

OUR VISION FOR TOMORROW



A COMPREHENSIVE COMMUNITY PLAN



FOR DISCUSSION WITH THE
TSAWOUT COMMUNITY 2011

“

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.”

CCP Vision Statement
2010

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HELLO & WELCOME

First I would like to thank the Lands Committee for all the guidance and work they provided for the development of this new Comprehensive Community Plan. I would also like to take this time to thank the band members for their participation in the development of this new plan.

I believe that controlling one's destiny is very important for you, the community and for our current and future leaders. One way to control our own destiny is through the development of a Tsawout First Nation Comprehensive Community Plan. The community plan is just that, a plan developed in conjunction with the community's core values and priorities. The development of this type of plan allows the community the opportunity to be very proactive in terms of outlining our long-term community goals.

4 Upon your review of this new plan you will find that this allows Tsawout to plan for the future in a manner that meets the community's needs. This plan is focused towards the long term and has considered all aspects of our community; such as our cultural and traditional values, our various social issues and needs, our health concerns, the development of our infrastructure, the economic enhancement of the community, our governance and our own control over our lands and resources.

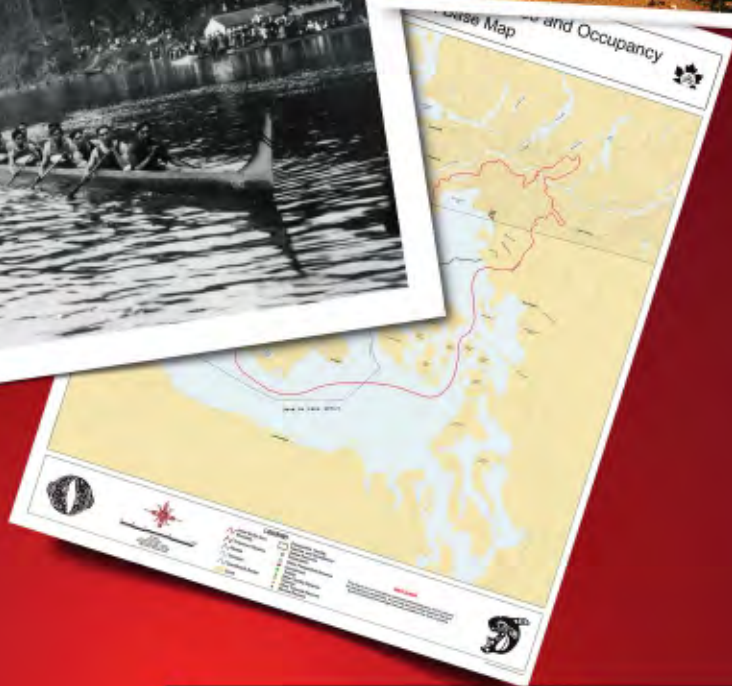
This plan has been respectful of our past and as such will allow Tsawout to move forward in a very progressive manner.

After you have had a chance to review this plan in greater detail I believe that you will feel very excited about the community vision offered through this plan.

Thanks again for being a part of this exciting new concept for Tsawout.



Chief Harvey Underwood



WHAT IS A COMPREHENSIVE COMMUNITY PLAN?



WHAT IS A COMPREHENSIVE COMMUNITY PLAN?

A Comprehensive Community Plan (CCP) is a plan that is developed by and for the community. The CCP helps First Nations to plan for future development in a way that meets the community's needs. The plan takes a long-term view and takes into consideration all aspects of community life, such as culture, governance, land and resources, health, education, infrastructure development, social issues and the economy.



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The CCP helps to identify Tsawout's core values and priorities, a vision for the future, and a way of achieving that vision through a clearly defined set of steps. The plan also sets out the type of land uses which will be permitted within specific areas of the community.

WHAT ARE THE BENEFITS OF PLANNING TO TSAWOUT?

- Empowers the community to create positive change.
- Celebrates Culture and Tradition as part of the planning process.
- Promotes healing and cooperation as members work together.
- Improves governance and community decision making.
- Promotes accountability and transparency to community members.
- Helps to plan for the best use of land and resources.
- Creates economic opportunities by helping to attract investment with other businesses, building relationships with other First Nations, municipalities and private sector partners.
- Acts as a blueprint for community development.
- Creates a communications tool for education and awareness.
- Supports funding applications.

The CCP does not force landowners to develop their land. It provides direction to landowners if they wish to consider development. The CCP provides a way for the Band and landowners to work together towards a common vision. It is up to the landowner to make decisions about their property regarding development. For instance, a landowner will still be entitled to use his/her land for family purposes; however if he or she wishes to develop a portion for economic benefits, a formal approval process will be required.

Planning allows a community to play an active role in moving in the direction that it desires. It also allows a community to react appropriately to challenges and opportunities.

Having a plan will allow Tsawout to work with developers or other governments in a way that ensures that the community vision and goals are met when development takes place on the reserve.

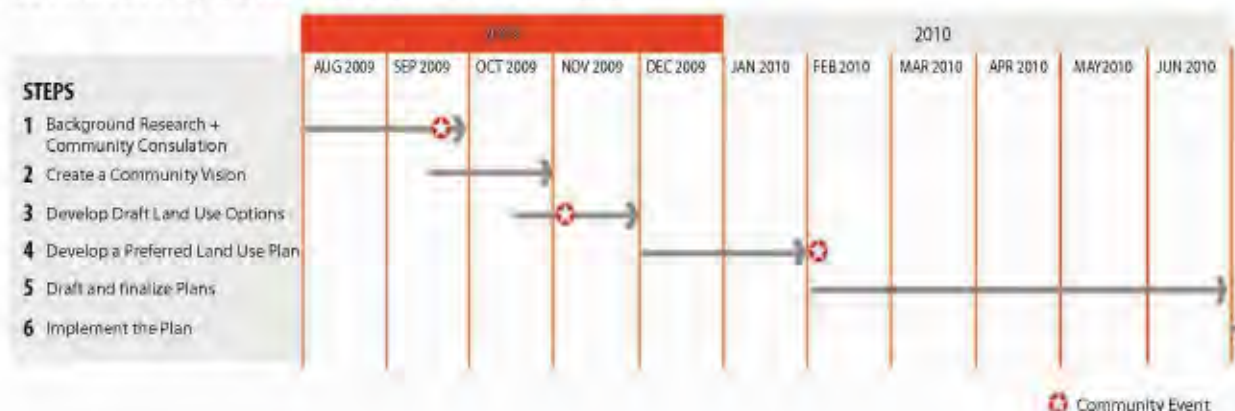
EXISTING LEASES:

The CCP recognizes existing lease agreements.

The CCP process marks the first time in Tsawout's history that a community approach to planning and development has taken place. This process is the first key step in helping to ease tensions within the community, as it will help to bring the community together towards common goals.

CCP PROCESS TIMELINE:

Tsawout has been involved with the CCP process since August 2009. The diagram below shows important milestones in the process, and when community consultations were held.



TIMESPAN OF THE PLAN

Although this plan has a long range vision of 20 years, it should be reviewed or updated every 5-10 years to ensure that the changing community needs are being met.

WHO IS INVOLVED IN COMMUNITY PLANNING?

Community Consultation

For the CCP to truly represent community members, the planning process was designed to include Tsawout community members. Opportunities for suggestions and input were offered at important stages through the planning process.



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COMMUNITY CONSULTATION INVOLVED:

- Public meetings to identify key issues and establish a framework for the community's vision.
- Public open houses to identify land use development options.
- Community surveys distributed to Tsawout households that identified community values, priorities and areas of improvement.
- Information on the CCP process included within community newsletters sent to each household.
- Presentation of land use options to the Band Council, Lands Advisory Committee and Band members.
- Training sessions with the Lands Advisory Committee.
- Family meetings facilitated held by Lands Department staff.

LANDS ADVISORY COMMITTEE MEMBERS

BELOW: TSAWOUT LAND ADVISORY FIELD TRIP TO T'SOU-KE.



- | | |
|--------------------|-----------------|
| Irvine Jimmy | William Thomas |
| Vernon Harry | Mavis Underwood |
| Walter Jimmy | Ralph Underwood |
| Fred Underwood | Rena Dulay |
| Dave Underwood Jr. | |
| Helen Jack | |
| Belinda Claxton | |
| Edith Pelkey | |
| Perry LaFortune | |
| Gus Underwood Sr. | |
| Herb Pelkey | |
| Jeanie Sam | |
| Flora Thomas | |



TSAWOUT'S GROWTH PAST, PRESENT & FUTURE



OUR LANDS: SENĆOŦEN TERRITORIAL DECLARATION

We, the SENĆOŦEN Indian People, declare on this 21st day of June, 2006 that we hold the absolute rights and title to our Territorial Homeland as indicated on the accompanying map of which all our territory is named in the SENĆOŦEN language.

We do not recognize any past attempts to separate us from our homeland. We recognize that there were Treaty's of Peaceful Co-existence entered into with the early settlers, but this did not involve the sale of rights or land.

Our SENĆOŦEN Territorial Homelands encompass all our Spiritual Places, medicine and fruit gathering places, fishing stations, hunting and trapping areas, winter and summer homesites, burial sites, meditation places and all territories in between these places outlined on our Territorial Map.

The sacred connection the SENĆOŦEN speaking people have with their homeland establishes our Territorial Title and can never be broken by the Federal or Provincial Government by Acts of Parliament or by any Canadian Court of Law. This declaration is put forth to stop the erosion of our culture, our land, our rights and to also establish a clear understanding of our Territorial

Title to our homelands.

We will, from this day forward, expect the Governments of British Columbia and Canada to respect the Territorial Title of the SENĆOŦEN Indian People to their homelands as outlined in our Territorial Map. The SENĆOŦEN Territorial Title is a communal title which is the foundation of the

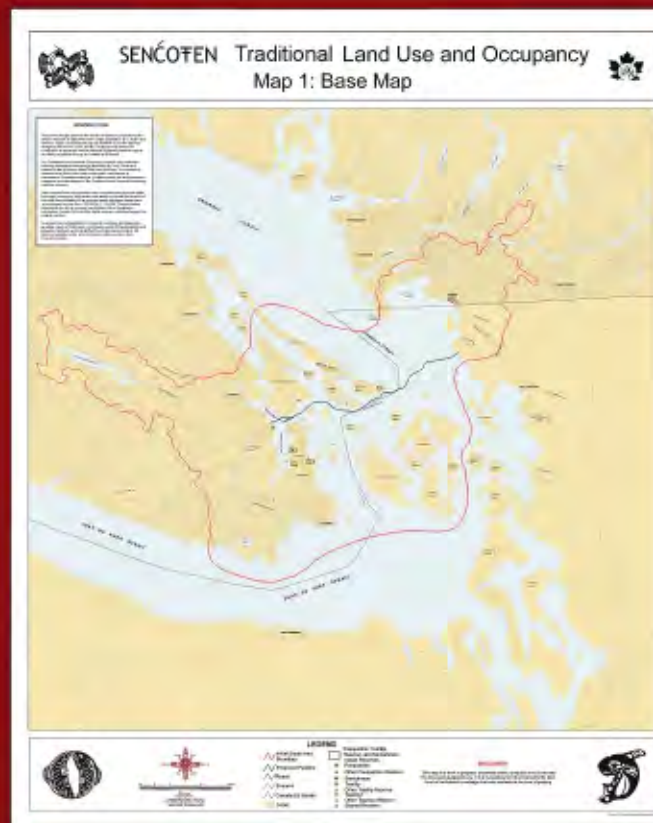
SENĆOŦEN Indian Culture. This Title was granted thousands of years ago to the first SENĆOŦEN Indian People by the Creator of the earth. He instructed the SENĆOŦEN people to look after the land if they wanted their culture to survive.

Because this Territorial Title cannot be bought or sold, we therefore declare in our final words that our SENĆOŦEN Territorial Homeland and inherent rights are not

for sale. We will from this day forward take the necessary actions to govern our SENĆOŦEN Territorial Homeland by home rule.

Signed on behalf of all the SENĆOŦEN People.

Chief Ed Mitchell, Pauquachin First Nation; Chief Chris Tom, Tsartlip First Nation; Chief Allan Claxton, Tsawout First Nation; Chief Willard Cook, Semiahmoo First Nation; Chief Vern Jacks, Tseycum First Nation.



OUR LANDS: TSAWOUT IR NO. 2 & FULFORLD IR NO. 5

POPULATION

The total population living on East Saanich IR No. 2 is estimated at 1,640 people, of which less than a third is registered Tsawout members. Tsawout's population will rise from 585 to 798 people by 2016. The majority of the residents on IR No. 2 are non-Tsawout band members living in mobile home parks on leased lands.

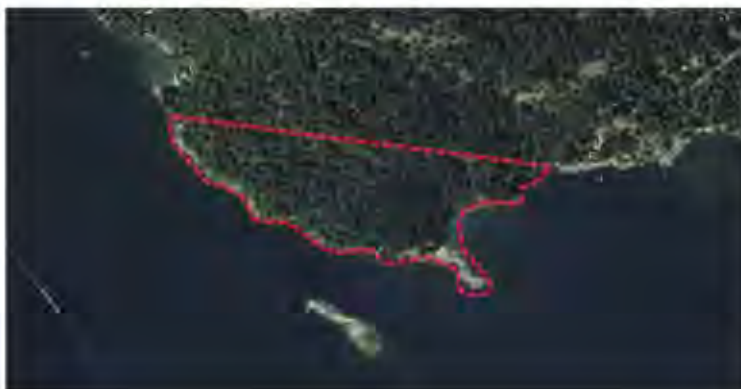


| TSAWOUT POPULATION, IR No. 2 | # OF PEOPLE |
|-----------------------------------------------------------------------------------------|--------------|
| Total Population Living on Tsawout IR No. 2 <i>(Source: Statistics Canada, 2007)</i> | 1,640 |
| Aboriginal Identity Population On-Reserve | 585 |
| Aboriginal Identity Population Off-Reserve | 222 |
| Non - Aboriginal Identity Population On-Reserve | 1050 |

LAND USES

The majority of East Saanich IR No. 2 is made up of residential developments and mobile home parks, with a modest mix of community facilities and commercial developments, including motels, campgrounds, restaurants, offices, band offices and a gas station. Most of the developments are on property owned by Certificate of Possession Holders (CP). Of the private dwellings on the reserve, only a small percentage accommodates Tsawout Nation households.

All commercial uses are developed on CP land – found near the Patricia Bay Highway and Mt. Newton Cross Rd intersection. Several environmentally sensitive areas can also be found on East Saanich IR No. 2 including the Tixen (also known as the Cordova) Spit, Tetayut Creek and a Meadow/Marsh area, located down by the sewage treatment plant.

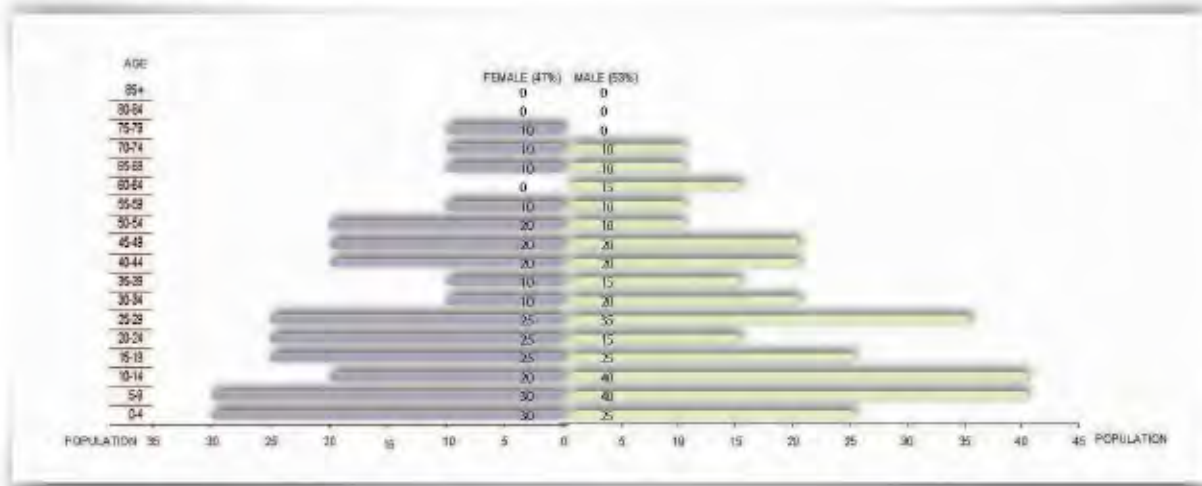


Fulford Harbour is vegetated with second growth Douglas Fir and Arbutus trees. The site is rocky and has good views to the south. The Reserve has limited access and no services. Fulford Harbour IR No. 5 is currently unpopulated.

POPULATION PROJECTIONS

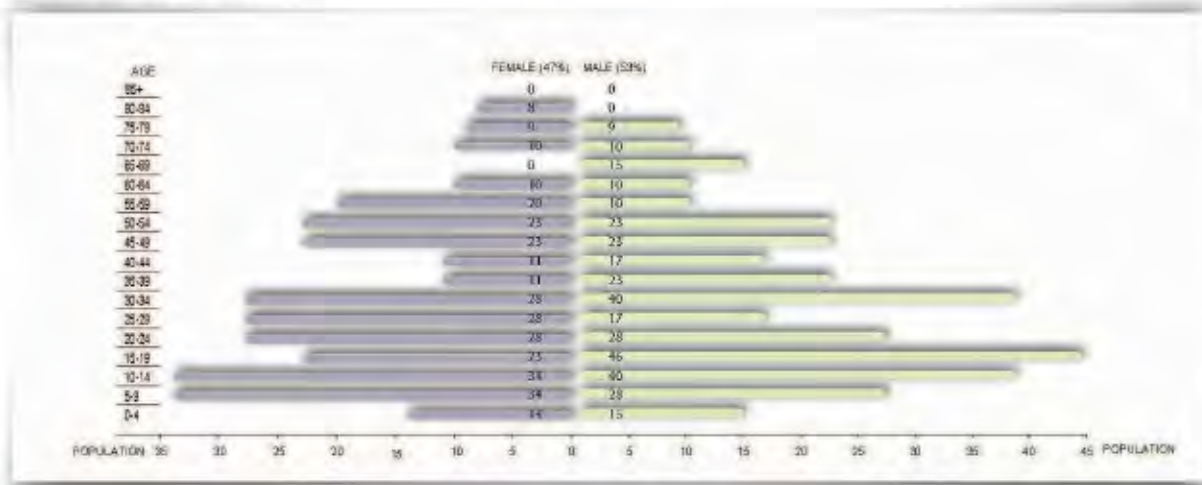
The following population projection pyramids were developed by the Tsawout Lands Department.

Population 2006

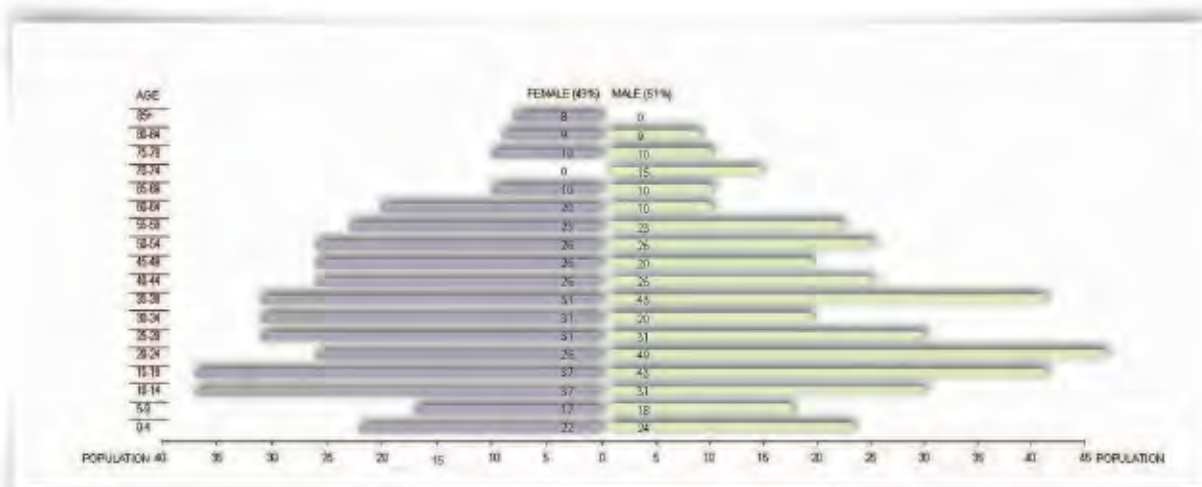


Population 2011

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Population 2016





TSAWOUT'S VISIONS, GOALS & OBJECTIVES

VISIONS, GOALS & OBJECTIVES

When asked to identify things that make Tsawout a good place to live, most people spoke of the community's beautiful location by the water, the culture and SENĆOŦEN language, and family ties as Tsawout's strongest assets. On the other hand, the community identified issues of substance abuse, lack of respect and unity, lack of employment opportunities, and lack of care around homes as barriers to making Tsawout a better place to live. Because of these challenges, the most frequently expressed desire is for improved health in the community, in particular the elimination of drug and alcohol abuse, especially amongst youth. Increased housing and use or knowledge of the SENĆOŦEN language was also repeatedly mentioned.

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OTHER COMMON RESPONSES

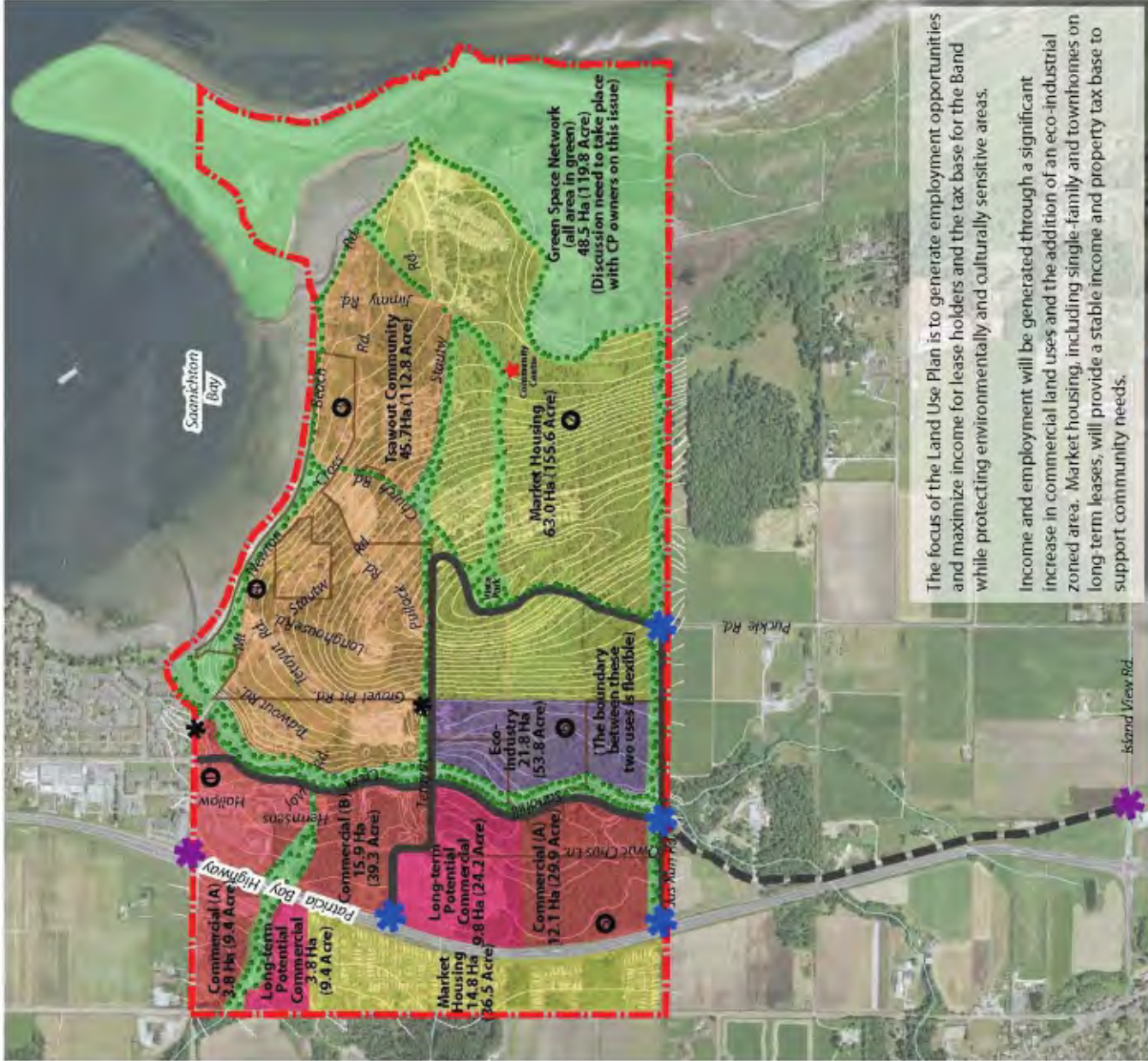
- Greater availability of recreational services and programs for youth and elders.
- A greater sense of pride in the community or better care of the land and homes.
- Greater availability of housing/land to address overcrowding issues.



Tsawout IR#2 Preferred Land Use Map

| | Ha | Acre | % of Total |
|--------------------------------|--------------|--------------|-------------|
| Tsawout Community | 49.0 | 122.5 | 20.6% |
| Market Housing | 78.5 | 196.3 | 32.9% |
| Commercial | 30.3 | 75.8 | 12.7% |
| (A) Large Scale | 14.9 | 37.3 | 6.3% |
| (B) Small Scale | 15.4 | 38.5 | 6.5% |
| Potential Long Term Commercial | 13.1 | 32.8 | 5.5% |
| Eco-Industry | 14.5 | 36.3 | 6.1% |
| Green Space | 53.0 | 132.5 | 22.2% |
| Total | 238.4 | 596.2 | 100% |

★ Community Centre
★ Improved Access
★ Existing Access
 Proposed New Road
 Existing Route
 Band Land



The focus of the Land Use Plan is to generate employment opportunities and maximize income for lease holders and the tax base for the Band while protecting environmentally and culturally sensitive areas.

Income and employment will be generated through a significant increase in commercial land uses and the addition of an eco-industrial zoned area. Market housing, including single-family and townhomes on long term leases, will provide a stable income and property tax base to support community needs.



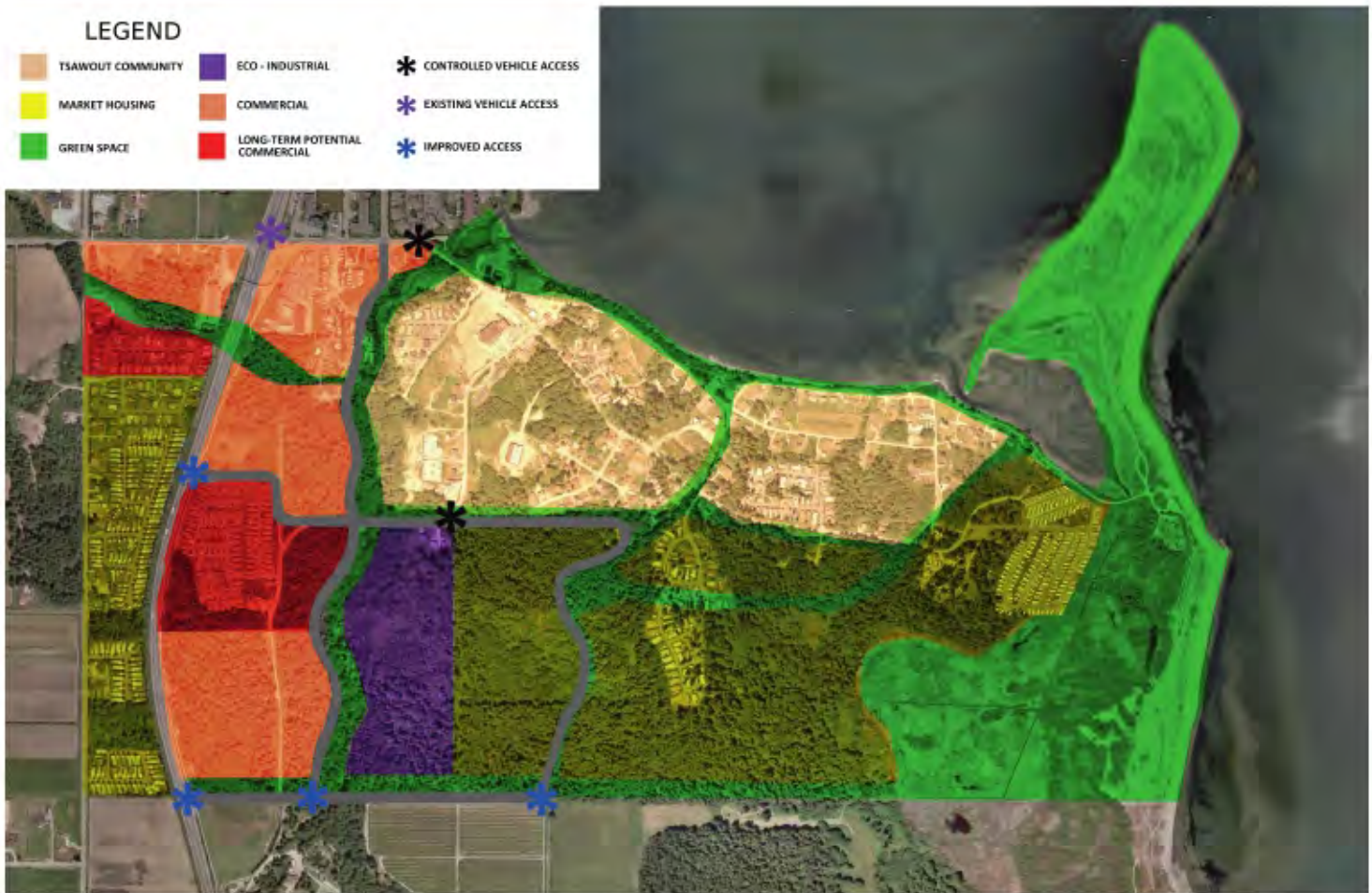
TSAWOUT'S LAND USE PLAN

The plan was developed under the following assumptions:

- Land use changes may occur once current leases have expired or terminations successfully negotiated;
- Improved access to Pat Bay Highway and within the reserve is achieved;
- Completion or build-out will take decades; and
- Boundaries of each land use designation, as depicted in the Land Use Map (Figure 3-10), are intended to be flexible and can be adjusted as the community sees fit.

LEGEND

| | | |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  TSAWOUT COMMUNITY |  ECO-INDUSTRIAL |  CONTROLLED VEHICLE ACCESS |
|  MARKET HOUSING |  COMMERCIAL |  EXISTING VEHICLE ACCESS |
|  GREEN SPACE |  LONG-TERM POTENTIAL COMMERCIAL |  IMPROVED ACCESS |



The Tsawout Land Use Plan was created based on community input and aims to achieve the community's vision and objectives by:

Creating job opportunities on reserve for members by designating a large area of land for commercial and eco-industrial development. Commercial development is focused along Pat Bay Highway for the best access and exposure.





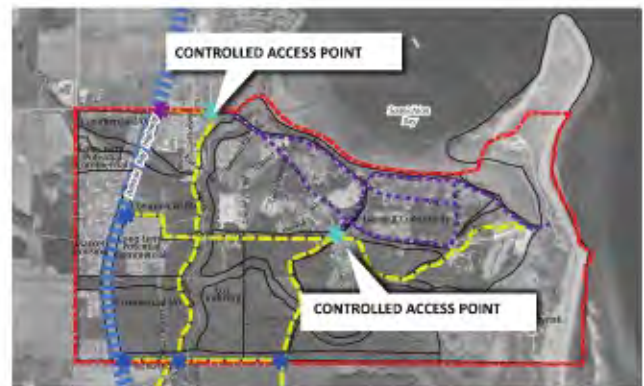
Protecting environmentally and culturally sensitive areas including Tixen Spit, Tetayut Creek, Brackish Meadow/Salt area, and shoreline. This will include providing for more green space through a network of trails and open spaces throughout the plan area.

Locating the heart of the community along the waterfront within the Tsawout Village.



Maximizing income for the Band and landowners through tax and lease revenue from commercial, eco-industrial and high quality market housing development.

Protecting access to and circulation within the Tsawout Village from outside traffic (including on-reserve mobile home traffic) by creating restriction points around the Village and alternate points of access.





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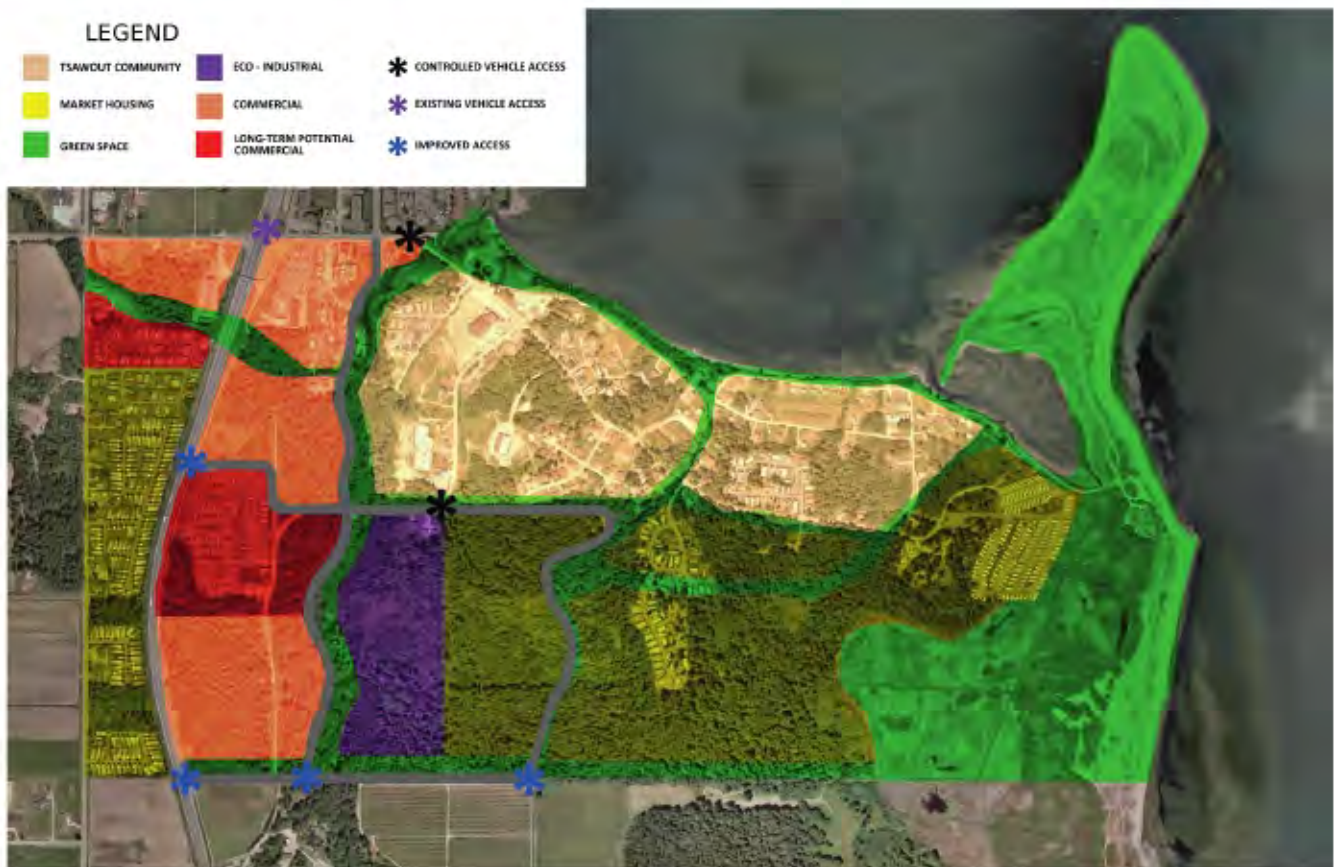
PHYSICAL DEVELOPMENT ISSUES & POLICIES

A NEW APPROACH

This chapter discusses community issues related to the physical development of the reserve and creates policies that help define how lands and buildings should be developed.

By accepting the CCP, Tsawout is accepting a new cooperative process which puts the community's well-being at the forefront of all development efforts, while retaining CP holder rights.

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The Tsawout CCP Land Use Map has been designed to make the best use of development opportunities on the reserve and accomplish various community goals. However, several important issues and concerns need to be resolved before the community can move forward with the plan. This relies upon the willingness of families and community members to work together to resolve conflicts and let go of historical tensions.

TSAWOUT VILLAGE

Tsawout Village is to remain the heart of the community, where members (on and off reserve) will feel safe and at home, sufficiently housed, and can participate in a variety of community activities. It is a mixed land-use area with both housing and community amenities.



OBJECTIVE

To designate the waterfront area of IR No.2 for new homes, services, as well as community and recreational facilities for the benefit of Tsawout members.

POLICY HIGHLIGHTS

- Encourage a range of housing types, ie townhouses, duplexes, and single family homes.
- Consider homes using green standards and technologies, such as solar panels.
- Create park space with interconnected trails throughout the Tsawout village.

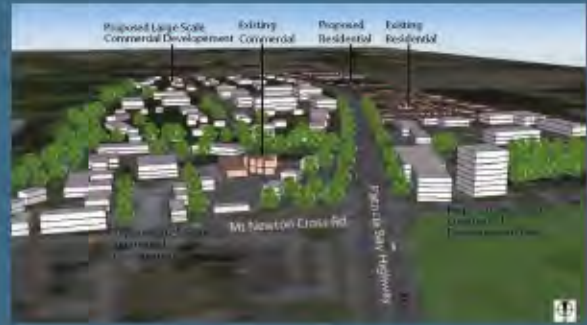


COMMERCIAL DISTRICT

The location of Tsawout East Saanich IR No. 2 along the Pat Bay Highway presents great potential for commercial development to transform Tsawout into a prosperous community. By developing the areas outlined in the Land Use Plan for commercial development, Tsawout could meet several of the goals that were identified in the community survey.

OBJECTIVE

To realize the development potential that could be unlocked on the lands along to the Pat Bay Highway and to provide services and generate employment and prosperity for the community.



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POLICY HIGHLIGHTS

- Locate all commercial development along the Pat Bay Highway.
- Consider converting existing residential uses within the commercial district, in the long-term, to commercial uses.
- Protect local ecosystems (e.g. Tetayut Creek) through the establishment of riverbank setbacks or buffer landscaping.
- Encourage developers and businesses to employ Tsawout members during construction and operation.
- Consider designing the commercial development to reflect the traditions of the Saanich people.



ECO-INDUSTRIAL DISTRICT

Eco-Industrial parks are industrial parks where a group of businesses share operating costs, and exchange and recycle resources such as waste, water and energy. Eco-Industrial businesses aim to increase economic gains, while improving the environment. The eco-industrial park could provide the community with a source of well paying jobs, lease revenue and annual property taxation.

OBJECTIVE

To designate an area of Tsawout where clean, green industries can develop and create well paying jobs for Tsawout members.



POLICY HIGHLIGHTS

- Encourage the development of industries that can employ members of the Tsawout Community.
- Explore the creation of new forms of energy that can provide heat and hot water throughout the reserve.
- Encourage environmentally friendly industries.
- Ensure vehicle traffic is diverted away from residential areas.
- Create improved access to the Pat Bay Highway.

MARKET HOUSING DISTRICT

Tsawout's market housing has been primarily through the mobile home parks, which provide a monthly pad rent to the CP holder and property taxes to the community. This form of housing does not maximize tax revenues, however, the advantage of this housing type is that it is easily developed and affordable.

OBJECTIVE

To provide a range of quality housing that will create significant benefits for the Band and CP holders from property tax and lease revenue.

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Tsawout has an opportunity to provide greater revenues to the CP holder and higher taxation revenue to the membership through the use of higher quality modular housing, and allowing for higher densities. Denser and more compact housing also provides an environmental benefit by increasing green space. Setting land aside for parks and trails would help to increase the quality of life for the community.

POLICY HIGHLIGHTS

- Encourage a variety of housing types, sizes and styles.
- Preserve natural areas by grouping living spaces together.
- Require residential areas to include green space, trails and parks for residents.
- Ensure traffic is diverted away from the Tsawout Village.

ROADS & SERVICING

The provision of new roads, the upgrading of existing ones and the provision of community sewer systems plays a major role in the shaping of the community. The road system and pedestrian walkway system on Tsawout land will be developed in a manner which supports the use of public transportation and the safe movement of vehicles and pedestrians.



POLICY HIGHLIGHT

A development must demonstrate how it can be tied in with the current BC Transit system.

PESTICIDES

There are many negative impacts to a community with the use of pesticides. This includes but is not limited to, human health, both domestic and wild animal health, degradation of the soil, and contamination of the water courses which drain into the ocean.



POLICY

Until the Tsawout First Nation Pesticide law is completed, the standards and regulations as outlined in the Saanich, Pesticide Bylaw # 9054 applies to all Tsawout First Nation Lands. Discussion with the Lands Manager will be required on a case by case situation.



SOCIAL ISSUES & POLICIES

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To achieve the vision, the community also needs to look beyond physical development policies towards a broader set of community policies that can create positive changes in the community. This chapter includes policies relating to social concerns identified by the community, through community surveys and public meetings. The social issues are related to culture, employment, health and education, safety, and governance.

CULTURE

Establishment of the following cultural policies clearly shows the community's intention to enhance and preserve its traditions as a unified First Nation. This plan supports and encourages the passing of traditional knowledge from Elders to youth.

OBJECTIVE

To preserve and enhance the knowledge and practice of Tsawout culture, traditions, and values.



POLICY HIGHLIGHTS

- Consider a cultural centre where Tsawout heritage can be showcased and taught to all people. Locating the cultural centre within the commercial district can enhance its exposure to visitors and tourists.
- Develop programs where the SENĆOŦEN language and other Tsawout traditions, such as fishing and basket weaving, are taught to members of all ages. These programs should be offered locally and ensure that they are accessible to all members by being affordable and convenient.
- In the future, incorporation of SENĆOŦEN text in official community documents will be considered.
- Uphold traditional Tsawout festivals and celebrations and encourage attendance by all members.
- Develop policies/guidelines for developers to conduct a cultural impact analysis prior to all developments on the reserve.

EMPLOYMENT

Training opportunities can help community members become better qualified to fulfill job requirements. Several members have suggested that training and employment opportunities for Tsawout members are required as a part of development agreement negotiations. In other words, developers would be required to train and/or employ a certain number of Tsawout members during the construction and/or operation of their development on the reserve.

OBJECTIVE

To seek a wide range of employment, revenue and taxation opportunities that accommodates the needs and skills of the Tsawout community, including opportunities for youth and people with disabilities.

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POLICIES

- Create employment and training contracts, where appropriate, as part of development agreements for the construction and/or operation of businesses and developments on the reserve.
- Prioritize jobs within the Band for qualified Band members, where practical.
- Develop a 'central job database', such as a job bank, website or notice board, where members can easily access information on job openings and skills training opportunities.

HEALTH, SAFETY & EDUCATION

Matters of community health, safety and education are essential to achieving Tsawout's vision of being whole in the physical and emotional sense.

Many community members desire a healthy Tsawout First Nation with members living a healthy and active lifestyle, and eating nourishing foods. The biggest health concern in Tsawout that has been identified from the community survey is drug and alcohol abuse. Respondents noted the need to alleviate the situation by finding resources, and by providing opportunities for healthy activities within the reserve.

OBJECTIVE

To create a healthy, safe and well educated community where members of all ages can participate in all aspects of community life.



POLICY HIGHLIGHTS - HEALTH & SAFETY

Maintain and enhance recreation lands, facilities, and services for enjoyment by members of all ages. This can include sports fields, youth programs at the gymnasium and recreational activities for Elders.

Set medium and long-term targets to measure health levels and report on the progress every year .



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- Work with the Band's health administrators (e.g. Coordinator of Mental Health Services, Community Health Nurse) and/or other health authorities to continue making health programs and services better. More sources of funding from the public and private sectors and non-governmental organizations can be found and areas for staff training can be identified.
- Establish a strategic plan and terms of reference for the Community Safety Committee.
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles/features throughout the community. This can be sidewalks, lighting in public areas, and landscaping to avoid hidden areas.
- Work with the RCMP and Central Saanich to address key concerns about policing within the reserve.

POLICY HIGHLIGHTS - EDUCATION

- Set medium and long-term targets to measure educational attainments/outcomes and report on the progress every year.
- Provide resources and notices of skills training opportunities for members on and off reserve. This can be included on the Band's website and through the community newsletter.
- Work with local area school boards where Tsawout youth attend.



- Incorporate First Nation (Saanich) history and traditions, such as the SENĆOŦEN language, into school curricula.
- Decrease school drop-out rates.
- Create a mentorship program with community role models to mentor youth. This can enhance and complement the education youth are receiving within their schools and is an opportunity for Elders/adult community members to teach the youth about Tsawout history, traditions and culture.

GOVERNANCE

Among many things, good governance builds trust within the community and is critical to achieving Tsawout's vision, as well as the sustainability of the community plan.

Accountability and transparency, as a part of good governance, can help members feel that they are being treated fairly and empower them to take part in community decision-making.

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OBJECTIVE

To promote good governance and decision making in an open and transparent manner, while respecting aboriginal and treaty rights.

POLICY HIGHLIGHTS

Encourage Chief and Council, Committees, and each Administrative Department to regularly report to the members on their performance on a semi-annual or annual basis.

- Prevent development on lands that would negatively impact or interfere with Treaty Rights.
- Promote active, timely and regular flow of information to the community via email, website, newsletters, and other means of communication.
- Involve youth in community decision making; such as but not limited to creating a youth representative position(s) on Council and Committees or youth council.
- Develop community consultations for Council, Lands Advisory Committee, and the Lands Department for all matters concerning community well being.



INFRASTRUCTURE

INFRASTRUCTURE

OBJECTIVE

To create and maintain a high standard of infrastructure.

POLICIES

- Create a subdivision servicing standards law to address infrastructure outside of the existing Sewer and Water lines. This new law could be used by Tsawout staff when reviewing development applications.
- Require developers to address all aspects of the servicing standards document before final approval is granted by Council.
- Apply infrastructure upgrades in a phased manner, to reduce the up-front expenditure.
- Conduct a Community Impact Analysis and obtain the necessary permits.

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ENVIRONMENTALLY SENSITIVE AREAS

ENVIRONMENTALLY SENSITIVE AREAS

The preservation and enhancement of existing streams, marshes, foreshore and adjacent waters, and delicate eco-systems on Tsawout is an important goal of the community. Many of these areas also contain significant cultural value as they are traditional sites for hunting and gathering food. At the same time, protection of environmentally sensitive areas (ESA's) on Tsawout will need to be carefully balanced and managed with development objectives. Development impacts on ESA's should be minimized, monitored and considered early in and throughout the planning/development process and as outlined in the Community Impact Analysis Policy.

A total of 53 hectares (132.5 acres) has been identified as green space on Tsawout, as outlined below.

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OBJECTIVE

To preserve and manage environmentally sensitive areas on Tsawout.

POLICIES

- Engage community members, especially youth, and local environmental groups to help identify and monitor environmentally sensitive areas.
- Designate a buffer zone, as shown on the Land Use Plan, for the protection of wetlands and riparian areas – a ‘no development’ zone.
- Require environmental impact assessments/studies prior to any development building next to environmentally sensitive areas, water lots and riparian protection zones.
- Preserve, enhance and protect natural features along the foreshore.
- Encourage the retention of natural vegetation along marine shores, and other sensitive areas.
- Create a “green network” of open spaces and pedestrian/cyclist friendly trails that connect them throughout the Reserve.







WHAT HAPPENS NEXT?

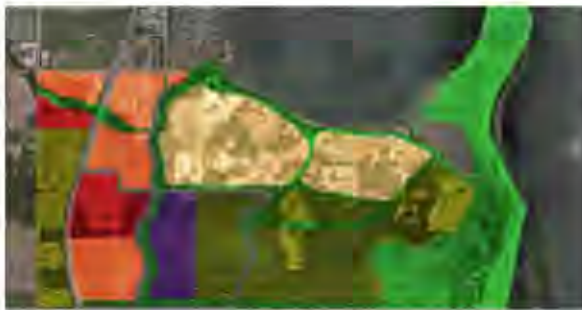
WHAT ARE OUR NEXT STEPS?

This chapter proposes a set of feasible strategies or tools to help implement “Our Vision for Tomorrow” and assist with completing the policies set out within the Comprehensive Community Plan. As with the CCP process, the success of the implementation strategies will rely on the involvement of community members as well as other stakeholders, and even more so, the willingness of members to work together in order to realize the greater good, which is the well-being of the larger community.

STEPS TO ACHIEVING THE PLAN

- Preparing Sub Area Plans
- Establishing an Economic Development Corporation
- Creating Training Programs
- Securing Highway Access Improvements
- Creating Development Control Tools
- Development Financing Tools
- Development Permit Areas
- Community Impact Assessments

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PREPARING SUB-AREA PLANS

Sub-area plans would give the community greater control in articulating the design, function, access and processes when developing specific areas on the reserve.

CREATING AN ECONOMIC DEVELOPMENT CORPORATION

To a reasonable extent, the community plan has focused on economic development opportunities and the generation of wealth for the Band and its members. An effective way of facilitating and accelerating these opportunities is through the establishment of an Economic Development Corporation (EDC) – a model sometimes used by other First Nations communities.

If developed, the EDC would not duplicate or replace the role of the Lands Advisory Committee or Lands Department, who would oversee and manage the development approval processes.

EDC ROLES

- Bring landowners and the Band together on issues of land acquisition, boundary disputes and access improvements.
- Meet with the development and real estate community or other stakeholders.
- Promote East Saanich Tsawout as an attractive place to invest.
- Help with negotiating costs and revenue sharing arrangements.

CREATING TRAINING PROGRAMS

Training programs can expand Tsawout members' employability skills and help them compete in today's economy. By working with developers to arrange training opportunities as a part of development agreements, the program can be targeted to the skills required for jobs on the reserve.



For skills targeted towards jobs outside of the reserve, the Band may choose to approach other agencies to provide training. The Band may also want to consult with its members and local employers to the skills needed for today's job market in order to provide the most meaningful and practical training.

SECURING HIGHWAY ACCESS IMPROVEMENTS

Access improvements to the Pat Bay Highway and within the Reserve are an essential pre-condition to accomplishing the plan. Maintaining a partnership with the Ministry of Transportation and Infrastructure and District of Central Saanich is vital to achieve these improvements, which can provide benefits for all parties in the long run.



CREATING DEVELOPMENT CONTROLS

Creating development controls will allow the Band to regulate development on the reserve in an organized and fair manner.

DEVELOPMENT CONTROLS INCLUDE:

1. Zoning Laws
2. Subdivision Servicing Standards
3. Phasing
4. Design Guidelines/Standards

DEVELOPING FINANCING TOOLS

Tsawout can use a variety of tools to collect or raise funds from developments which can fund the infrastructure associated with growth.

Financing tools include:

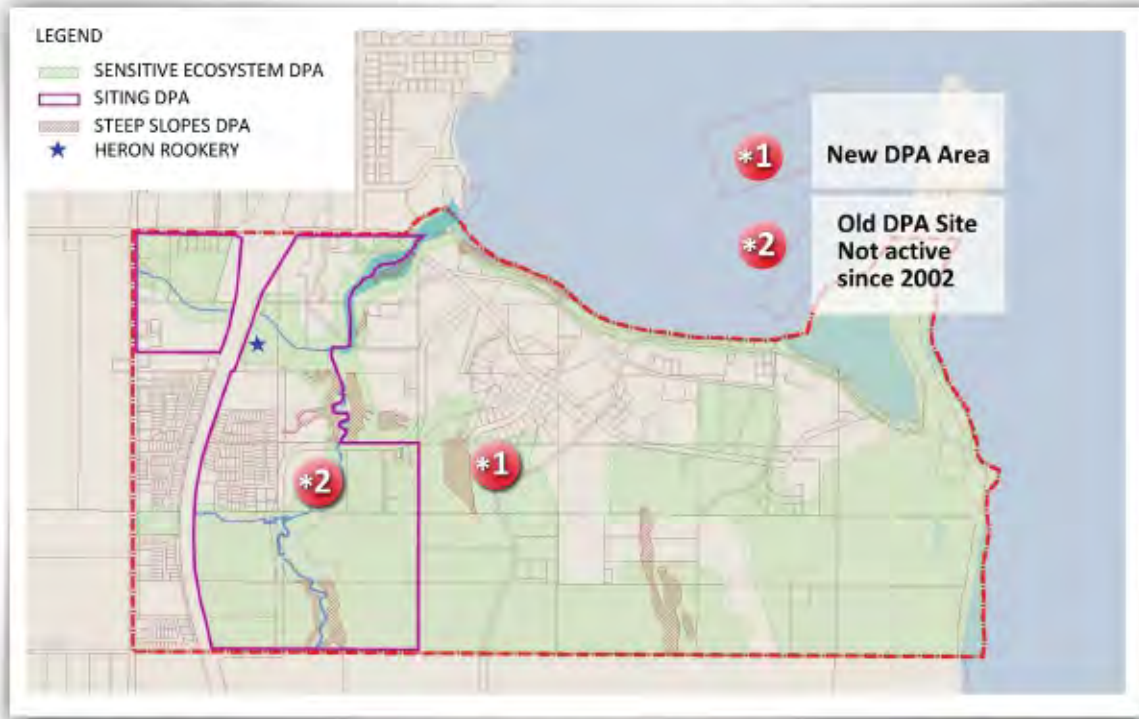
1. **Development Cost Charges (DCCs)** – fees the Band can charge for the provision, construction, alteration or expansion of facilities related to: roads, sewage, water, drainage, parks and sidewalks.
2. **Utilities** – fees the Band can charge to construct, operate and manage water, sewer and drainage infrastructure.
3. **Developer Amenity Contributions** – monetary support the Band can ask from a developer for the preparation of 'soft infrastructure', such as community facilities, fire halls, social housing and other Band programs.
4. **Property Taxation** – taxes the Band can charge to provide communal services to facilitate asset management requirements, such as water, sewer, buildings, trails/parks, roads, etc.



The Band should continue to actively pursue grant opportunities and other sources of government funding to support community needs and other possible sources of funding used elsewhere, such as Property Transfer Tax.

DEVELOPMENT PERMIT AREAS

A Development Permit is a planning tool for sites, buildings and structures that need special protection or development control. These permits must be approved by the Chief and Council and may require security to ensure that the conditions of the permit have been achieved. The authority to create development permits is contained within Section 6 of the Tsawout First Nation Land Code.



COMMUNITY IMPACT ASSESSMENTS

As outlined in the General Development Policy, if any development occurs, care must be taken to minimize the impact to the natural environment, the existing neighbours and the community. A community impact assessment may be required prior to the start of the development project. Refer to a copy of the Tsawout First Nation Community Impact Assessment policy and the Lands Manager to determine if an analysis is required.





MOVING FORWARD WITH THE PLAN

Use of CCP Workers to deliver the summary materials.

Copies of the summary delivered to each household.

September 2011 - October 2011

Open Houses with a meal and a draw (minimum of two).

Discuss specific sections of the plan with the community.

Newsletter Updates

September 2011 - November 2011

QUESTIONS & ANSWERS

WHAT IS A COMPREHENSIVE PLAN?

To help better your understanding of this process you need to know that a Long-Range plan is different from Short-Range plan, also known also known as Strategic Plan.

A Comprehensive Plan is a guiding tool for our nation. This plan is a creation of our wants and needs through involvement of our membership and the governance of Tsawout. The vision statement outlined at the beginning of this document will be what the plan will try to accomplish for our future. The plan and future sub-plans reviews the geographical area of Tsawout East Saanich I.R. #2 (and in future - Fulford Harbour Reserve), and analyzes:

- Land Use
- Transportation/Traffic/Infrastructure Planning
- Environmentally Sensitive Areas or Park/Green Space
- Housing (Village housing/residential market housing developments)
- Public Facilities
- Social/Education Planning to incorporate band members future educational & training gaps and needs
- Economic Development (Development Corporation, Commercial, Eco-Industrial plans, etc.)

This process helps us create objectives, goals, needs, and policies for each area.

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WHY IS A COMPREHENSIVE PLAN IMPORTANT?

The Comprehensive Plan is important because it is a guide for the community, the band council, administration and interested parties looking to invest in Tsawout. The plan will create objectives, goals, and policies so that Tsawout can take the necessary steps to make sure that the community measures up to our vision for quality of life. The plan is a guide to help our community through growth and development as we move into the future.

OTHER PLANS AND PROJECTS?

In addition to this plan, Tsawout is working on a Strategic Plan, setting up an Education Department, a large commercial development, expansion of the Tsawout cemetery and the TIXEN Conservation Plan.

QUESTIONS & ANSWERS

HOW CAN THE BAND & LANDOWNERS USE THE PLAN?

The community plan, including the land use plan within it, is a tool that the Band can use for planning and controlling development on the reserve. The Band can help ensure that the development or uses are appropriate and meet the needs and wishes of the community. For instance, industrial area land uses are not to be built in the middle of a residential area. The plan can also be used to communicate the community's intention to developers, neighbouring municipalities, and the provincial or federal government.

COMPREHENSIVE PLAN VS STRATEGIC PLAN?

Comprehensive Plan = Long Range Plan

This is a broader plan for Tsawout and the geographical area of East Saanich I.R #2 and in the future, the Fulford Harbour reserve. It is a 15 to 20 year future look at all categories of planning that is of importance such as infrastructure, planning for roads, sewer and water utilities, land use, green space and recreation. This also involves stakeholders so that the Goals & Policies are created through the input of the community.

Strategic Plan = Short Range Plan

This is an in-detail plan of a sub-category from the Comprehensive Plan. The plan timeframe is short, unlike the Comprehensive Plan. It is a plan for the next few years instead of 10 years. This plan looks at one or a few planning projects and details how it will be accomplished.

HOW WILL THE PLAN TARGET YOUTH AND INFANTS?

This CCP allows the current leadership and the community to plan for the future of Tsawout. As the youth and infants are the future of Tsawout, this plan has been made to address their concerns. This CCP enables Tsawout to plan for future development and considers all aspects of Tsawout community life.

GLOSSARY

Certificate of Possession (CP)

Evidence of an individual Band member's rights to possess a particular portion of land on Tsawout.

Ecosystem

A natural system that consists of living things, their physical environment and their respective life cycle. An ecosystem is best described as a geographical area of various sizes where plants, animals, the physical landscape and the local climate can all interact collectively.

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Community Impact Assessment

An analysis done to determine what impact, if any, a development application may have on the community. This includes any or all of the following:

- Roads
- Natural Environment
- Sewer and Water Lines
- Douglas Treaty Issues
- Community Services





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