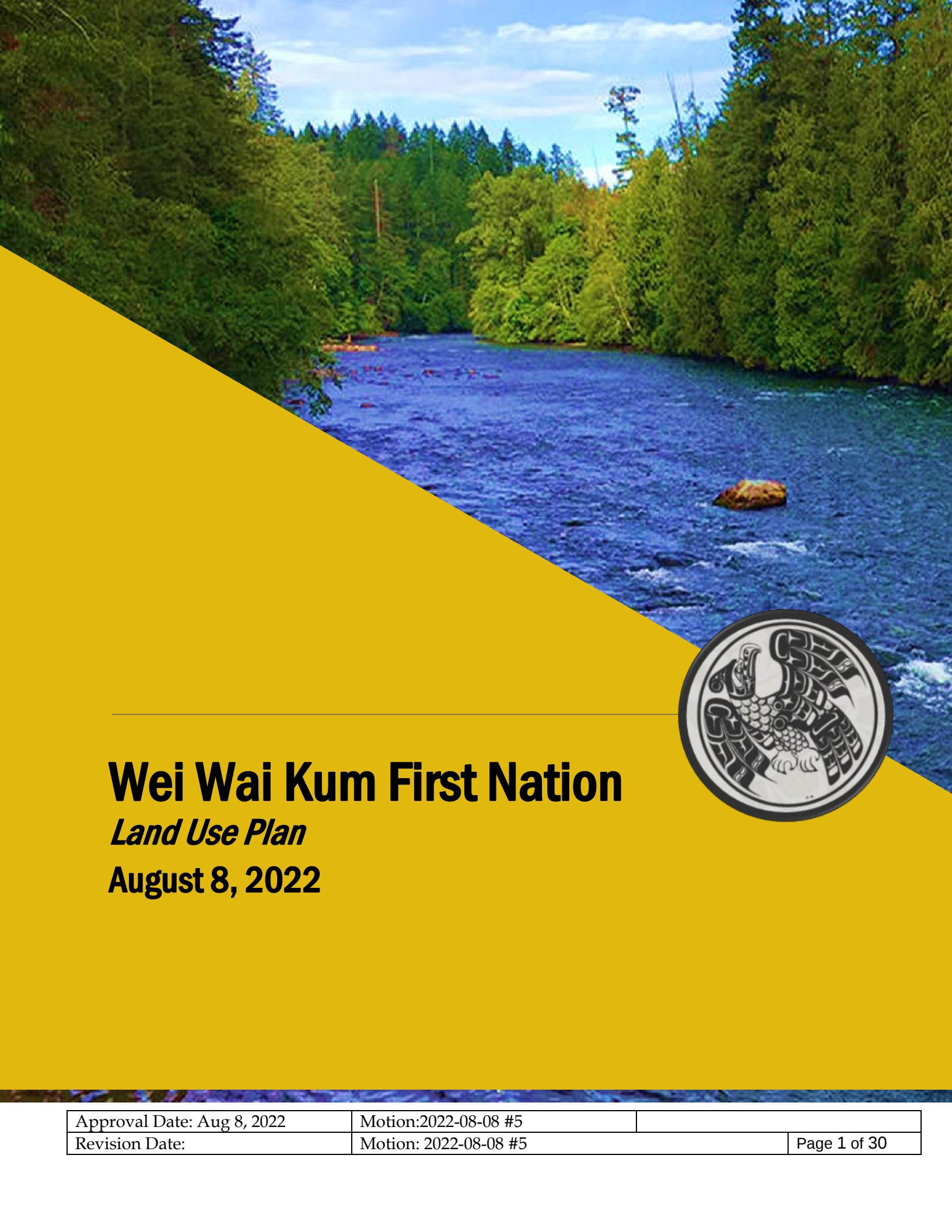




Wei Wai Kum First Nation

Land Use Plan

August 8, 2022

Approval Date: Aug 8, 2022	Motion:2022-08-08 #5	
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1. History of the Lands and People

According to our oral history, Wekai is the first ancestor of Lig^wildax^w people. His story begins at Tikya, located at Read Bay, in Topaze Harbour. An important period associated with Wekai is the flood, of which he was warned in his dreams. To prepare for the deluge that was coming Wekai made a cedar rope that was many metres long and tied it to a rock on the mountain next to Tikya, K^wek^wilis (called Mt. Spencer on today's maps). Then he carved canoes, loaded them with supplies and tied them to the mountain. When the flood began, he saved many people from his village and after the flood he travelled and obtained rights for our Nation at many different places.

Following the flood, Wekai and his descendants, our ancestors, spread north-, east- and westward from Tikya. In more recent times, through war and marriage, we pushed southward into the Discovery Islands, Discovery Passage and the Gulf of Georgia, conquering the lands and waters which formerly had ancestors from the K'ómoks, Homalco, Klahoose and Pentlatch people.

Since the beginning of time, hunting and fishing have been a vital part of our lives, and our relationship with our territory allowed us to live a prosperous and full life while also being stewards of the world around us. We used fish traps and clam gardens to care for and use fish and shellfish resources, ensuring a ready and ample supply of food. Estuarine gardens also supplied a regular source of vegetable foods. Evidence of these practices show how we extensively stewarded the life around us, not only resulting in a prosperous life for our ancestors, but also for the world around us.



Figure 1 - Totem Pole on Campbell River reserve



We cared for our lands and waters by being present and by owning and managing resource areas according to our laws. Families had areas that were owned or managed by them and they were responsible for their ongoing well-being. This meant that while we



spent winters together in larger villages, in the spring we moved to our family's area. Some moved to herring grounds while others tended gardens or made eulachon grease. In the summer, salmon arrived and we were busy tending our fish traps, first preparing them for the arrival of salmon and then with the harvest. We continued this into the fall as the other species of salmon arrived. We also hunted many different land animals, tended plants and gardens and reaped a good harvest. Chiefs or family heads gave permission for sustainable harvests and sanctions existed for unauthorized or excessive harvests. We cared for our lands and waters and in return, they cared for us.

Figure 2 - Wei Wai Kum Traditional

Territory

Through this we also cared for the supernatural world. In the winter we did this in the potlatch but through the spring, summer and fall we did this by caring for the world and by offering words of thanks for all we took, only taking what we needed.

By the early 1880s the colonial government started illegally taking our land and pushing us onto small reserves. At first this did not have a significant impact but soon, as settlers arrived our world began to change. By the early 1900s we were significant players in the fishing industry, working for the canneries, of which there were many. While this process saw the outlawing and destruction of our fish traps, we quickly came to have a major role in the fishing industry and by the mid to late 20th century, we had more people in the industry than many other Nations combined. This had been our livelihood for generations and as the technology shifted our knowledge of our waters and our ingenuity served us well.



Today we have only small reserves at Loughborough Inlet (Heydon Bay and Grassy Creek), *Matlaten* (Greene Point) and *Tłəmatək* (Campbell River) and, although a reserve was proposed in 1879 by G.M. Sproat at *Tatapowis* (Whiterock Passage), none was ever created in our name. The reserves that we have today are based on historical use but are a tiny percentage of our Territory. Hodayno IR #2 was reserved as a fishing station with a salmon stream. Loughborough IR #3 (at Grassy Creek) was reserved as a village site with a fishing station and Matlaten IR # 4 was reserved as a winter village site and burial place. The largest Wei Wai Kum settlement was located along the northern end of Uxstalis (Tyee Spit), and was included as part of IR #11. In 1922, the community was relocated further south along the Tyee Spit, as a condition of an agreement between Indian Affairs and the International Timber Company (ITC) to sell the land to ITC to permit the construction of a lumber mill. Our displacement from our Spit remains an unresolved issue.

Today, as our population continues to grow, as we become highly educated and grow our economy, we are working hard to once again become stewards within our territory. We will take back this rightful place in our lands and waters and our world will once again be better for it.



2. Purpose of the 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 provides strategic recommendations for achieving a desired future. This Plan only applies to our Reserve Lands but in the future we intend to extend our land use planning out into our Territory.

This Plan includes the community's vision, goals, policies, and actions for the lands, air, water, and wildlife that are important to Wei Wai Kum. Additional topic areas that relate to people, parks, roads, and future economic development are also included in the Plan. This Plan provides a snapshot of today and then sets out the path to a coordinated future for all of the Nation's lands.

The Wei Wai Kum First Nation 2022 Land Use Plan recognizes the guiding vision and goals of the Nation's 2018 Comprehensive Community Plan (CCP) as well as the direction provided by the Land Code and other relevant documents.

2.1 What is a Land Use Plan?

A Land Use Plan provides a snapshot of today and then sets out the path to a coordinated plan for all of Wei Wai Kum's Reserve lands.

The Plan sets out a vision, goals, objectives, and actions for all Wei Wai Kum Lands. As a Land Code Nation, Wei Wai Kum has the authority to manage the reserve lands, conserve resources, and engage and implement development projects that benefit Wei Wai Kum members.

The Land Use Plan includes all the lands that are under Wei Wai Kum management, but will only apply to lands that have reserve status. This Plan will serve as the guiding document for all future policies and regulations around land use, protection, and development. Through the implementation of this plan, Wei Wai Kum will exercise its law-making powers and will manage the lands to achieve the goals of the Nation.

As outlined below, the authority of the Land Use plan is specific to the Wei Wai Kum reserves including lands currently in the Addition-to-Reserve (ATR) process with the assumption that they will be part of the Reserve in the near future. Other plans and documents will address the full territory. For the purposes of this plan, terms such as homelands refer specifically to the reserve and ATR lands, not the full territory.



3. Other Wei Wai Kum Plans and Regulations

3.1 Wei Wai Kum Land Code

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 2013 in accordance with the *Framework Agreement on First Nation Lands Management*.

This Code is a foundational law that gives Wei Wai Kum the authority to pass and implement other more specific Laws related to Lands Management. The Land Code details the process for developing and passing laws, community engagement, regulations around interests in the Land including Certificate of Possessions, what types of laws can be developed, the Lands Committee, Financial management, and other related topics. Some of the Laws and related plans that can be developed under the Land Code authority include the Heritage Sites Law, Environmental Management Plan, Development Law, Zoning Law and related Laws.

3.2 How the Land Code relates to the Land Use Plan

Both the Land Code and the Land Use Plan provide regulations for Wei Wai Kum's jurisdiction over the reserve lands. 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 develop lands over time, while the Land Code is a more regulatory document that shapes what happens today on the lands. The two documents work together to show what is true today and where Wei Wai Kum is heading for tomorrow. The designations and rules or principles set out in the Land Use Plan can be given the force of law in a Zoning Law.

3.3 How the CCP relates to the Land Use Plan and other Laws

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

The CCP sets out the broad parameters for the vision for the community, and all other planning documents are based on this vision. The Land Use Plan sets out in greater detail, specific uses for different areas of Wei Wai Kum reserve lands. Once the Land Use Plan is complete the Zoning Law will be developed to outline distinct regulations for different land use designations. These documents are governed by, and get their authority from the regulations defined in the Land Code.

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.

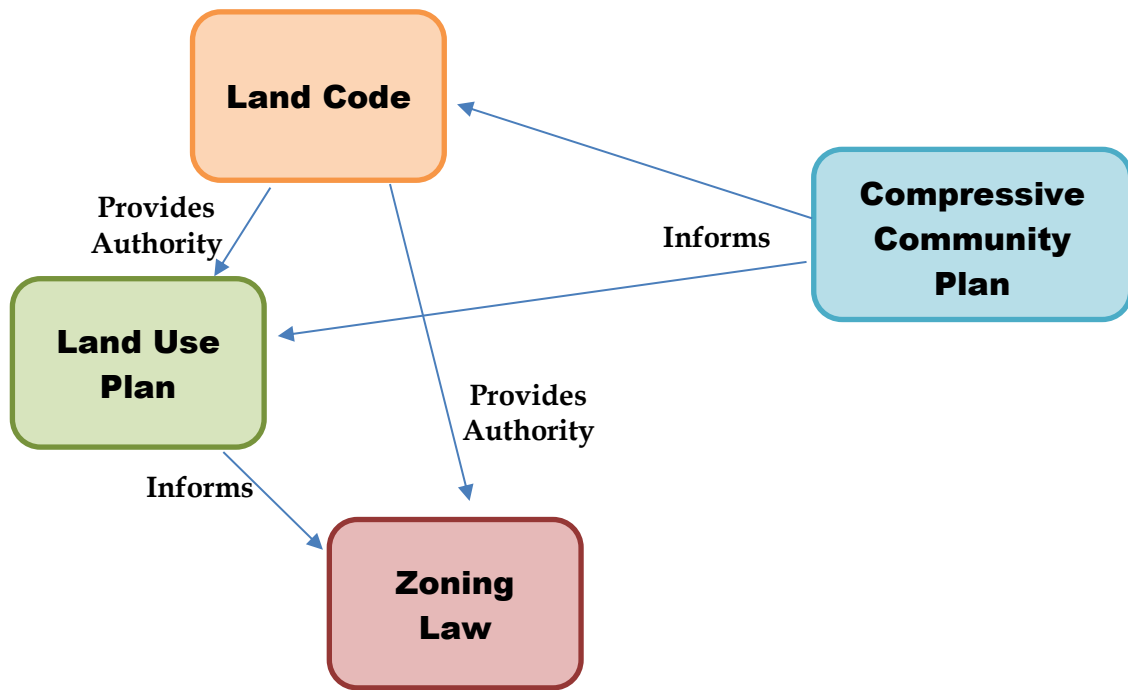


Figure 3 – Outlining how Wei Wai Kum Laws and Planning Documents interact



4. Lands in the Plan

The Land Code 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 the Land designation will be applied once the lands are added to reserve. Below is a listing of the Lands that are either part of Wei Wai Kum reserves or are currently in the Addition-to-Reserve Process.

Name	Size (ha)	(ac)	Status
Homayno IR # 2	15.4	37.9	Reserve
Loughborough IR # 3	8.5	20.9	Reserve
Matlaten IR #4	38.8	95.8	Reserve
Campbell River IR # 11	143.1	353.6	Reserve
Campbell River IR # 13	79.3	195.9	Reserve
Junior Strip	1.0	2.4	Fee Simple Land in Addition-to-Reserve Process
6 Acres parking lot (south)	1.2	3.1	Fee Simple Land in Addition-to-Reserve Process
6 Acres parking lot (north)	1.5	3.6	Fee Simple Land in Addition-to-Reserve Process
Condo Lot	0.6	1.5	Fee Simple Land in Addition-to-Reserve Process
Mall	7.7	19.0	Fee Simple Land in Addition-to-Reserve Process
Ocean Pacific	0.7	1.7	Fee Simple Land in Addition-to-Reserve Process
Small Craft Harbor Parking lot	0.9	2.2	Fee Simple Land in Addition-to-Reserve Process
Cruise Ship Lands	0.7	1.7	Lease
Total:	299.4	739.5	



5. What is the Influence of the Land Use Plan?

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

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

- a. Roadways
- b. Servicing infrastructure
- c. Servicing paths, or corridors
- d. Trails
- e. Parks
- f. Protected Areas.

This Plan may be amended from time to time and Section 11 outlines the process for proposed amendments to the Land Use Plan. It is recommended that the Plan be reviewed every five years to ensure that the development scenarios for each parcel remain accurate and supported by the membership.

Once this Plan is ratified by the community and enacted by Chief & Council, all future decisions must comply with this Plan. This includes future decisions about development, zoning, 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.



6. Wei Wai Kum Today



Figure 4 – Aerial image of Wei Wai Kum reserve #11

The following provides a “snapshot” of population and housing at Wei Wai Kum today.

Where Members Live (May 31, 2022)	# Of People
Members – Homelands on Reserve	341
Members - Living Away	484
Total Members	825

Wei Wai Kum currently has 168 residential units on the homeland Reserves that are primarily occupied by members and their families.

There are two shopping malls that are located partly on the reserve and partly on Wei Wai Kum’s fee simple Lands. Wei Wai Kum has majority ownership shares in these companies which include a combined total of just under 30 stores. Including Wei Wai Kum owned businesses, Walmart and Home Depot, There are an additional 10 store fronts on Wei Wai Kum lands including Wei Wai Kum owned businesses, Walmart and Home Depot. Beyond that, several members have home based businesses without a traditional store front.

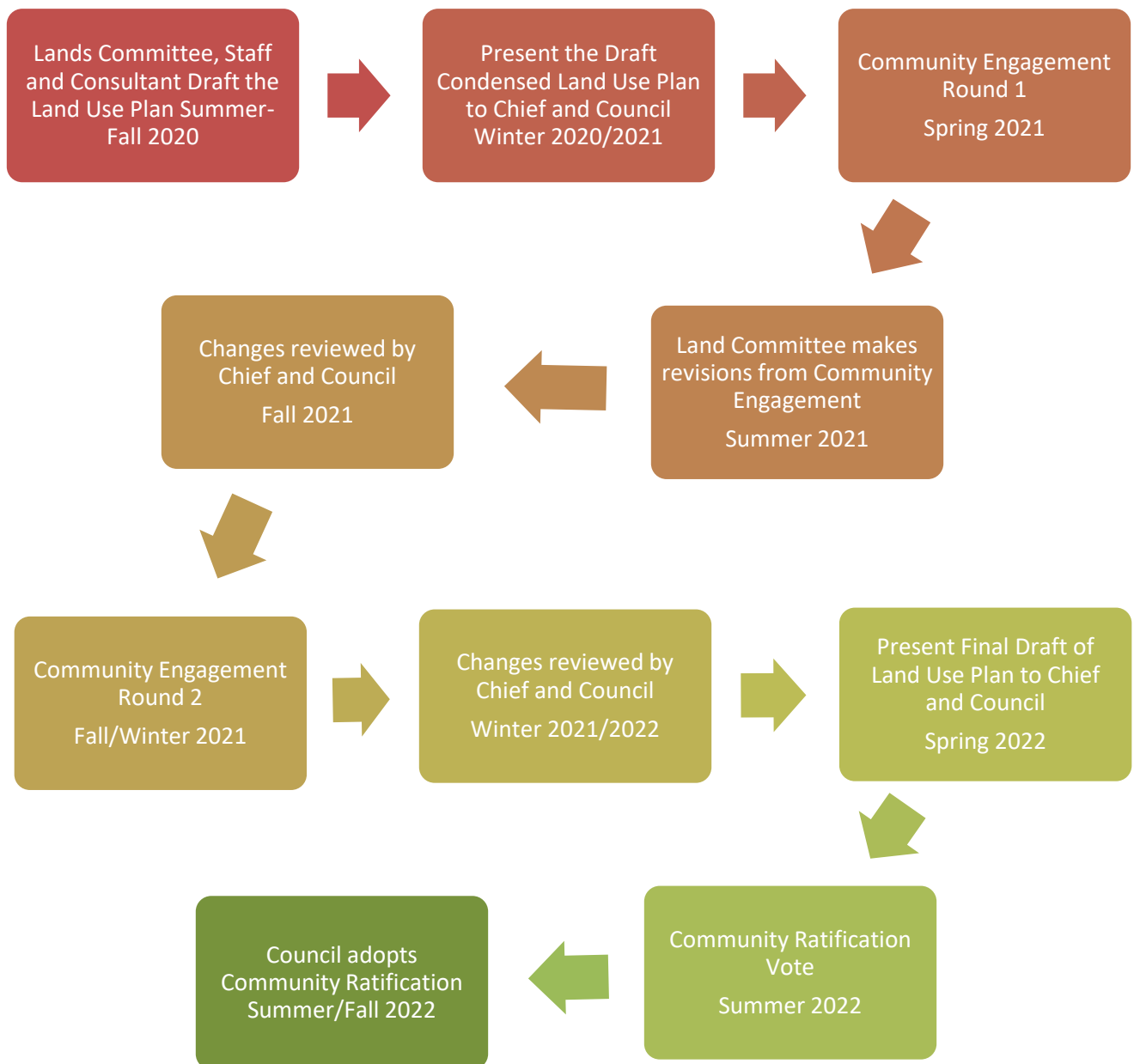
Wei Wai Kum has developed approximately 65% of the available Lands on Campbell River IR # 11. which in total includes the Campbell River Estuary and other protected areas.



7. Community Engagement

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

From Summer 2020 to the completion of the Plan, the Lands Committee met many times to provide direction and shape the contents of the draft Plan. The following process was followed:



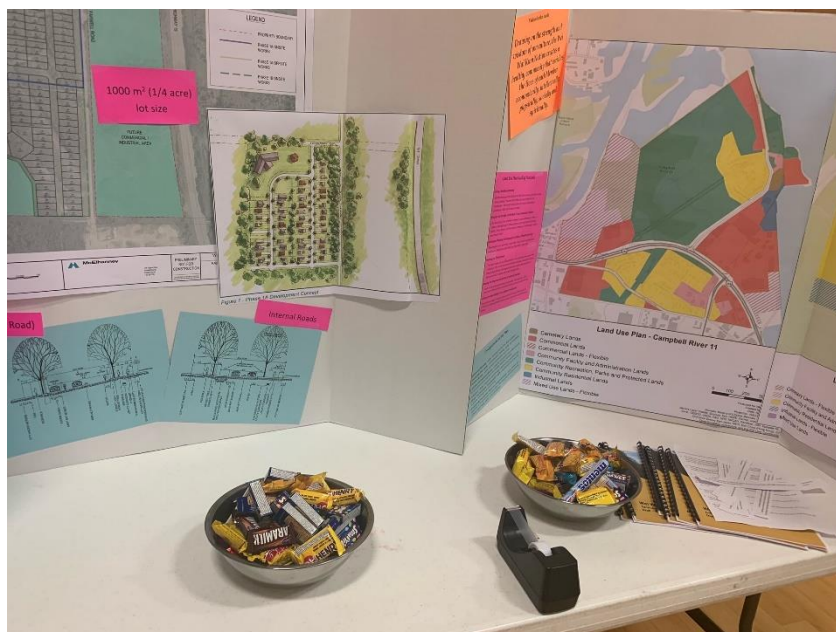


The Plan was presented to Chief and Council in May 2021. The first round of community engagement from May through early July included a zoom session, a photo scavenger hunt, and a survey. Based on the community engagement, revisions were made to the Land Use Plan and these changes were reviewed with the Lands Committee.



Figure 5 – Children playing on a beach in Wei Wai Kum Traditional Territory

The revised Land Use Plan was presented to Chief and Council again in October 2021. Chief and Council made some changes to the Land Use Plan based on new information and land use studies and approved it for more community engagement in November 2021.



The Second round of community engagement lasted from December 2021 through March 2022 and included a zoom session attended by local and non-local members, some one-to-one engagement sessions over zoom, and a large in person drop-in community event.



8. Vision for the Lands



Figure 6 – Looking North from a beach near Wei Wai Kum reserve #11

The vision for the lands is based on ideas and input of members who participated in the development of this plan and other planning documents such as the comprehensive community plan. We thank the membership for their work in determining the physical, social, cultural, and economic plan for the community.

A special thanks to the Lands Committee members for all their hard work!

Input from community members are expressed in the following vision statement that speaks to what the future will look like for Wei Wai Kum.

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.*



9. Land Use Plan Guiding Principles

The Wei Wai Kum Land Use Plan was developed from the guiding principles below from information found primarily in the Comprehensive Community Plan and other community engagement reports:

- **Building a healthy community**
 - *Healthy community* reflects a holistic First Nations meaning of health and well-being, which includes the physical, spiritual, emotional and mental well-being of individuals and the collective of the community as whole. This involves the respectful relationships and responsibilities we have to each other and to the land.
- **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, particularly to our youth.
- **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 “green” high efficiency buildings and practices, as well as the identification of lands that should be kept as natural and protected areas.
- **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.
- **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.



10. Lands Use Plan Designation Summary

A Land Use Plan designation is a high-level use of land classification that can be applied to various parcels of land. Designations are intentionally broad, allowing details to be identified in the zones (from the zoning law). There can be multiple zones within each designation. The following land designations apply to all the lands considered in this Land Use Plan:

1. **Community Housing Lands** – housing for Wei Wai Kum members
2. **Community Facility and Administration Lands** – administrative building, parks, and play fields
3. **Cemetery Lands** – lands intended for cemetery uses only



4. **Commercial Lands** – lands for commercial uses and economic development, including space for member business start ups
5. **Industrial Lands** – lands for mini-storage, warehousing, manufacturing
6. **Mixed Use Economic Development Lands** – combination land uses (for example, housing on top of commercial)
7. **Community Recreation, Parks and Protected Lands** – lands that are not intended to be developed for any of the other uses, but could be used for cultural harvesting, parks, or as open space

Figure 7 – Welcoming Pole near the Big House

The following sections set out goals, policies, and actions for each of these land use designations. The maps at the end of this section demonstrate what areas the designations apply to. It is important to note that for undeveloped areas, cross-hatching has been used to indicate that these areas may change designation based on specific land characteristics, such as topography.

Once subdivision designs are complete and zoning is applied to each area, then more precise locations will be confirmed.



Community Housing Lands

This designation is intended to provide sufficient lands for housing for current and future generations of Wei Wai Kum. This area can also include parks, trails and utilities specifically for servicing the residential area. The intent is to ensure sufficient and desirable lands are available to enable current and future generations of members to live on Wei Wai Kum lands.

Uses allowed in this designation include:

- Member Residential Housing, including detached and multi-family.
- Neighbourhood parks, trails, greenspace, and wildlife habitat or corridors.
- Utilities required for servicing the neighbourhood such as pump stations.

The lands included in this designation total 71.5 hectares (176.7 acres) in area.

The build-out of these lands with new housing units depends on the speed of growth in the community. At current rates of population change, this Land Use Plan anticipates that there will be up to 200 lots developed in phases starting in 2-3 years. The density of housing will remain about the same at approximately 10 units per hectare. Future development will integrate parks into the community as much as possible.

Objectives

- To ensure the provision of a range of housing types that are supported by the community and fit with plans for growth and change.
- To encourage current and future generations of members to live on Wei Wai Kum lands.
- To incorporate a significant amount of community landscapes and parks that are safe and accessible for people of all ages.

Key Considerations

- 1) The Nation supports the ongoing development of mixed housing formats including detached, modular and mobile homes, and can include multi-unit developments.
- 2) Wei Wai Kum will consider the development of design guidelines that will establish standards and direction for new buildings and structures on Wei Wai Kum lands.
- 3) The development of the residential housing on IR # 13 will identify lands that will be for open space and/or park lands.
- 4) Completing a detailed analysis of flooding on Wei Wai Kum lands will become increasingly important as the effects of climate change continue to impact the Nation.



Cemetery Lands



The designation on Cemetery Lands will never change and can only be added to. This will allow community members to honour their loved ones with burial on homelands into the future. These Lands are also protected as heritage sites in the Land Code.

Uses for this designation include:

- Cemetery Only

The lands included in this designation total 0.71 hectares (1.7 acres) in area.

Objectives

- To ensure cemetery areas are protected into the future.
- To ensure there is enough space to meet the future needs of members.

Key Considerations

- 1) Ensure the cemetery is well protected with fencing and signage.
- 2) Discourage the use of the cemetery as a throughfare by pedestrians or bicycles.
- 3) Engage with Elders and representatives of families to record the history of individuals in the cemetery and maintain the records as a resource for all members.
- 4) Incorporate a new cemetery into future development by 2030.



Community Facility and Administration Lands

This designation provides 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 arrangement in a centralized location for ease of Member access on the lands.



Uses in this area include:

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

Figure 8 - Wei Wai Kum Administrative Offices

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 funding or financing applications, and the direction provided by the community. This will be an ongoing process and will include community engagement for each project at the appropriate time.

Objectives

- To ensure that the current administration area remains the focus of future community use, growth, and changes.
- To ensure community services are provided efficiently and safely to members.
- To add new uses that fit the demographics and needs of the community.

Key Considerations

- 1) Facilities built to care for Elders and youth.
- 2) Playground and recreation facilities.



Commercial Lands



This designation covers lands containing current commercial developments and lands identified for future commercial uses.

Uses allowed in this designation include:

- Free-standing stores
- Strip malls
- Gas stations
- Enclosed shopping areas
- Office uses
- Accessory uses that are compatible with the above uses
- Marine services businesses

The lands included in this designation total 29.3 hectares (72.4 acres) in area.

The build-out of these lands depends on trends in commercial and retail land uses, population growth, and demographic composition in the Campbell River Area.

Objectives

- To earn tax revenue that will provide funds to the Nation for community programs and services.
- To create a variety of employment and economic development opportunities that benefit Wei Wai Kum.
- To develop new uses that are at the leading edge of trends in commercial and retail development, and that fit the demographics and growth characteristics of the area.

Key Considerations

- 1) Commercial and retail activities will be clustered to support and benefit existing retail uses.
- 2) Light or Heavy Industrial land uses, such as processing, mini-storage or warehousing, are not supported for lands within this designation.
- 3) Space within the commercial lands will be considered for a “business incubator area” for member-owned businesses.
- 4) Any development will be subject to an intensive design review to ensure that the proposed buildings and structures are at the highest possible level of aesthetics that incorporate Wei Wai Kum designs and positively profile the Nation.



Mixed Use Economic Development Lands



This designation covers lands intended for economic development. Though uses focus primarily around commercial and high density residential, they can include some additional uses all contained in carefully designed and developed communities. The Mixed-Use Lands will be characterized by cultural referenced design values, and will be strongly connected with the surrounding developed lands. Each parcel of Mixed-Use Lands may be required to have a specific sub-zone or plan to ensure a suitable and well-planned mix of uses.

The acceptable uses can include at least one of the following:

- Commercial uses
- Services
- Market residential uses for members or non-members including a variety of densities from multi-family to high density detached housing
- Hotels or other types of lodging
- Public uses such as event centers and public markets
- Offices
- Limited light industrial only if it includes a minimum of 25% public storefronts such as textiles or liquor manufacturing
- Vehicle and marine sales and services
- Greenspace, trails, walkways, stages, amenity areas

The lands included in this designation total 27.9 hectares (68.94 acres) in area.

The build-out of these lands depends on trends in residential, commercial, and industrial land uses and economic activity in the Campbell River Area.

Objectives

- To create mixed use communities that are carefully designed, planned, and built.
- To increase the economic viability of Wei Wai Kum lands through a diversified land base that provides job opportunities for members.
- To increase Wei Wai Kum's own source revenue to provide programs and services for members.

Key Considerations

- 1) The Nation will work with the development community in the region to identify opportunities for growth and change in the mix of land uses in the area.



Industrial Lands

This designation covers lands intended for current and future industrial uses. The area will be an economic generator for the Nation, and mitigating measures will be put in place to reduce negative impacts (environmental, noise, traffic) on surrounding residential or recreation areas. The build-out of these lands depends on trends in industrial land uses and economic activity in the Campbell River Area.

Uses allowed in this designation include:

- Mini-storage
- Warehousing
- Appropriate Manufacturing and processing primarily of the sort that is low impact and contained within warehouses
- Offices
- Caretaker housing
- Garden Centres
- Accessory uses such as retail or commercial that services the industrial uses

The lands included in this designation total 12.2 hectares (30.12 acres) in area.

Objectives

- To ensure the economic viability of Wei Wai Kum through a diversified land base.
- To mitigate any potential negative impacts of future industrial developments through careful placement, the development of visual buffers, and careful traffic planning.

Key Considerations

- 1) A detailed area plan will be developed for the Industrial Lands to ensure the design of road networks and the phasing of development allows the greatest range of future possibilities for Wei Wai Kum.
- 2) Visual buffers from non-industrial land uses and buffer zones (generally hedging or landscaping) will be included for all industrial lands and developments.
- 3) Safe pedestrian and cycling routes will be included in any road network designs and planning.
- 4) Any industrial lands development will be subject to an intensive review of potential noise, odor, or other Environmental impacts in accordance with Wei Wai Kum's environmental assessment process. Best efforts will be made to minimize these impacts or eliminated before the development may proceed.



Community Recreation, Parks, and Protected Lands

This designation covers lands that are to be for the recreation, management, and protection of the Nation. Lands that are environmentally significant are also included in this land use designation.

Acceptable uses within this area include:

- Active or passive park space or greenspace including recreation facilities
- Restoration
- Low-impact food or natural resource production or harvesting
- Eco-tourism
- Animal habitat and wildlife corridors
- Research particularly related to natural resources
- Open space or wilderness area

The lands included in this designation total 145.8 hectares (360.23 acres) in area.

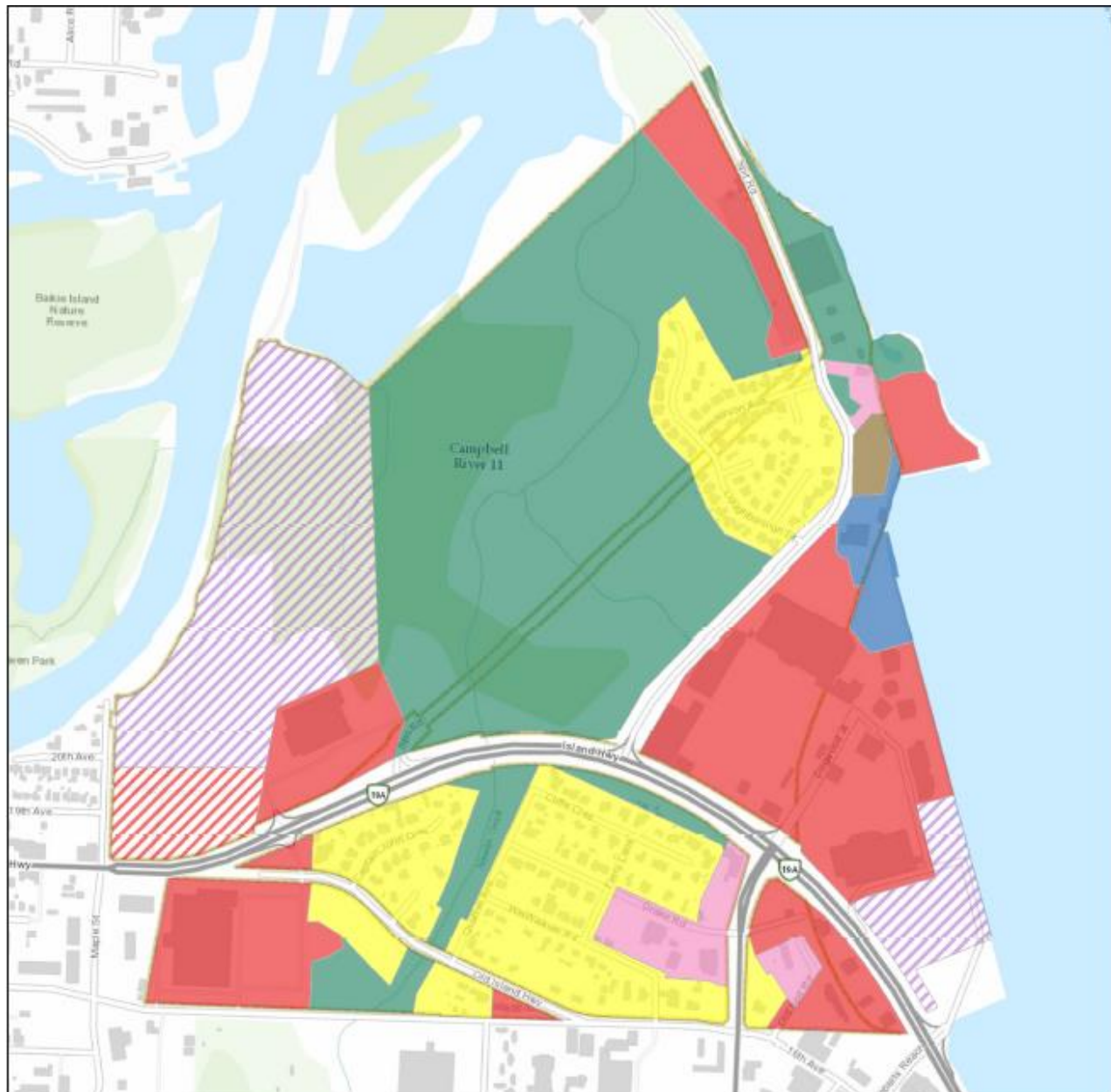
Opportunities exist to move forward on active parks including play spaces and structures for youth and toddlers, pet friendly parks, low-impact food production or harvesting, and eco-tourism activities in the short and medium term.

Objectives

- To carefully plan for the future of these lands ensuring both active and passive uses and the protection of sensitive and important ecosystems.
- To work to identify surface and groundwater systems, wildlife trail and habitat systems, or other eco-systems that currently operate on the lands and protect the integrity of these systems.
- To allow for and increase areas of community wellness such as gathering spaces, quiet natural spaces, cultural harvesting, and other related wellness activities.
- To plan for connectivity of trails and greenspaces to other areas.

Key Considerations

- 1) All future activities will include protection of these resources for the long-term future.
- 2) Slope stability, drainage, and the impacts of development on surrounding land uses will be carefully considered before any development may proceed.



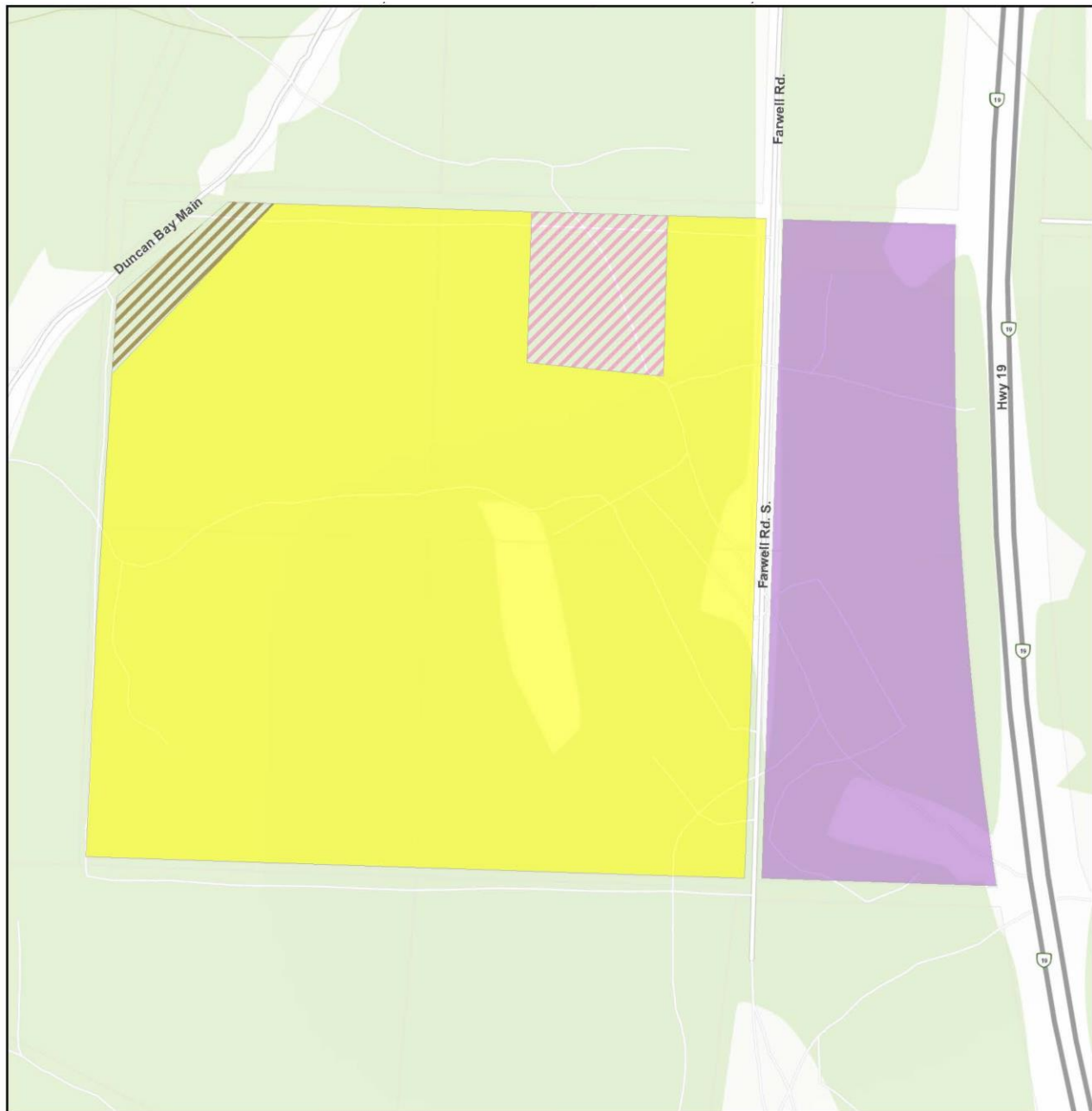
Land Use Plan - Campbell River 11

-  Cemetery Lands
-  Commercial Lands
-  Commercial Lands - Flexible
-  Community Facility and Administration Lands
-  Community Recreation, Parks and Protected Lands
-  Community Residential Lands
-  Industrial Lands
-  Mixed Use Lands - Flexible



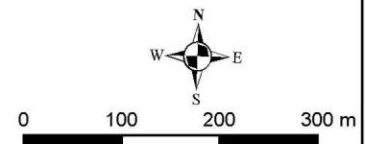
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Land Use Plan - Campbell River 13

-  Cemetery Lands - Flexible
-  Community Facility and Administration Lands - Flexible
-  Community Residential Lands
-  Mixed Use Lands



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Projection: NAD 83 UTM Zone 10N
Sources: Ministry of Citizens Services - DataBC Program
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Key Interest Areas and Special Considerations

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 areas are not specific zones in themselves, but rather overlay zones to identify protections such as further setbacks. These include:

- Hazard Lands - these are areas of steep slopes, unstable soils, or terrain that is not suitable for buildings or structures. All lands with a slope of 30% or greater are defined as Hazard Lands. WWK may define additional lands as Hazard Lands should site conditions become known that require the application of this designation in the Zoning Law. This could include lands that are geotechnically unstable and/or lands that are subject to slumping or slide.
- Waterfront Lands – these are lands within (for example 15 metres, to be determined) of the natural boundary of the ocean for the protection of marine ecosystems.
- Riparian Areas - these are lands within 10 metres inland of the natural boundary of a creek, stream, or wetland.
- Protected Areas – these are areas that are never intended for development. The reason for defining lands as within Protected Area may or may not be specified in the Land Use Plan. For example, if lands are defined as holding spiritual or cultural qualities and these qualities are known only to WWK.

Development will typically not be permitted in these areas, or may be subject to additional regulations that will be specified in the Zoning Law.

Special Considerations

Similar to Key Interest areas, special considerations are not specifically Land Use designations but areas that require special attention in all designation areas. Roads, servicing, parks and trails, environmental and climate crisis listed below, can apply to any and all designations and should be considered in future developments to provide for more usable and sustainable developments into the future.



Roads, Servicing, Parks, and Trails

The development of road networks, servicing corridors (water, sewer, storm, and infrastructure) and the creation of park and trail networks through Wei Wai Kum lands will consider the connectivity of these networks with the roads, infrastructure, and trails in surrounding areas. Priority will be placed on ensuring that different types of transportation are safe and accessible for all ages and mobility types.

In the future, the connections through the lands and surrounding areas will benefit the members and the assigned land uses on Wei Wai Kum lands.

With the development of a community on Campbell River IR #13 special attention will be needed to ensure the two communities (IR # 11 and 13) are connected. Though out of Wei Wai Kum jurisdiction, efforts will be put toward ensuring both communities are well connected to each other and to other essential services.

Objectives

- To protect the rights of way needed for future development
- To plan for an efficient road system that is safe and accessible to all modes of travel
- To increase the connectivity between all Wei Wai Kum communities

Key Considerations

- 1) Work to acquire needed rights of way as they become available.
- 2) Work with the City of Campbell River and Province of BC to provide additional access points to Campbell River IR # 13.
- 3) Support the protection of passive “blue way” systems that work with existing drainage patterns and support habitat and connectivity.
- 4) Future trail systems will support the safe movement of people, cyclists, and other modes of travel.
- 5) Where needed, Wei Wai Kum will work with the City of Campbell River and the province on road and transportation network issues that involve multiple levels of jurisdictional authority.
- 6) The creation of a safe environment for pedestrians of all ages will be a priority in all future development.



Environment and Climate Crisis

There are many sensitive habitats in Wei Wai Kum territory and its a priority to and identify and protect the important environment areas. . The streams and rivers are critical fish habitat and the estuary is habitat to many plants and animal species.

With Climate Change comes sea level rise. With a community located in an area that is currently prone to flooding this concern rises with climate change.



Figure 9 – Nunn's Creek Estuary

The map below identifies the effects of a 200-year river discharge and 1 year storm event with the 2017 base data. This is just one example of the effects of climate change.

Any development within the areas identified in this mapping needs to consider the environmental affects and climate change affects.

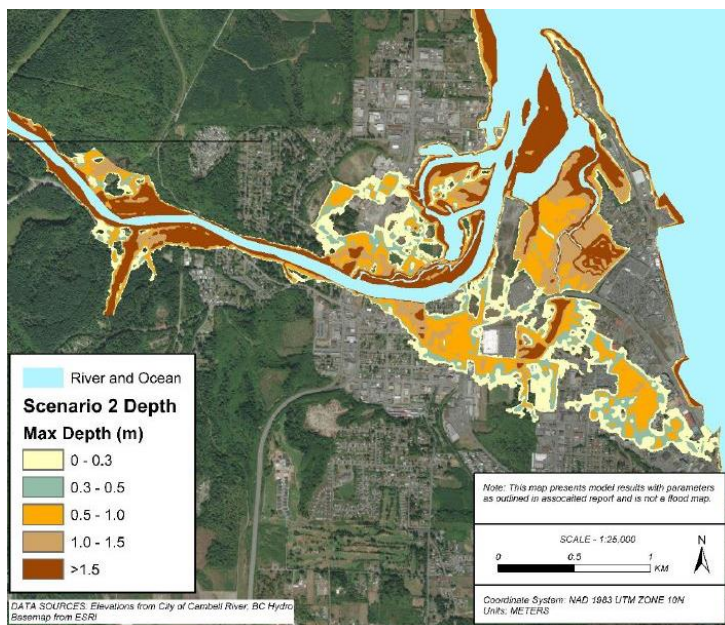


Figure 10 – 1 in 200-year flood map

Objectives

- To protect sensitive environmental habitats.
- To keep the community safe from the effects of climate change.

Key Considerations

- 1) More detailed review of the environment and climate change in a future Environmental Management Plan.
- 2) Consider climate change adaptation measures to prevent impacts on member homes.



11. Plan Amendment Process

The Land Use Plan is a document that will be ratified by Wei Wai Kum members. Major changes to the Land Use Plan must also be ratified by the community as per section 6.2 (a) of the Land Code.

Minor changes to the Land Use Plan can be authorized by Council with a report to the community, and typographical errors can be corrected by staff with a report to Council. For greater clarity the table below identifies examples of changes and required authorization levels.

Change type	Council Update	Council approval and Community Update	Community Ratification
Statistical updates	✓		
Land status Change (ATR)	✓		
Clarification of Designation Boundaries		✓	
Clarifying unclear wording		✓	
Changing Designations on a parcel of Land			✓
Designating Lands not previously in the Land Use Plan			✓

To ensure the Land Use Plan remains a living document, it will be reviewed a minimum of every five years to identify any inconsistencies with uses and the strategic direction of the community.

Once this plan is adopted by Chief and Council, all decisions made by Wei Wai Kum 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.

This plan is intended to provide direction, minimize incompatible land use conflicts, offer certainty to members and the surrounding community, and set out a road map for future economic development.



Plan Amendment Process:

