



Wei Wai Kum First Nation

Land Use Plan

Draft – April 2021



Table of Contents

1. Purpose of this Land Use Plan	3
2. How the Land Code and CPP relate to the Land Use Plan.....	3
3. Land Use Plan in the Plan	4
4. What is the Authority of the Land Use Plan?	4
5. Community Engagement	9
6. Vision for the Lands	10
7. Land Use Plan Guiding Principles.....	11
8. Land Use Plan Designations.....	12
Community Housing Lands	12
Community Use Lands.....	12
Cultural Lands	13
Market Housing Lands.....	13
Commercial Enterprise Lands.....	13
Industrial Lands.....	13
Mixed Use Lands.....	14
Resource and Open Space Lands	14
Key Interest Areas	14
9. Roads, Servicing, Parks, and Trails.....	15
10. Plan Amendment Process.....	15



1. Purpose of this Land Use Plan

This Plan is a guiding document that recognizes the current characteristics of lands, establishes scenarios for future development, change, or protection, and then sets out actions for achieving a desired future.

This Plan includes the community's visions, goals, policies, and actions for the lands, air, water, and wildlife that are important to the WWKFN.

1.1 What is a Land Use Plan?

A Land Use Plan is a guiding document that recognizes the current characteristics of lands, establishes scenarios for future development, change, or protection, and then sets out actions for achieving a desired future.

The Land Use Plan recognizes the Nation's overall vision and goals and then sets out a vision, goals, objectives, and actions for all Wei Wai Kum's Lands. It provides a snapshot of today and then sets out the path to a coordinated future for all of Wei Wai Kum's lands.

This Plan will serve as the guiding document for all future policies and regulations around land use, protection, and development. As this Plan is implemented, Wei Wai Kum will exercise its law-making powers and will manage the lands to achieve the goals of the Nation.

2. How the Land Code and CPP relate to the Land Use Plan

The Land Code is a Law that allows Wei Wai Kum to have control over and manage the reserve lands. The Wei Wai Kum Land Code was ratified by the community and came into effect in 2012.

This Law is a foundational law allowing other more specific Laws related to Lands Management to be passed under the Land Code authority including the Land Use Plan.

Both the Land Code and the Land Use Plan focus on Wei Wai Kum's reserve lands. The Land Use Plan also considers any lands owned by Wei Wai Kum, and can set out areas where Wei Wai Kum would consider future purchases of land. The key difference between the two documents is that the Land Use Plan looks far into the future to see how Wei Wai Kum may change over time, while the Land Code is a more regulatory document that shapes what happens today on the lands (and in other administrative areas of Wei Wai Kum, such as finance and law development). The two documents work together to show what is true today and where Wei Wai Kum is heading for tomorrow.



The Wei Wai Kum Comprehensive Community Plan (completed in 2018) is the highest-level planning document completed by the Nation. The Comprehensive Community Plan (CCP) contains the long-term vision for the Nation, and articulates a broad, inspirational, and aspirational image for the future.

The CCP sets out the broad parameters for other more detailed planning documents. The Land Use Plan examines the plan for the lands in much greater detail, then the Land Code and Zoning Law outline the detailed specifics for land uses, regulations, and policies.

All the plans must work together, with the CCP pointing out the direction, the Land Use Plan providing the details, and the regulations and laws setting out the specifics for each parcel.

3. What is the Authority of the Land Use Plan?

The Land Use Plan (the Plan) is the guide for Chief & Council, staff, and all members on “the Plan” for the Lands. It is also the guide for other businesses, potential partners, surrounding local governments, federal and provincial agencies, or any other jurisdiction interested in working with Wei Wai Kum on issues relating to lands, servicing, and development.

The Land Use Plan sets out what is known about the lands today, and from that establishes scenarios for how the lands will be developed in the future. The Plan also establishes the location of current and future:

- Roadways
- Servicing infrastructure
- Servicing paths or corridors
- Trails
- Recreation Areas
- Protected Areas

Once this Plan is ratified by the community and enacted by Chief & Council, all future decisions must comply with this Plan and the Comprehensive Community Plan. This includes future decisions about development, zoning, housing, and servicing. However, the Plan does not commit Wei Wai Kum to proceeding with any particular scenario, as funding may not be in place or priorities may change over time.



4. Land Use Plan in the Plan

The Land Code technically only has authority over Wei Wai Kum Reserve Lands. However, to ensure adequate planning for the future, Wei Wai Kum owned fee simple Lands have been included in the Land Use Plan and jurisdiction will be applied to the extent appropriate. Below is a listing of the Lands that are either part of Wei Wai Kum reserves or Wei Wai Kum has title over.

Name	Size (ha)	(ac)	Status
Homayno IR # 2	15.35	37.9	Reserve
Loughborough IR # 3	8.48	20.9	Reserve
Matlaten IR #4	38.78	95.8	Reserve
Campbell River IR # 11	141.4	349.3	Reserve
Campbell River IR # 13	79.3	195.9	Reserve
Junior Strip	0.97	2.4	Fee Simple Land in Addition-to-Reserve Process
6 Acres parking lot (south)	1.24	3.1	Fee Simple Land in Addition-to-Reserve Process
6 Acres parking lot (north)	1.46	3.6	Fee Simple Land in Addition-to-Reserve Process
Condo Lot	0.62	1.5	Fee Simple Land in Addition-to-Reserve Process
Mall	7.71	19.0	Fee Simple Land in Addition-to-Reserve Process
Ocean Pacific	0.69	1.7	Fee Simple Land in Addition-to-Reserve Process
Small Craft Harbor Parking lot	0.89	2.2	Fee Simple Land in Addition-to-Reserve Process
Cruise Ship Lands	0.72	1.7	Lease
Sub Total of the Lands:	262.6	648.6	

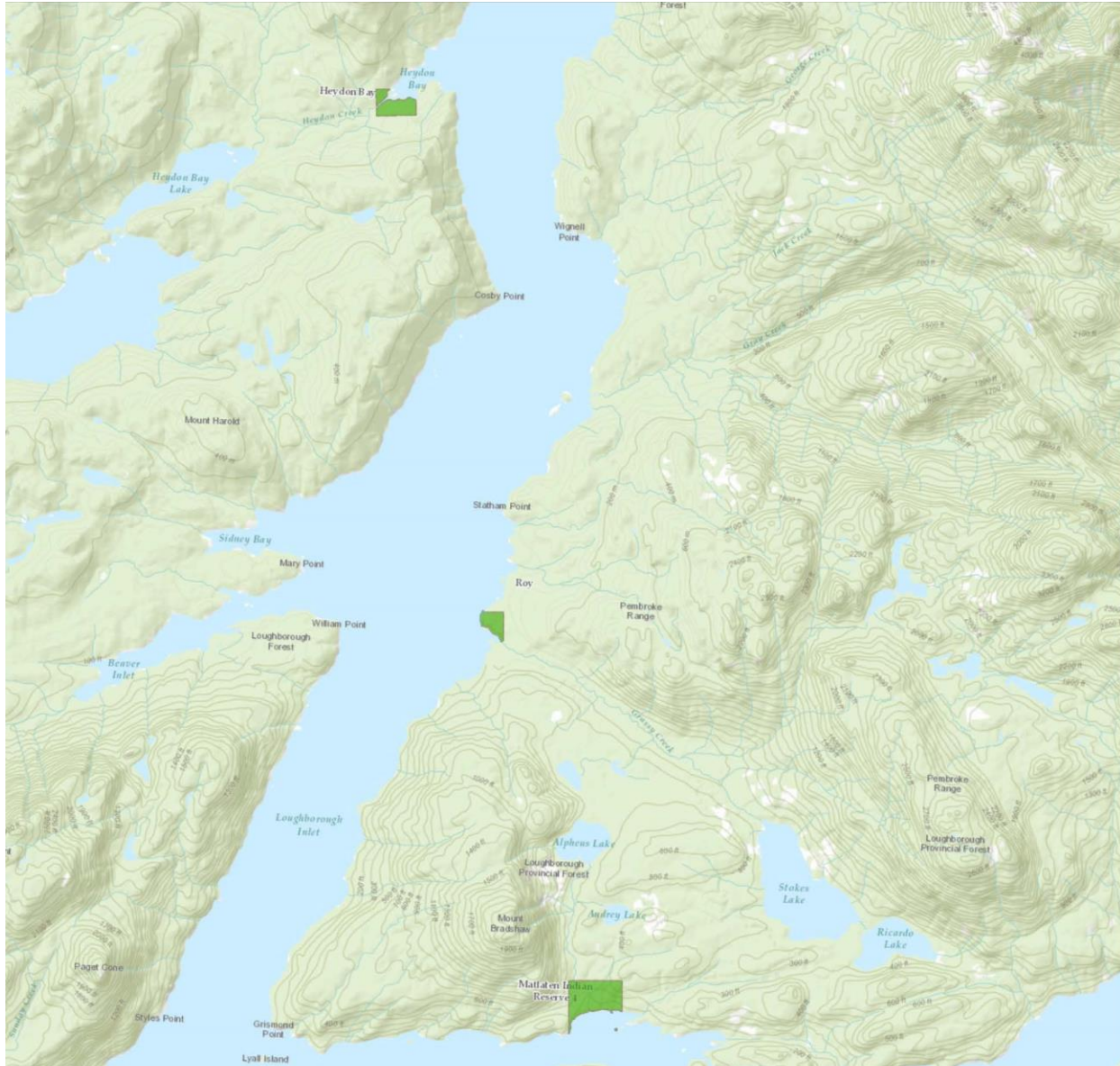


Land Use Plan - Campbell River 11

-  Cultural Use
-  Community Residential Lands
-  Community Use Lands
-  Market Housing Lands
-  Commercial
-  Mixed Use Lands
-  Industrial Lands
-  Resource and Open Space Lands



Map Produced by: Nanwakolas Council
Date: 2021-04-09
Projection: NAD 1983 CSRS UTM Zone 10N

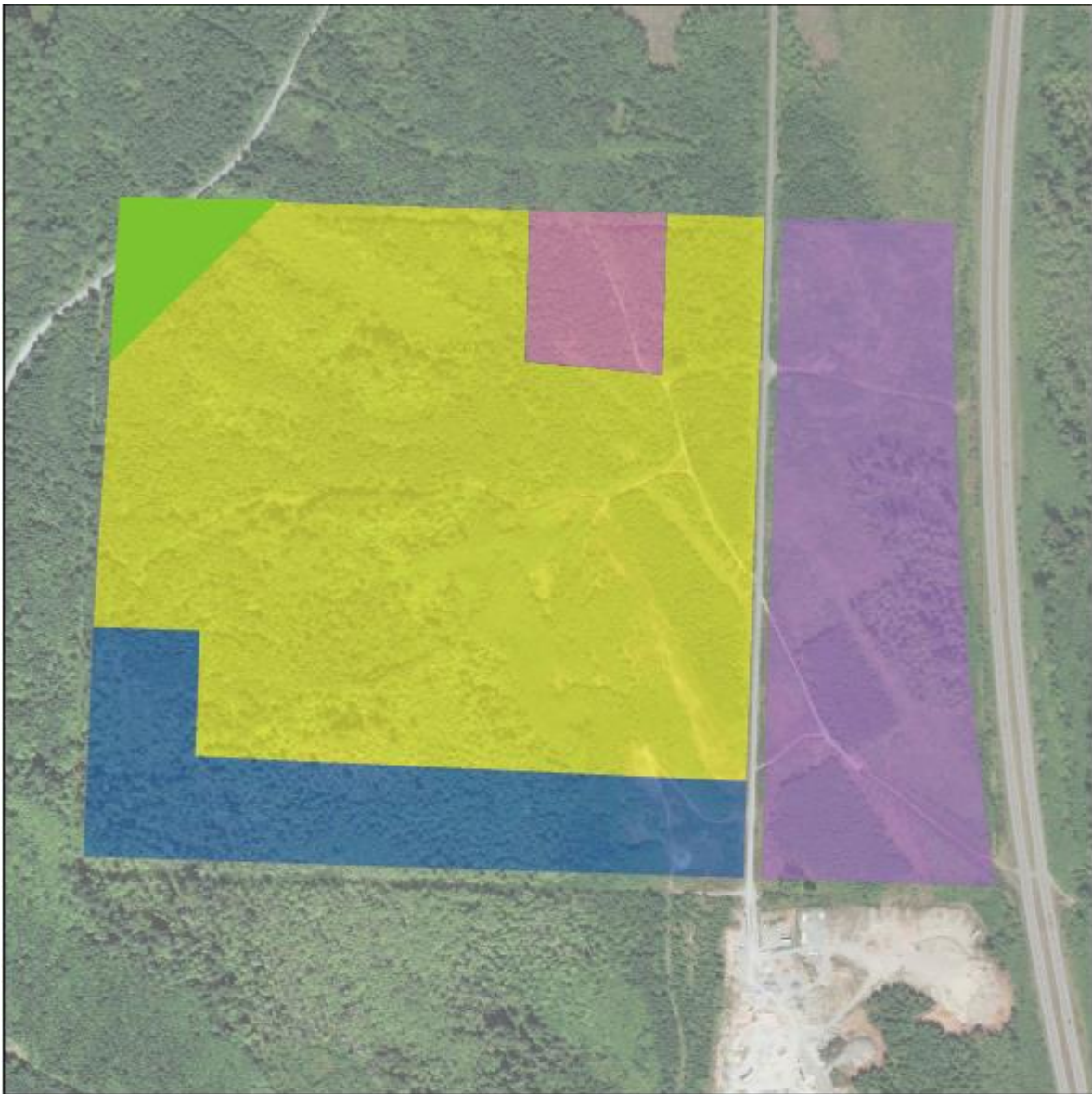


Land Use Plan - Homayno 2, Loughborough 3, Matlaten 4

 Resource and Open Space Lands



Map Produced by: Nanwakolas Council
Date: 2021-04-01
Projection: NAD 1983 CSRS UTM Zone 10N



Land Use Plan - IR 13

-  Community Residential Lands
-  Community Use Lands
-  Mixed Use Lands
-  Industrial Lands
-  Resource and Open Space Lands



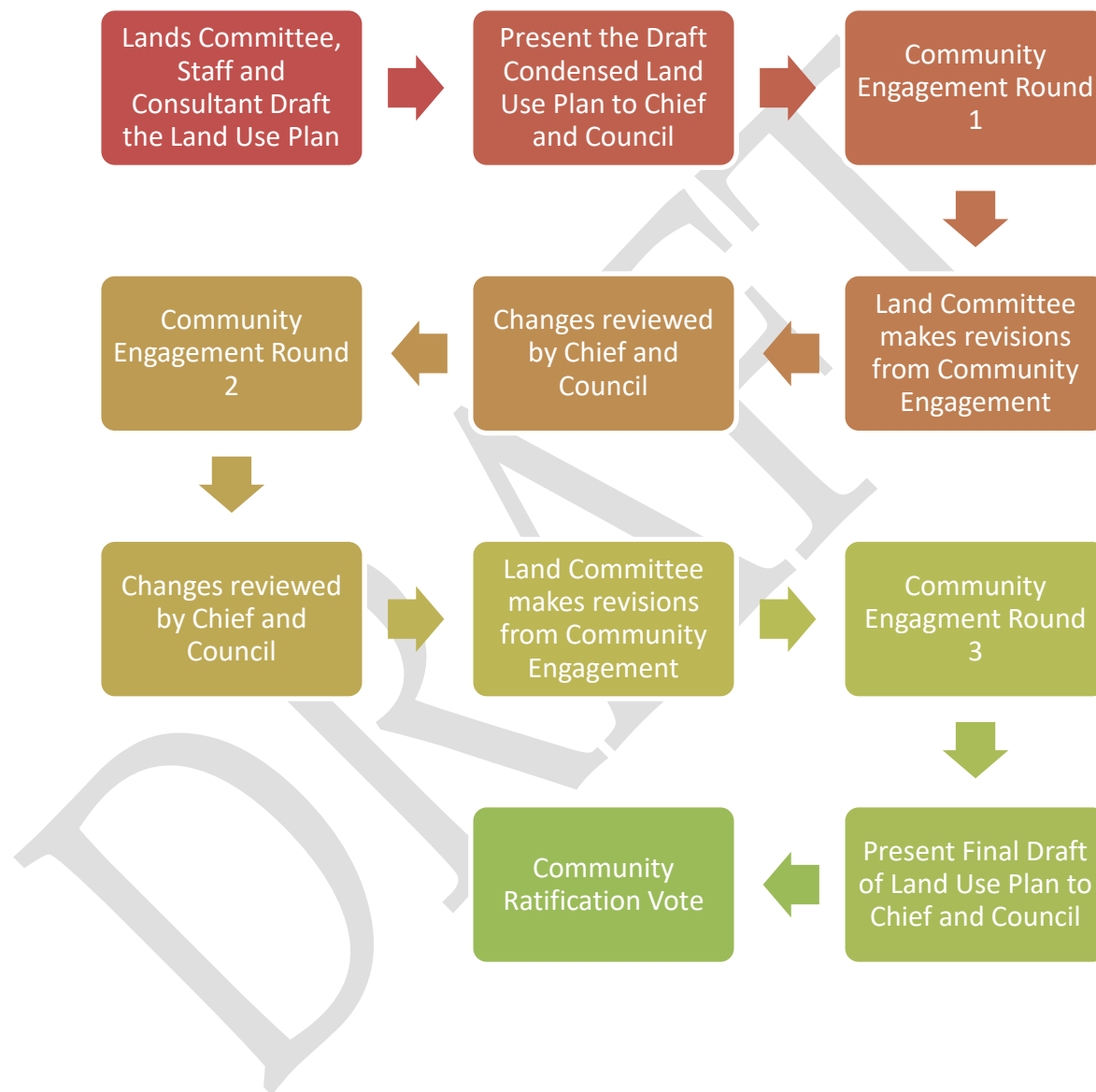
Produced for Wei Wai Kum Nation
Created by: Regina Si-Idak
Date: December 17, 2020
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Sources: Ministry of Oceans Services - DataBC Program
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus, DG, USCG, USGS, AeroGRID, IGN, and the GIS
User Community



5. Community Engagement

This plan builds on previous engagement with community members from other land use planning processes.

The process for developing the plan will follow the following process:





6. Vision for the Lands

The WWKFN Land Use Plan will guide all future development on the Nation's lands.

It is based on the ideas and input of members who participated in the development of this plan and other planning documents. We thank the members for their work in determining the physical, social, cultural, and economic plan for the community.

The ideas of community members have been brought together in a vision statement that speaks to what the future will look like for WWKFN.

The Vision of the Lands is:

*Drawing on the strength and
wisdom of our culture, the Wei Wai
Kum Nation creates a healthy
community that enriches the lives of
each Member
economically, intellectually, physically,
socially and spiritually.*



7. Land Use Plan Guiding Principles

The WWKFN Land Use Plan develops from these guiding principles:

- **Building a healthy community**
 - *Healthy community* reflects the holistic, First Nations meaning of health and well-being, defined as “the total health of the total person within the total environment... The concept of total person involves all dimensions of personhood – body, mind, heart and spirit.”ⁱ
- **Relying on the strength and wisdom of our community members**
 - Our respect for all our members is revealed in our treatment of each other, our reliance on the teachings of Elders, our focus on the importance of nurturing children, love of family, and the concept of community in which each member is cared for and valued.
- **Protecting and keeping our language, tradition, and culture thriving**
 - The strength of our community is seen in the value we place on learning and teaching our traditions to each other, and particularly to our youth.
- **Creating new opportunities for economic development**
 - Expanding the range of economic development activities will help to diversify WWKFN’s holdings and ideally lead to economic generation and greater financial capacity.
- **Ensuring the long-term dedication of lands for members**
 - Lands will be protected for housing for members, while other lands will be protected for administrative, recreational, social, and cultural uses in the future.
- **Protecting the Environment**
 - The lands, waters, and air will be protected to ensure the long term success of the community. This will include new levels of environmental sustainability achieved through high efficiency buildings and practices, as well as the identification of lands that should be kept as natural and protected areas.



8. Land Use Plan Designations

The following designations apply to all the lands considered in this Land Use Plan:

1. **Community Housing Lands** – housing for WWKFN members
2. **Community Use Lands** – admin building, parks, and play fields
3. **Market Housing Lands** – lands intended for leased or rental housing
4. **Commercial Enterprise Lands** – lands for commercial uses and economic development, including space for business start ups
5. **Industrial Lands** – lands for mini-storage, warehousing, manufacturing
6. **Mixed Use Lands** – combination land uses (for example, housing over commercial)
7. **Resource Lands and Open Space Lands** – lands that are not intended to be developed for any of the other uses, but could be used for resource extraction, harvesting, or as open space

The following sections set out goals, policies, and actions for each of these land use designations:

Community Housing Lands

This designation provides sufficient lands for housing for current and future generations of WWKFN. The lands will be developed to be safe, affordable, and offer a wide variety of housing options. The intent is to ensure sufficient and desirable lands are available to enable current members to live on WWKFN lands, and to encourage future generations to live on their own unceded territory.

The lands included in this designation a total 68.09 hectares 169.35 acres in area.

Community Use Lands

This designation provides sufficient lands for community services, such as the current (and future) administration buildings, buildings for education, health care, or other services, park spaces, and playgrounds. These lands will be developed to ensure that community uses remain focused in the current “pod” on the lands.

Uses in this area include:

- | | |
|------------------------------------|-----------------------------------|
| a) Administrative office; | f) Care facilities for Elders; |
| b) Business or community services; | g) Daycares; |
| c) Health care facility; | h) Schools; |
| d) Library; | i) Parks and playgrounds; |
| e) Assembly hall; | j) Community works and utilities. |



The lands included in this designation total 7.1 hectares (17.6 acres) in area.

The development of these lands depends on the need for new facilities, successful grant applications, and the direction provided by the community.

Cultural Lands

Cultural Lands and gathering places are important to protect for community use for this and future generations. Some of these lands will be or have been developed specifically for cultural use while others will remain undeveloped and protected for cultural use.

Uses in this area include:

- a) Cemetery;
- b) Big House;
- c) Carving Shed;
- d) Cultural Gathering Places;

The lands included in this designation total 1.71 hectares (4.23 acres) in area.

Market Housing Lands

This designation is intended to identify lands where market housing and accessory uses will be developed. Market Housing is defined as housing that can be sold to members or non-members, on fee simple or strata lots that enable the transfer of ownership through the provincial Land Title system. Other uses that are supported on these lands include neighbourhood-level commercial development, parks, trails, and recreational uses.

The lands included in this designation total 5.4 hectares (13.5 acres) in area.

Commercial Enterprise Lands

This designation covers lands containing current commercial developments and lands identified for future commercial uses. This may include free-standing stores, strip malls, gas stations, enclosed shopping areas, office uses, and accessory uses that are compatible with the surrounding lands and developments.

The lands included in this designation total 42 hectares (103.78 acres) in area.

Industrial Lands

This designation covers lands intended for future industrial uses, including mini-storage, warehousing, and manufacturing. The lands may also include office uses,



caretaker housing, or retail uses that fit with the predominately industrial land uses. The area will be an economic generator for the Nation, and any negative impacts (noise, traffic) will be well contained away from any surrounding residential land uses or recreation areas. These land uses will generate job opportunities directed toward members and will add to the long-term stability of the Nation.

The lands included in this designation total 15.8 hectares (39.03 acres) in area.

Mixed Use Lands

This designation covers lands intended for, as the designation title indicates, a mix of land uses. This could include major recreational uses (arenas and other indoor facilities), intensive outdoor recreational uses (sport complexes), housing (in a mix of formats), commercial (including hotels or other lodging), office, and potentially light industrial uses, all contained in carefully designed and developed communities. The Mixed Use Lands will be characterized by high design values, and will be strongly connected with the surrounding developed lands.

The lands included in this designation total 24.7 hectares (61.1 acres) in area.

Resource and Open Space Lands

This designation covers lands that may be used for food production, forestry, eco-tourism, active or passive recreation, or maintained as wilderness areas without any development. Lands that are environmentally, culturally, or spiritually significant are also included in this land use designation.

The lands included in this designation total 171.46 hectares (423.69 acres) in area.

There are no current plans to proceed with any development on these lands. Opportunities exist to move forward on low-impact food production, forestry, and eco-tourism activities in the short term.

Key Interest Areas

Some areas are also identified as **Key Interest Areas**. Specific regulations will be developed for these lands in the Zoning Law. These include:

- Hazard Lands - these are areas of steep slopes, unstable soils, or terrain that is not suitable for buildings or structures.
- Waterfront Lands - these are lands within 15 metres of the natural boundary of the ocean.
- Riparian Areas - these are lands within 10 metres of a creek, stream, or wetland. Ideally, no development will be permitted in this area.
- Protected Areas - these are areas that are never intended for development. The reason may or may not be noted in the Land Use Plan.



9. Roads, Servicing, Parks, and Trails

The development of road network additions, servicing corridors (water, sewer, storm, and infrastructure) and the creation of a park and trail network through WWKFN lands will first consider the connectivity of these networks with the roads, infrastructure, and trails in surrounding areas.

In the future, the connections through the lands and to the surrounding areas will benefit the members and the land uses that are in place on WWKFN lands.

10. Plan Amendment Process

Specific minor aspects of this Land Use Plan may be amended from time to time by staff. These minor amendments include:

- Development of new housing areas
- Housing additions
- Confirmation of aspects of the Zoning Law as they apply to the lands.

Major aspects of the Land Use Plan will require approval from Chief and Council, following engagement with the community. These major aspects include:

- Changing the designation or intended use of an area of the lands
- Additions to the lands through Additions to Reserve processes or other land purchases.

This plan will be amended approximately every five years, or sooner if there are significant changes that should be considered in the Plan.

Once this plan is adopted by Chief and Council, all decisions made by WWKFN must conform to the Land Use Plan. This includes decisions about the use of the lands and how Wei Wai Kum lands will be developed in the future.

Plan Amendment Process:

