

## Objective

- To create a healthy, safe and well educated community that can participate in all aspects of community life

## Policy Examples

- Make available **recreation lands, facilities & services** for members of all ages
- Set medium & long-term **targets** to measure education and health in the community
- Ensure all public spaces are **well lit**.





# Thank you!

It's your time to bring forward your questions and comments. Your opinion matters.

If you want to meet independently, please contact Ken or Belinda at 250-652-9101, or

**AECOM**

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