

**Uchucklesaht Tribe**  
Maa-nulth Treaty Society



# Uchucklesaht Land Use Plan



**Our Vision, Our Foundation,  
Our Future**





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# Message from Chief & Council

# Acknowledgements

The Development of Uchucklesaht Tribe Land Use Plan is the result of the efforts and inspiration of many individuals. Its development involved an intensive planning process designed to involve collaboration, consultation, and careful thinking about the future possibilities for post treaty lands controlled by Uchucklesaht Tribe Government.

We raise our hands to Uchucklesaht Tribe Members who took time from their busy lives to share their knowledge and perspectives to help create this document. Their Vision and Values for their lands served as the foundation to create an inspiring and achievable Land Use Plan for Uchucklesaht Lands.

Carla Halvorsen, the Uchucklesaht Tribe Land Use Worker is especially acknowledged for her dedication, commitment and great efficiency that resulted in a wide range of opportunities for Uchucklesaht Members to be involved and informed throughout the land use planning process. Carla was also instrumental as link between past research and information necessary to developing this forward looking Plan.

## **Uchucklesaht Tribe Chiefs and Council**

Chief Charlie Cootes Sr.

Family Representatives

Tina Robinson (Robinson)

Tom Rush "ha'wiih" (Rush)

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# Abbreviations & Definitions

## Abbreviations

ESA	Environmentally Sensitive Area
LUP	Land Use Plan
MFA	Maa-Nulth Final Agreement
MNA	Maa-Nulth-Aht
UT	Uchucklesaht Tribe

## Definition Of Terms

**Building Scheme** – A document that details the appearance of buildings and structures.

**Citizen** – A member of Uchucklesaht Tribe as defined in the Maa-Nulth Final Agreement

**Cottage Industry / Home Based Business** - An activity conducted as an accessory (additional) use within a single-detached dwelling by one or more of its residents. A cottage industry may include activities such as basket making, carving, drying foods, dressmaking, upholstering, baking, painting, sculpting and the repair of personal effects.

**Ecotourism** – Tourism that considers the protection and understanding of the environment and the way of life of Uchucklesaht Tribe citizens to be very important.

**Environmentally Sensitive Lands** - Land or water areas (or combination of both) containing natural features or ecological functions of such significance as to warrant their protection.

**Land Use Designation/s** – The name/s used to describe a generalized set of desired future land uses in a Land Use or Official Community Plan.

**Natural Boundary** - the point at which vegetation changes on a river bank or where the natural flooding of a watercourse has marked high water.

**Natural Tidal Boundary** - The point at which vegetation changes or where the natural tidal action of the ocean has marked high water.

**Zoning** - The regulation (through law) of structures and uses of property within specific districts or zones consistent with a more general Land Use or Official Community Plan. Zoning controls and affects such things as use of the land, types of structures allowed, building heights, setbacks, and density (how intensely an area of land can be used/developed).

## Definitions Continued.....

**Hazard Lands** - Lands which because of their physical characteristics in combination with their location, present a potential risk of loss of life, property damage, and social disruption, if developed.

**Sustainable Development** - Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Traditional Territory** - Area defined as Uchucklesaht Tribe Area in the MFA.

**Treaty Settlement lands** - Uchucklesaht Tribe Treaty Settlement Lands as defined in the MFA.

**Uchucklesaht Tribe Government** - Post Treaty Government of Uchucklesaht Tribe.

# 1 Introduction

Why plan? By planning, we are agreeing as a community on actions we can take to strengthen and sustain the cultural, spiritual, social, economic and environmental wellbeing of our people, our air, lands and waters.

The purpose of this Land Use Plan (the Plan) is to provide an agreed-on statement of how the air, lands, and water within our territory will be cared, protected, and developed into the future. The Land Use Plan will also be used by adjacent regional districts, nearby municipalities, the province, and the federal government, and private groups such as forestry companies and tourism operators, to understand the land use directions of the Uchucklesaht Tribe. It will also be an important guiding document as we move toward and beyond the Effective Date of our treaty and take on new responsibilities for our lands. This Plan will:

- Assist Chief, Council and our members to evaluate proposed developments to ensure that they are consistent with the vision and objectives of our members as expressed in this plan;
- Provide direction on growth over the next 10-20 years;
- Be used as a tool to help guide our decisions now and in the future to develop and protect our lands in a way that reflects our environmental, spiritual, social and economic values; and
- Reflect our decisions about what types of uses we want to allow on our lands and where we want to allow them.

The objectives and policies of this Plan will be carried out by more detailed land use implementation measures such as Zoning, Subdivision and Servicing Bylaws. These Bylaws will work within the framework established by this Land Use Plan.

By planning, we recognize that we have to work together as a Nation to agree on our future. Our children, grandchildren and generations to come are depending on us to help realize a sustainable and healthy environment with opportunities for all members to reach their potential.

## **N o t i c e**

The Uchucklesaht Tribe Land Use Plan should not be interpreted as a final or complete statement on land use, and/or the right and title to use land within the Plan Area, nor does it limit the consideration of additional or other lands at a future date as part of separate negotiation, claim, and/or settlement processes.

All land use decisions will be consistent with the requirements outlined in the Maa-nulth Final Agreement and the Uchucklesaht Tribe Constitution.

## 1.1 Background

The ability of Uchucklesaht Tribe to develop of this Land Use Plan is the direct result of Uchucklesaht Tribe's treaty negotiations (as part of Maa-Nulth First Nations) with the Province of BC and Government of Canada. The Maa-nulth First Nations first entered the treaty process in January 1994 as part of the Nuu-Cha-Nulth Tribal Council's (NTC) treaty table.

Chief negotiators for the NTC, British Columbia and Canada initialed a draft Agreement in Principle (AIP) on March 10, 2001. Six of the twelve First Nations, representing approximately one-third of the total population, approved the AIP. Uchucklesaht Tribe together with four other Nuu-chah-nulth First Nations (Huu-ay-aht, Ka:'yu:'k't'h'/Chek'tles7et'h', Toquaht and Ucluelet First Nations) who approved the AIP subsequently formed the Maa-nulth First Nations.

In 2002, the Maa-nulth First Nations approached British Columbia and Canada about negotiating a Final Agreement based on the draft 2001 NTC AIP. This ultimately led to the negotiation of the current Maa-nulth AIP. By October 2007 the treaty ratification process was completed with all five Maa-nulth nations voting in favour of accepting the Maa-Nulth Final Agreement with B.C. and Canada.

As a result of the Treaty, Uchucklesaht Tribe will have control over 233 hectares of former reserve lands and an additional 2834 hectares of treaty settlement lands, totaling 3067 hectares of land. Uchucklesaht Tribe also has the option to purchase approximately 448 hectares of pre-approved lands.

A requirement of the treaty is that all Maa-nulth First Nations complete Land Use Plans for Treaty Settlement Lands in the first few years after ratification. Following the endorsement of the Final Agreement, Uchucklesaht Tribe together with Huu-ay-aht, Ka:'yu:'k't'h'/Chek'tles7et'h' and Toquaht initiated a joint Land Use Planning Project in late November 2007 to develop Land Use Plans for their Treaty Settlement Lands.

Treaty will see that Uchucklesaht treaty lands are turned into fee-simple lands and that Uchucklesaht will have direct control over these lands for the benefit of Uchucklesaht members. This Land Use Plan is intended to be a tool to assist Uchucklesaht Tribe Government and Members ensure that planning and development takes place in a way that considers all aspects of impacts of changes upon our lands and community as a whole.

## 1.2 Plan Content & Organization

The Maa-nulth Final Agreement requires that all participating First Nations complete Land Use Plans and regulations (similar to those of Official Land Use Plans and Zoning Bylaws done by local governments in BC) for the Treaty Settlement Lands in the first few years after ratification. To meet the requirements of the Final Agreement, this Plan contains statements, policies and map designations related to meeting the social, spiritual, cultural and economic needs of Uchucklesaht members. Along with sections on the Purpose and Background, the Plan outlines Land Use Designations that address the following:

- Housing needed over a 10-20 year period;
- The approximate location of existing and proposed commercial, industrial, community use (institutional), agricultural, aquaculture, forestry, mining, harvesting, hunting, trapping, recreational and utility land uses;
- Restrictions on the use of hazardous and environmentally sensitive lands;
- Restrictions on the use of lands with spiritual, cultural and heritage values;

This Plan is organized as follows:

**The opening sections provide:**

- A message from Chief and Council
- Acknowledgements
- Abbreviations and Definitions.

**Section 1- Introduction**

- Sets the context and purpose of the Plan
- Outlines the organization of the document
- Provides demographic information

**Section 2- Values & Vision**

- This section outlines Community Values and Vision drawn from community input throughout the project.

**Section 3- Land Use Designations- Goals and Actions**

- This section lists the land use Designations.

**Section 4- Goals and Actions**

- Outlines Goals and Action statements that will guide future planning on the lands.

**Section 5- Community Wellbeing**

- This section develops Goals, and Actions focused on our people.

**Section 6- Consultation with other Jurisdictions**

- A list of relevant jurisdictions is provided, along with text that outlines the process for consultation.

**Section 7- Implementation**

- This section outlines the “who, what, and when” for actions to implement the Plan.

**Schedule A Maps** – provides the Land Use Map that shows the location of current and proposed land uses, as well as a map that shows environmentally sensitive and Hazard Lands.

## 1.3 Location & Plan Application

This Plan applies to all former Uchucklesaht Tribe former reserve lands and treaty lands and waters as described by the Maa-nulth Final Agreement.

We are the government of 233 hectares, more or less, of Former Indian Reserves and 2,834 hectares, more or less, of additional lands.

This plan may be amended to include any additional territory that the Uchucklesaht Tribe purchases (as set out in the Final Agreement). This plan does not apply to adjacent Regional District, Municipal and other First Nations lands.

The Plan Area is shown on Map 1.

## 1.4 Our People at Home & Away

As March 2008, Uchucklesaht Tribe has 242 members of which approximately 15 are living on Uchucklesaht Traditional Lands 'at home' at Elhlateese and the rest away. The largest concentration of those living 'away from home' is in Port Alberni. The table below shows the age and location of members:

March 2008 Members List	Total	0-14 Children	15-29 Youth	30-54 Adult	55+ Elders
Abbotsford, B.C	1			1	
Ahousaht, B.C	1				1
Bamfield	1		1		
Beaverlodge, AB	4		3	1	
Calgary, AB	4	2	1	1	
Chilliwack, BC	1			1	
Coquitlam, B.C	1			1	
Delta, B.C.	1			1	
Dupont, WA	2		1	1	
Huntington Beach, CA	1			1	
Kildonan, Elhlateese, B.C.	15	3	4	6	2
Ladner, B.C	2	2			
Lantzville, B.C.	1			1	
Moxee, WA	2		1	1	
Nanaimo, BC	20	5	7	6	1
Nanoose Bay, BC	2	2	37		
Neah Bay, WA	2	2	28		
Normandy Park, WA	1			1	
Parksville, BC	4	1	3		
Penticton, BC	1			1	
Port Alberni, BC	77	23	24	23	7
Port Renfrew, BC	3	2		1	
Prince George, BC	1				1
Raddisson, SK	3		2	1	
Rainbow Lake, AB	1		1		
Redmond, WA	1		1		
Robert Creek, BC	1			1	
Seattle, WA	9	5	1	3	
Sechelt, BC	2	1		1	
Sherwood Park, AB	1				1
Surrey, BC	1			1	
Tacoma, WA	1			1	
Toppenish, WA	1	1			
Ucluelet, BC	4	1	1	1	1
Vancouver	11	6	1	1	3
Victoria, BC	14	6	3	5	
Wapato, WA	24	10	8	3	3
White Swan, WA	19	5	7	4	2
Yakama, WA	1		1		
<b>TOTAL</b>	<b>242</b>				

There are 242 registered Uchucklesaht INAC members enrolled under the Maa-nulth treaty. This is an increase of 62 Uchucklesaht members to the Uchucklesaht Membership list. As of March 2008, there are currently 14 dwelling units at Elhlateese (former IR #2). These consist of 11 single family homes and 1 Triplex .

As economic opportunities and infrastructure (roads, housing, services) improve it is anticipated that the demand for housing at 'home sites' will increase. An additional 70– 80 housing units would be required if 50% of all members required housing 'at home'.

## 1.5 Approach

The approach to preparing this Plan has been to look to the past, work in the present, and consider the future.

**Looking to the Past:** A great deal of information was available from past research and land use planning activities. A planning review completed in 2005 helped to inform this project, as did the extensive work completed in the drafting of the Maa-Nulth Final Agreement documents. This previous work was useful in defining land uses and the interests of the community.

**Working in the Present:** The project benefited from the appointment of a Land Use Planning Worker for each participating Nation. The Land Use Planning Worker was a critical component in the success of this project, as the Worker provided the connection between past work, the people at home and away, current activities, and the development of a plan.

**Considering the Future:** The Plan was drafted within the context of future actions and commitments outlined in the Final Agreement, and sets out specific implementation actions that must be taken to make the plan a reality. It is noted that this Plan is not requesting the approval of other jurisdictions; instead this document should be used to inform the land use decisions of other agencies with interests in adjacent or cross-jurisdictional lands.

**This Project was completed in two Phases.**

### Phase I: Community Vision

In **Phase I**, activities focused on determining the Community Vision. A Vision Questionnaire was prepared, and was circulated among 'at home' and away members. An important target was set for this Phase: ideally, every community member that wished to participate in the process would be given an opportunity, through attendance at a meeting, a conversation with the Land Use Planning Worker, or responding to the Vision Questionnaire. A list of **Community Values** was developed from the comments of members, and then shaped into a **Community Vision for Land Use** (contained in Section 3 of this Plan).

During the first phase, involvement of Uchucklesaht Tribe was organized by the project Consultants and the Land Use Planning Worker. This was done using questionnaires mailed out to membership and meetings/workshops at community gatherings. Members were also updated once a month with a newsletter.

### Phase II: Land Use Designations

In **Phase II**, the comments were translated into land use Designations. Goals, Objectives, and Actions for each land use Designation were developed.

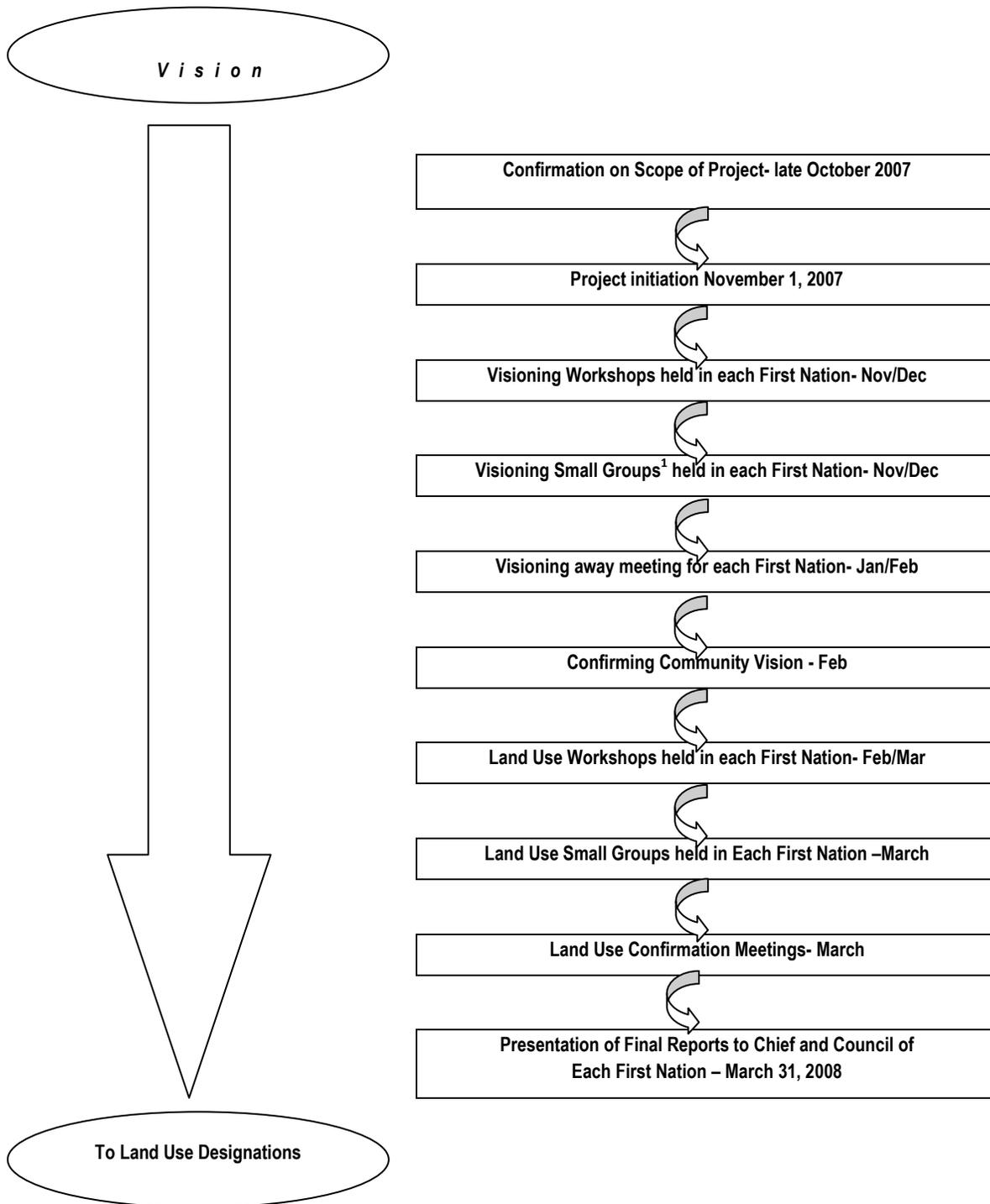
Two other commitments shaped this planning process:

1. **Full and open communication** was critical to creating this Plan. Newsletters were developed and sent to all members each month (December, January, February and March). The Land Use

Planning Worker was the key contact on the project and available to all members in person, by phone or email.

2. **Project mentoring** was also critically important. The planning team remained in contact throughout the project, and the project evolved into a much more complete and informed document due to the involvement of the Land Use Planning Worker. Opportunities for education were identified for the planning team, both in-house (through a planning session at Malaspina University College) and external (through offerings from other jurisdictions relevant to land use planning).

# PROJECT TIMELINE



<sup>1</sup> Small Group sessions included conversations with individual members, informal opportunities for speaking about the land use planning project, and planned sessions with groups of individuals (Elders, youth, parents and school groups).

## 1.6 References

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The following lists documents, mapping, and web based information that was reviewed in the drafting of this Plan:

- 2005 Preliminary Draft Land Use Planning Report (prepared by Chatwin Engineering Ltd.)
- Maa-nulth First Nations Final Agreement
- Uchucklesaht Tribe Constitution
- Uchucklesaht Enterprises Ltd Shellfish Culture Business Plan
- Forest Sector Economic Development Plan for the Uchucklesaht Tribe
- Culture and Heritage Study Marine Resource Sites and Activities Community Consultation
- Uchucklesaht Tribe Real Property Tax Coordination Agreement
- Uchucklesaht Tribe Monumental Cedar and Cypress Harvest Agreement
- Uchucklesaht Band Commercial Recreation Opportunities Memorandum of Understanding
- T'iiskin Paawats: An Aboriginal Cultural Landscape
- Uchucklesaht Tribe Thunderbird's Nest Protected Area
- Phase II Environmental Site Assessment IR#2- Elhlateese
- Uchucklesaht Tribe Archaeological Inventory Study: Final Report
- Uchucklesaht Tribe Web page
- Maa-nulth First Nations Web page

## 2 Values & Vision

### 2.1 Community Values

A critical part of developing this plan involved providing a variety of opportunities for our Uchucklesaht Tribe members to express their needs and ideas for future growth and development. The statements collected in writing and verbally reflect member values about how our lands should change and be managed. The consultation process conducted for this Plan revealed a series of Community Values or principles that were consistently stated by our members. These Community Values define our philosophy toward the future use of our lands. These Values are the guiding 'voice' behind the land and community development policies in this plan.

#### *We believe in...*

1. Consultation with all members in land related decisions, listening, hearing, and acknowledging what each person has to say.
2. Being active in creating new opportunities to learn about and grow in our culture and language.
3. Practicing our teachings.
4. Caring for and respecting the air, land, sea, and resources- we will not take what we cannot give back.
5. Economic activities that add revenue to our Community.
6. Providing homes that are safe and efficient.
7. Employment of our people in jobs that develop skills and help the Community.
8. Better education and local schools as the way to improving the future.
9. Inspiring our youth with a focus on the future and their role in it.
10. Ensuring that the infrastructure that supports our territory (roads, hydro, and cell towers) are up to date and efficient.
11. Bringing our people back home to a territory that is safe, healthy, efficient, and a focus for opportunities in jobs and education.
12. Expanding our knowledge of ways- learning from Elders and Ha'wiih and weaving our cultural traditions into everyday life.
13. Preparing for our future- this includes recognizing the changes being caused by global warming, and being prepared for emergencies and disasters. We will help our own people.
14. Being proud of who we are, what we have accomplished, and where we will go in the future.

## 2.2 Vision

*Our community values are reflected in the following vision for our land use:*

*Tying the traditions of land use in the past to growth and change in the future – that is our vision as the Uchucklesaht Tribe.*

*We will never forget that we borrow the lands from our children.  
Their future is safe in our hands.*

# 3 Land Use Map Designations

Land use designations are shown on **Map No. 2 – Uchucklesaht Tribe Land Use Map**.

The purpose of a land use designation is to ‘match’ the lands in the Uchucklesaht Tribe planning area to the vision, goals and objectives set out in this Land Use Plan.

The maps represent a **generalized description** of future land use and are not intended to be detailed zoning maps: the boundaries between lot lines and land uses are approximate.

The following section defines each land use designation, and then Section 4 establishes goals, objectives and actions for future development within them. These land use designations will be the guide for more detailed zoning maps and bylaws that will be developed to implement this plan.

The Plan includes the following land use designations:

## 1 Villages

This land use Designation includes existing village sites, future village sites, and historic sites. Even if a site is not currently used for residential/community uses, it may still have important value as an historic site, future use site, or as gathering places for spiritual, cultural, and educational uses.

## 2 Community Use Areas

This Designation will include uses such as residential uses, spiritual, cultural, recreational, educational, social gathering spaces, commercial, tourism, community services, and commercial uses.

## 3 Enterprise Areas

This designation is for site specific locations for intensive extraction and manufacturing activities including the extraction, storage and processing of raw materials such as logs and wood products, minerals and aggregates, metallic industries and petroleum products. Light industrial uses are also included in this designation.

## 4 Light Industrial

This designation includes: vehicle/, marine repair and storage, machine shops, warehousing, storage and distribution, light manufacturing, high technology industries including research and development, wholesaling, trucking and heavy equipment sales/rental.

## 5 Resource Stewardship Areas

This designation includes the open spaces where uses such as agriculture/aquaculture, forestry, range, marine uses, tourism (Recreational Tenures, marinas etc), and recreation will be permitted.

## 6 Traditional Use and Harvest Areas

This designation includes those areas where activities such as hunting, fishing, trapping, gathering food & medicines and sacred & spiritual practices have taken place from time immemorial.

**Also included is:**

### **Map No. 3: Environmentally Sensitive & Hazard Lands**

This map includes all lands within 30 metres of the natural boundary of any watercourse (including creeks, streams, and wetlands, whether or not fish bearing). This 30 metre setback is consistent with the Province of BC's Riparian Areas Regulation. It is noted that the 30 metre setback is a minimum requirement which may be exceeded as determined on a site-by-site basis.

This map also includes areas of steep slopes, defined as lands with a slope of more than 27% (as these lands are difficult to develop and may be subject to geotechnical instability).

A minimum 15 metre setback from the Tidal natural boundary of the ocean is also shown on this map.

It is recommended that this map be updated following more detailed studies of Environmentally Sensitive Areas, flood zones, Tsunami inundation levels and areas and other hazardous conditions.

# 4 Goals & Actions

The following goals and actions are intended to help make the vision expressed by Uchucklesaht Tribe members a reality. They reflect a wide range of issues identified by Uchucklesaht Tribe members. First, this section establishes **Goals** and **Actions** for all land use designations:

## 4.1 Goals for all Designations

Our community vision and values have been translated into several key goals that form the foundation for more detailed land use actions.

By working within our culture, traditions and by embracing future opportunities we will:

1. Be successful in developing land uses and practices that lead to a sustainable future for Uchucklesaht Tribe.
2. Protect our lands so that our lands will provide for us.
3. Create new economic activities that provide long-term economic and social benefits for our people.
4. Focus on developing new educational opportunities to provide greater self-sufficiency.
5. Ensure that our lands support our development as individuals and as a community.
6. Actively living within our culture and language is of utmost importance. We are members of the Uchucklesaht Tribe and all actions taken will work toward preserving, reinforcing, and being present within our culture.
7. We have the right and the responsibility to protect our lands from anything which may harm it and therefore limit us from thriving.
8. We respect the gravesites of our people, and no land uses shall conflict with these places on the lands.
9. The elements for growth are good year round roads, Hydro services (or other energy sources), full access to phone/internet services, and a dependable supply of clean drinking water across our lands. All weather access road must be developed to all housing sites.
10. The Uchucklesaht treaty lands must be managed for future generations and must never decrease.
11. The Uchucklesaht Land Use Plan must meet the current social, cultural and economic climate and work for the benefit of all members.
12. The Uchucklesaht Land Management laws, rules, policies and procedures must ensure that the Uchucklesaht will always benefit as a Nation and individually.
13. Trails, insofar as they are providing low impact connections among land uses and are not considered to have major impact on the lands, resources, or adjacent uses, may occur within any land use designation.

14. Our respect for the land is shown in the avoidance of built uses on Environmentally Sensitive and Hazard Lands.
15. The rights and protection of our members shall be considered first when faced with any new land use or development proposal.
16. We believe in partnerships and working with other First Nations or other agencies to achieve our shared goals.

## 4.2 Actions for all Designations

The following actions are supported across our lands:

1. In the future, a zoning document will be drafted and ratified by Chief and Council; this document will specify detailed land uses /sites.
2. The land use plans of surrounding jurisdictions will be considered in decision-making processes for our lands.
3. Not all land in any land use designation will be developed; it is anticipated that every land use designation will contain open space and undeveloped areas surrounding development sites.
4. Traditional use areas, culturally sensitive features, environmentally sensitive areas, and Hazard Lands may occur in any land use designation. We recognize that special care and attention to development will be required for proposed uses on or adjacent to these areas and features.
5. Where possible, in all Designations, a minimum setback of 30 metres from the natural boundary of any watercourse shall be required for any buildings, structures, or construction (including roads, or any other infrastructure). This setback will be measured from the natural boundary on both sides of a creek or stream. This setback is required to protect both the watercourse and the riparian areas surrounding the watercourse (the vegetation and habitat that adds to the health and life of the watercourse), and to protect life and property from flooding.
6. All lands with a slope of greater than 27% are designated as Hazard Lands. No buildings, structures, or construction will be permitted on these lands without the provision of a report prepared by a registered geotechnical engineer that authorizes the proposed development. In addition to this professional report, the ratification by Uchucklesaht Government (Chief and Council) for any proposed land use will be required. This designation is required to protect life and property from construction on unstable or dangerous slopes.
7. In all Designations, a minimum setback of 15 metres from the natural tidal boundary of the ocean will be required. This setback is required to protect life and property from wave action and flooding.
8. Infrastructure and facilities to provide Community Services for the well being and economic benefit of Uchucklesaht Tribe will be allowed in all Designations. These may include but are

not limited to infrastructure for roads, docks, water, sewer, communications, and emergency preparedness and response facilities or structures.

## 4.3 Villages

Village sites are the focus of home life for our community. In the village are the residences of our 'at home' members, along with any land uses that provide a spiritual, cultural, educational, and recreational focus for our community.

This designation is intended to provide for all the elements required in a village. Residential, commercial and community services will be focused at identified village sites. The potential impacts (both positive and negative) of new developments upon existing and planned uses for our village sites will be considered prior to deciding whether or not a specific land use will be allowed at a particular location.

Allowed uses within the Village Land Use Designation include (but are not limited to) the following uses that work together and are compatible with each other.

- *Residential- single and multi unit, homes for everyone from youth to Elders*
- *Cottage Industry/Home based business use*
- *Local Commercial- gas station, store*
- *Cultural Centre- spiritual centre, long house, community gathering places with a focus on cultural education*
- *Medical/Healing/Health Centre*
- *Schools/Educational Uses*
- *Administration Uses and Buildings (office, works yard)*
- *Recreation uses- basketball court, gym, sports centres & other facilities*
- *Emergency services- fire, police, ambulance, search and rescue*
- *Day care centre*

### Goals

1. Villages are intended as the heart of Uchucklesaht Tribe lands, places that provide for a variety of land uses to support healthy and vibrant community life for Members of all ages.
2. Villages will be the focus of Uchucklesaht Tribe cultural and spiritual activities. We support the development of village sites that respect the history of our people, from both cultural and social perspectives.
3. We will improve the quality of life for our members in the villages by concentrating on uses that will provide the greatest benefit- road access, hydro services, phone/internet services, adequate sewage services, and clean drinking water.

4. Improved housing for our members is a critical goal- improvement in the number of houses available, the quality of housing, and the accessibility of housing for all our members is important.
5. We will develop in ways that respect the natural environment and minimizes negative impacts.

### **Actions**

1. Housing for our members is currently concentrated in Elhlateese (Kildonan), Silverside, timka?a (Green Cove), and the Uchucklesaht Inlet. The potential for locating or relocating housing to Barkley Township, ?ami-q (Snug Basin), along the Houtchucklis (Henderson) River, and through the lands will be investigated.
2. The consideration of new uses shall evaluate the compatibility of the use with existing or planned uses.
3. Village sites are primarily for our members - new uses that focus on non-member activities shall be encouraged in other Designations.
4. The Village sites shall be the focus for teaching language and culture to our members in facilities that reflect our heritage.
5. Our Village sites will be centres of health and healing, safe and welcoming for our members.
6. Housing in the Village sites will be sited to ensure the privacy of members; not all houses need to be grouped closely together. A minimum lot or area size will be established in the zoning bylaw to ensure that houses maintain a reasonable distance from one another.
7. The future zoning bylaw will also develop regulations for green space and open space around each home, as well as building schemes that address the appearance of new homes and buildings.
8. The issue of land ownership by our members within the Village sites will be investigated through an examination of the benefits to individual members and the membership as a whole. This may be done through the development of the Land Code.
9. The Uchucklesaht Tribe may, with the involvement of Members undertake the preparation of a Village Plan for any and/or all Villages. A Village Plan shall contain specific goals and objectives and implementation measures, and will specify the amount, type and location of housing and servicing.
10. The safety of village sites from a Hazard Lands/geotechnical perspective will be investigated. Not all lands are safe for housing or the development of other village uses.
11. Uchucklesaht Tribe Government will maintain, review and update an emergency and business resumption plan on an annual basis and ensure that the appropriate agencies have a copy of the plan.
12. Uchucklesaht Tribe Government will ensure that fire services keep pace with changes in development and population.

13. Planning for emergencies and disaster resiliency shall be part of the review of any development proposal.
14. The sandbar in the Houtchucklis (Henderson) River will be dredged to control flooding.
15. Members will be encouraged to place wood stoves in each dwelling to be prepared for power outages (and/or propane and generators).
16. Adequate moorage will be provided for our membership at expanded docks.
17. Uchucklesaht Tribe Government will work with Members to provide opportunities for life long learning and education grounded in both traditional and modern practices.
18. We will look for new ways to bring our people home.

## 4.3 Community Use Areas

This Designation is intended to provide for all the elements that support the Village and the members of our Nation. While it is anticipated that population will concentrate on the lands designated "Village", the surrounding lands will contain uses that provide economic and social support. Allowed uses within the community use areas will include the following:

- *Tourist Commercial (kayaks, guiding)*
- *Resorts with wharfs and accessory uses (e.g. boat rentals)*
- *Sustainable ecotourism*
- *History-language development centre accessible to tourists*
- *Residential- single and multi unit cottages (tourist rental housing)*
- *Healing centres and traditional medicine store*
- *Bed and Breakfast*
- *Rental equipment- jet skis, quads, kayaks, wind surfing*
- *Aquaculture*
- *Marina based commercial activities*
- *House boats*
- *Retail/local commercial*
- *Cultural hiking trails*
- *Camping*
- *Gas Station*
- *Restaurant*
- *Visitor Centre*
- *Cultural Tours*
- *Museum/Art Gallery- carving centre with mentorship programs*
- *Sport focus for activities- triathlon, mountain biking, horse rides, wind-surfing, hang gliding*
- *Tours, charters*

### Goals

1. Strengthen and restore the ties between the Village sites and the surrounding areas for uses that support the community's way of life

2. Provide opportunities to participate in long term, sustainable economic activities that provide jobs and training opportunities for at home members
3. Build capacity in a wide range of activities (for example fisheries, tourism or resort accommodation).
4. Respect the rights to privacy and home life in the village and home sites and do not allow for uses that conflict with these rights.
5. Be open to a wide range of potential uses that could benefit the village and home sites and our people.
6. Encourage development that works with the lands and our history.

### **Actions**

1. Uchucklesaht Tribe Government will consider the Community Use Areas to be the generators of economic and social activities that are compatible with the village sites.
2. The consideration of new uses shall consider the compatibility of the use with existing or other planned uses as paramount.
3. Access on good quality year round roads is critical to the success of the Community Use Areas. The Uchucklesaht Tribe Government will work with other agencies to ensure roads are developed on our lands.
4. Only uses that do not harm or negatively impact the quality of life of village residents will be considered within the Community Use Areas.
5. A number of leases have been issued by other governments on our lands. These leases will be examined and may or may not be renewed depending on the impacts on the lands and membership. The management of leases shall be the responsibility of the Uchucklesaht Government.
6. The potential for licensing businesses (for members and non-members) will be investigated for any existing or new use on our lands.
7. Uchucklesaht Tribe Government may undertake the preparation of an Area Plan for any or all of the Community Use Areas. These Plans shall contain goals, objectives and implementation measures, and will establish the amount, type, and location of the above noted uses. The relationship of these uses to the village sites will also be considered.
8. Along with the Area Plans, the Uchucklesaht Government shall identify educational or training opportunities where capacity can be developed to respond to the new or proposed land uses in the Community Use Areas. The Government shall actively seek out community members interested in exploring educational or training opportunities, and also seek out funding to enable these opportunities.

## 4.4 Enterprise Areas

This Designation is intended to provide for site-specific developments that have the potential for higher impact on or conflict with surrounding land uses. Our philosophy to these areas is summed up in “*We only take what we need- make gardens, don’t log! Bottle water, don’t take all the fish!*” Uses within this designation includes but is not limited to:

- *Micro-hydro projects (including run of the river)*
- *Wind farms*
- *Alternative energy sources (e.g. solar, geothermal)*
- *Water revenue generating opportunities (e.g. bulk water exports)*
- *Temporary or permanent sawmills*
- *Fisheries and fish processing*
- *Tree farming*
- *Agriculture- green houses and vegetable farms*
- *Agriculture- Elk ranching*
- *Aquaculture- (e.g. Shellfish tenures and kelp harvesting)*
- *Commercial recreational tenure sites*
- *Industrial Parks*
- *Development of Non-renewable Resources (e.g. minerals, aggregates, petroleum products)*

### Goals

1. Our future contains opportunities to create our own power, be it solar, wind, or other new forms of technology.
2. We are open to a wide range of potential uses that could benefit our people.
3. Manufacturing and heavy industrial uses, if well placed and well maintained, will be a key part of our economic development programs.
4. Forestry is considered to be critical to our future, and will be managed from a sustainable, long-term perspective.
5. The protection of our lands will always take precedence over any proposed land use.
6. We encourage development that works with the lands and respects our history.
7. The implementation of education and training programs to prepare community members for full and meaningful participation in energy generation and heavy industrial land uses is critically important.

8. We recognize the economic importance of larger scale and potentially higher impact land uses and activities.

### **Actions**

1. The lands designated as Enterprise Areas will be recognized for their potential to site higher impact uses on the lands that will have infrastructure and economic benefits for our members.
2. An economic development plan will be established through consultation with all citizens to prioritize areas/actions that need to be the focus for the members over the short term. This will build on the work previously completed, but will also look to new opportunities in tourism and gravel extraction.
3. A creative, approach will be taken to considering potential energy generators. Traditional methods such as dams and major hydro generation projects typify the past: in the future, smaller scale activities such as run of the river projects and wind generation will provide a stable source of power for our land uses as well as generate income for our members.
4. Secondary and value added activities will go hand in hand with resource extraction. These processing activities will keep profits and jobs in the hands of our people, and also enable us to build capacity.
5. Fishing is part of our heritage and our future. New opportunities for fishing, fish processing, smoking, and value added activities will be explored (such as a dry land fish hatchery and mobile processing activities).
6. Houtchucklis (Henderson) Lake is recognized as having one of the highest levels of precipitation (rain, snow etc) on Vancouver Island, making it an ideal source for clean, fresh drinking water for generating revenues from our water resources. The costs and benefits of this use shall be determined prior to Effective Date.
7. Commercial recreation tenure sites have been established at Buckwheat Lake, Hatchery Beach, Tuutuuchpilka Plateau, Effingham Inlet, Trinity Lake, and two sites at Osimich Lake. The development of business plans for each of these sites will developed prior to Effective Date to determine the viability and usefulness of these sites from an economic perspective to the members.

## 4.5 Light Industrial Areas

This Designation is intended to provide for a range of industrial/manufacturing activities that would typically have a limited environmental impact compared to heavier industrial uses. These activities may include assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing and processing of materials.

Uses within this the Light Industrial Areas includes but is not limited to:

- *Vehicle/, marine repair and storage*
- *Machine shops*
- *Metal Work*
- *Cabinetry/ Millwork*
- *Warehousing*
- *Storage and distribution*
- *Light manufacturing*
- *High technology industries including research and development*
- *Wholesaling*
- *Trucking and heavy equipment sales/rental.*

### Goals

1. To explore and encourage the development of light industrial uses that will provide our members with a diverse range of employment opportunities.
2. To ensure that light industrial activities are developed and operated in a manner that minimizes impacts to the natural environment and residential areas.

### Actions

1. The establishment of new light industrial uses that maximizes employment of Uchucklesaht Tribe Members will be encouraged.
2. The negative impacts of industrial activities on adjacent Village and Community Use areas will be minimized through the effective use of screening and buffering with landscaping, fencing, or a combination of the two.
3. Special design and development standards will be developed to ensure that the appearance of light industrial developments complements the overall character of Village and Community Use areas.

## 4.6 Resource Stewardship Areas

The MFA gives us the ability to control, manage and develop natural resources within our settlement lands. The use of lands for agriculture, aquaculture, forestry, aggregate and mineral extraction reflect the desire of Members to create a diverse and sustainable economic base.

At the same time, members recognize their role as stewards or caretakers of the natural environment and so ensuring all development is undertaken in an environmentally sensitive manner is key to all aspects of Resource Stewardship.

This area allows for uses such as:

- *Forestry*
- *Range*
- *Mining*
- *Agriculture*
- *Green space*
- *Recreation (e.g. rural campgrounds, paintball, rifle ranges)*
- *Culturally significant sites*
- *Agriculture*
- *Aquaculture*
- *Fisheries*
- *Commercial (recreational tenures)*
- *Industry*
- *Energy Production*
- *Major trails – similar to the West Coast Trail*

### Goals

1. All the resources of the lands will be managed as a whole.
2. Management planning will extend for generations.
3. We will work in a proactive manner, not a reactive manner. We will establish our long term agenda and not just react to the proposal of the moment.
4. Benefits from our resources will be retained by our people.
5. We will have control over permits for hunting, trapping, and fishing licenses for animal species within our Territory.

## Actions

1. It is recognized that our fisheries and wildlife are governed by laws given to us by Naas (creator), and handed down from generation to generation, for the protection of the resources. These laws are enforced by the Advisors/Elders of the community.
2. Where possible we will use our own timber to build our own homes.
3. Local monitoring and enforcement will be implemented to ensure the proper use of our resources.
4. Trails will be permitted and expanded in this designation; the economic benefit of trails for attracting tourists and supporting spin-off businesses is recognized.
5. In the future, tenures and resource rights will be controlled and monitored by Uchucklesaht Tribe Government (including issuing tenures and collecting fees).
6. The development of new employment opportunities in the resource lands will be viewed as an important way to bring our members home.
7. We have guaranteed access to land (including sub-surface), sea and aquatic resources within Uchucklesaht Traditional Territory for sustenance, societal, ceremonial and commercial/economic purposes. We will retain and also fully participate in management decisions with respect to the air, lands, waters and natural resources, which we agree to share.
8. We are firm in our position that Uchucklesaht Traditional Territory (particularly watersheds) which have been damaged or destroyed through past resource exploitation must be restored. Uchucklesaht is prepared and expects to restore our territory, and will fully participate in management and decision-making activities.
9. Uchucklesaht will generate long-term economic benefits from the Uchucklesaht treaty lands through careful and sustainable economic practices.
10. Uchucklesaht will have delegated law-making authority over foreshore areas fronting Uchucklesaht treaty lands.
11. Uchucklesaht will be able to apply to have “any” lands that we purchase or acquire in the future to become Uchucklesaht treaty lands but these lands will need the consent of both Canada and British Columbia. We can also purchase lands and leave them as fee simple lands and not apply to have them become Uchucklesaht treaty lands.
12. Uchucklesaht will allow “reasonable access” on certain Uchucklesaht treaty lands to the public for recreational purposes, rights of way, navigable waters and other reasonable access requirements, and Uchucklesaht may require that permits be obtained for such access.
13. The management of the forests and the fisheries will meet present needs without compromising the needs of future generations.
14. We will look for new opportunities to expand agricultural activities on our lands, with high value crop production as an economic generator and food crop production to provide resources to our members.

## 4.7 Traditional Use and Harvest Areas

This Designation applies to lands that have been used for a wide range of traditional and harvest activities, including:

- *Hunting*
- *Fishing*
- *Gathering medicinal plants*
- *Areas of historic importance*
- *Areas of cultural importance and sacred sites*
- *Open space and green space*

The rights of Uchucklesaht Tribe citizens to practice traditional gathering and harvesting on the lands and waters of our Traditional Territory is recognized in the Final Agreement and in this Land Use Plan. At no time will other land uses interfere with these aboriginal rights.

### Goals

1. First and foremost, sacred sites (including gravesites) will be protected from any other land uses or unintended consequences of development.
2. All the traditional use and harvest areas will be managed as a whole.
3. Our planning and use of these areas will extend for generations.
4. The protection of these areas is more important than introducing new uses on them.
5. The benefits from our hunting, fishing, and gathering of medicinal plants will go first to our own people.

### Actions

1. Traditional place names have been researched for our lands and are available to our membership. This Plan, as much as possible, incorporates those traditional place names; moving forward, we will use these names in all official documentation and in our day-to-day activities. For example:

**Henderson Lake: Houtchucklis Lake**

**Henderson River: Houtchucklis River**

**East side of Henderson Lake and/or mountain: cix"aqtu**

**Cass Creek: Sawchuckwatah Creek**

**Thunder Creek: Tiitskin Creek**

**Tiitskin Paawatts Mountains: Kalth aatic, Uusah quu-as, Ti'itskakuulth, Tuu tuuch piika, and Uhaht suu.**

**Chup Point: ? inma**

**Borrough Point: 'pu?i-hta-?a**

**Brooksby Point: ?ap?aqsul**

**Cheeya Island: cacu-**

**Daller Point: taski ha?a**

**Uchuck Creek: ca-?aqu=?a**

**Snug Basin: ?ami-q**

**Coiger Point: macasqi**

**Limestone Inlet: cikipximl**

**Haggards Cover: cumaqnit**

**Handy Creek: capi-t**

**Green Cove: timka?a**

**North of Cass Creek: numahta**

**South of Cass Creek: sa=cuq~ata**

**Setsup Bluff: ki cap**

**Bluff north of Haggards Cove and Chup Point: hu=patuku-?a**

2. The passing down of our traditions and culture to new generations is critical. Educational and mentoring opportunities will be fully developed and formalized to ensure that future generations have full understanding of the history and traditions of our people.
3. A new Youth/Elders program will be developed to help with the passing on of knowledge. This will include taking the Youth and Elders out to the traditional use and harvest areas to learn on the landscape.
4. New gravesites must be created and existing sites must have the highest level of protection.
5. Areas where plant species that support traditional medicine and cultural activities must be protected from any uses that will infringe on these sites or cause the intrusion of invasive species.
6. Our own laws will be developed to protect birds and wildlife on our lands, as they are a source of spiritual power and tupaht for some individuals and families. Advisors and Elders of our community will enforce these laws.

7. Our own laws will be developed to protect our plants and forests, as each has a purpose. For example, fir is used for housing and fuel; cedar, for canoes and clothing, and others for medicinal and spiritual purpose
8. Strict laws have been handed down to us teach us that all forms of life have a purpose and should not be abused so that we would always have bountiful resources. We should harvest only what is needed and be thankful.
9. It is recognized that the boundaries of traditional use and harvest areas may overlap with other First Nations and among families within our own Nation. These boundary issues will be dealt with using traditional customs.
10. It is recognized that the boundaries of traditional use and harvest areas may overlap with other First Nations and among families within our own Nation. These boundary issues will be dealt with using traditional customs.

## 5 Community Wellbeing

The following goals and actions are intended to help realize the vision expressed by Uchucklesaht Tribe members. They reflect a wide range of issues identified by Uchucklesaht Tribe members on social, economic, and health issues, all contained under the section heading of “Community Wellbeing”.

By presenting the goals and actions for these issues under one heading, it is recognized that a holistic approach is needed to look at all aspects of the community at the same time. All things relate and work together.

### Goals

1. We have the right and responsibility of self-government and community wellbeing is at the forefront of all decision-making.
2. We plan and administer our programs for our own people and the resources within our lands.
3. We recognize education as the key to our future.
4. We look after the health of our lands and also the health of our people, now and in the future.
5. We are a strong Nation made up of individuals who care about each other and about our community.
6. Development of a strong economic base is a top priority.
7. Our residential communities will grow and expand to support our population in the future.
8. Infrastructure (roads, water and sewer services) will be safe and well maintained, and will be constructed at a level of quality that benefits future generations.
9. We will preserve our tradition of passing down knowledge through stories and examples.
10. We will continue our tradition of helping those in need and working cooperatively on what needs to be done.
11. We will not exceed the carrying capacity of our lands.

### Actions

1. Being active in culture and language practices is critically important to us. We weave our culture and language into every action taken by the Uchucklesaht citizens.

2. We will practice our teachings about respect for our air, land, waters and resources within them through formal training and mentorship opportunities that link Youth to Elders. Our Elders are held in highest regard because of their wisdom and knowledge of our customs.
3. We treasure our youth and will work to provide opportunities for education and employment to allow them to remain at home.
4. We will develop a fully accredited education system in our own community to the Grade 12 level.
5. We will continue to work to preserve and practice our Native Language, ensuring that language and culture remain integrated in all that we do.
6. Our traditional ways, culture, heritage and spiritual values will be a part of our education system.
7. Native teachers will be an integral part of the school system.
8. Geography and social studies maps will use traditional Native names to stimulate discussions and for learning about our culture.
9. Traditional and modern philosophies and practices of natural resource management will be part of our schooling.
10. We have the right to access funding for adult and post secondary education.
11. We will train our members in professions that will benefit us- doctors, lawyers, business and finance experts, medical workers.
12. Safe and adequate sewage and water systems must be assured for all members at home.
13. New housing will consider the needs of members over their entire lifetime- from infants to Elders, our homes will be safe, well built, efficient, and practical.
14. Where possible, our own citizens will construct our homes, with timber obtained from our lands.
15. Where new employment opportunities are developed on our lands, job opportunities shall first be offered to our own citizens, and training opportunities shall be tailored to allow for success and capacity building.
16. We recognize that our lands can only sustain a limited number of people and uses. We will maintain control over who lives and works on our lands.
17. Safe garbage disposal is a priority for us - for today and to protect future generations. We will focus garbage disposal only to well maintained and managed waste sites, and will implement recycling and reuse programs to reduce garbage and waste.

## 6 Consultation

### 6.1 Consulting with Members

Uchucklesaht Tribe will consult and work with members to help achieve the objectives and policies in this plan.

### 6.2 Consulting with Non-Members

Consistent with the MFA section 13.6 (below), Uchucklesaht Tribe Government and Institutions will Consult with Non-Members about decisions that 'directly and significantly affect those Non-Members'.

### 6.3 Consulting with outside Organizations

Consistent with the MFA section 13.14.8 (below), Uchucklesaht Tribe Government will consult with external organizations with respect to the development, amendment and repeal of Land Use Plans.

In general Uchucklesaht Tribe will maintain relationships with a variety of agencies to co-ordinate planning activities and where practical encourage partnerships or service sharing. These agencies include but are not limited to the following:

- *Maa-Nulth First Nations*
- *Nuu-Cha-Nulth First Nations*
- *Indian and Northern Affairs Canada*
- *Fisheries and Oceans Canada*
- *Environment Canada*
- *Alberni-Clayoquot Regional District*
- *City Of Port Alberni*
- *BC Ministry Aboriginal Relations and Reconciliation*
- *BC Ministry Energy, Mines and Petroleum Resources*
- *BC Ministry Environment*

- *BC Ministry Forests and Range*
- *BC Ministry Transportation*
- *BC Hydro and Power Authority*

## **6.4 Referrals to Uchucklesaht Tribe Government by outside Organizations**

Uchucklesaht Tribe Government will research and develop an effective land use referral system/process to pro-actively handle land use referrals that arise from a duty to Consult First Nations with regard to activities that impact both Uchucklesaht Treaty Settlement Lands and Traditional Territory.

Our goal for Referrals is to move away from minimal consultation towards collaboration and partnership with adjacent jurisdictions, BC, Canada and third parties (e.g. Industry and Private Land owners). This will strengthen our ability to influence sustainable land use decisions affecting our Treaty Settlement Lands and Traditional Territory.

The following issues will be considered/explored in developing a referral process:

- Investigate best practices for processing referrals including use of Technology (Geographical Information Systems/ Databases/ Web based applications), community involvement.
- Develop a clear set of guidelines to assist external agencies in making Referrals to Uchucklesaht Tribe.
- Collaboration with Maa-Nulth First Nations and other First Nations to share information, expertise, costs and management of a Referrals system.
- Training and capacity of members/staff to manage referrals.
- Cost Recovery – payment from project proponents to assist with the costs of reviewing and processing referrals.

Until we develop a comprehensive referrals process/ system, it is our intent that this Land Use Plan will be a reference document to help external agencies understand our vision, values and future plans for land use.

# 7 Implementation

Where possible every effort has been made to ensure that this plan is consistent with the requirements set out in the MFA.

The Plan is intended to provide long-term direction for land use and servicing over a 10 to 20 year period. The term of the Plan will be from 2008 to 2028. During this time the Plan will be reviewed, updated and amended at least once every 5 years.

While Chief and Council have the final say in the implementation of this Plan, this document represents the ideas and visions of all members who participated in the meetings and open houses.

This Plan is a guiding document for any other level of government, private interest, or third party with questions on the future land use of our treaty lands. The implementation of this plan will be through decisions made by Chief and Council, following discussion and involvement of the membership. Where needed, other parties will be involved in the implementation of this Plan.

## 7.1 Authority for the Plan

Through the Maa-nulth Final Agreement, Uchucklesaht Tribe is the owner and authority over all air, lands, water and resources within its treaty settlement lands.

## 7.2 Ratification

This plan does not become 'official' until Uchucklesaht Tribe Chief and Council ratify it. Once that has taken place all future land use decisions made by Chief and Council must be consistent with the objectives and policies outlined in this plan.

## 7.3 Amendments

This plan is intended to respond to the changing needs and circumstances of Uchucklesaht Tribe members and environment. As such the plan may need amending from time to time. Following careful consideration by Chief and Council, policies and Land Use Designations in this plan may be revised by an amending bylaw.

## 7.4 Summary of Land Use Implementation Activities

Uchucklesaht Tribe has developed the following implementation actions for the Plan, as outlined in the Implementation Chart.

The Implementation chart below details actions that must take place before and after the 'Effective Date' and who will undertake each action. Timing of the implementation is broken down into four categories:

### **Before Effective Date**

1. Immediate (to be started in 2008)
2. Short term (to be completed within 5 years, prior to the next scheduled review of this plan)

### **After Effective Date**

3. Long term (to be completed over 10-20 years); and
4. Ongoing (to be started in the short term with no planned date for finishing)

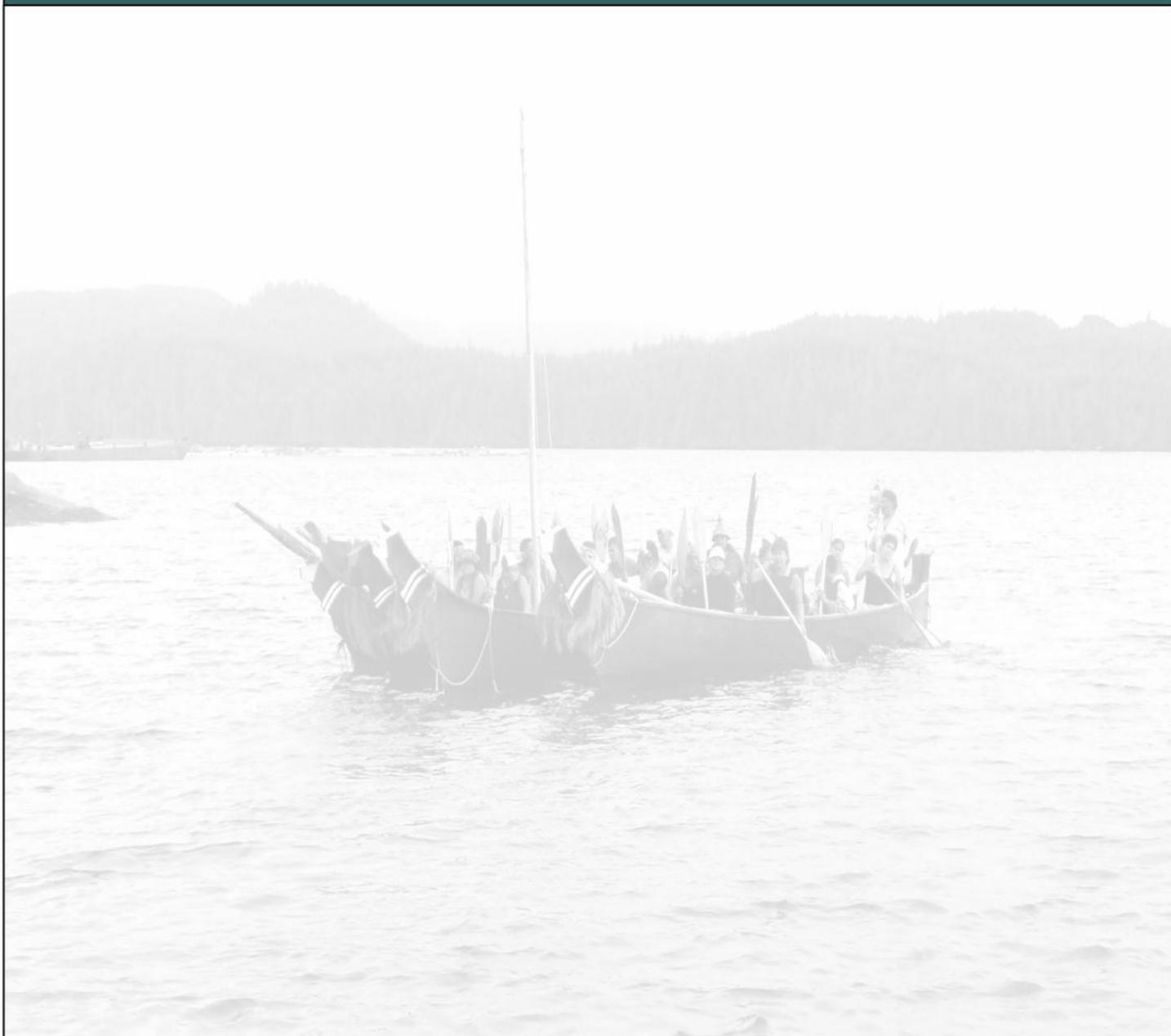
The following outlines the implementation strategy for this Plan:

	Next Steps / Implementation Actions	Responsibility & Involvement of			Timing
		Canada	UT Gov	Members	
1.	Chief and Council ratify the Land Use Plan		4		Immediate
2.	Put Land Use Plan on Website		4		Immediate
3.	Create interactive online mapping of land use maps		4		Short
4.	Translation of Land Use Plan into Native language		4	4	Short
5.	Develop a Land Use Referrals System/Process with guidelines for external agencies to engage Uchucklesaht Tribe		4	4	Short
6.	Conduct Tsunami and floodplain mapping		4		Short
7.	Develop and Maintain an Emergency Response, Recovery and Business Resumption Plan.		4	4	Short
8.	<b>Acquisition and Addition of Fee Simple Lands</b> This plan may be amended to incorporate long-term uses of Fee Simple Lands identified for purchase by the Uchucklesaht Tribe in the MFA. It is noted that the land use policies of the jurisdiction in which those lands lie will apply Uchucklesaht Tribe will work with that jurisdiction to ensure that land is developed in according to the those policies.		4	4	Ongoing
9.	<b>Develop a Zoning Bylaw – Detailed Land Use Zones</b> While a Land Use Plan gives general or broad Designations of future land uses, a zoning bylaw details land uses on a specific site or parcel of land. A new Zoning Bylaw for Uchucklesaht Tribe will be developed following the adoption of this plan. The Zoning Bylaw will be consistent with this Plan.		4	4	Short
10.	<b>Develop Subdivision &amp; Development Servicing Bylaws</b> Subdivision and Development Servicing Bylaws determine minimum standards for roads, water and sewer systems, storm water, wiring, communications and other infrastructure requirements. New subdivision and development servicing bylaws will be developed as needed following the adoption of this plan. Any such bylaws will be consistent with this plan		4	4	Short
11.	<b>Develop Special Development Permit Guidelines</b> for Environmentally Sensitive Areas.		4	4	Short
12.	<b>Appoint an Uchucklesaht Tribe First Nations ‘Director’</b> to sit on the Board of the Alberni-Clayoquot Regional District.		4	4	Short
13.	<b>Stop using IR Designations &amp; Use Traditional Names</b> in mapping and documents.	4	4	4	Immediate
14.	<b>Apply for Commercial Recreation Tenures</b> (MFA p. 47)	4	4	4	Short
15.	<b>Register MFN Lands in the Land Title Office (General location, Legal Description, &amp; Land Title Parcel Identifier)</b> as per MFA Appendix B-4 (Part 3).	4	4	4	Short

## Schedule A Maps

<b>Map 1</b>	<b>Plan Area</b>
<b>Map 2</b>	<b>Land Use Map</b>
<b>Map 3</b>	<b>Environmentally Sensitive and Hazard Lands</b>
<b>Map 4</b>	<b>Cultural Use Areas</b>

[www.maanulth.ca](http://www.maanulth.ca)



**We welcome any comments on this plan. Please contact your Land Use Worker  
Carla Halvorsen at the Uchucklesaht Band Office for more information.**

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