



Okanagan Indian Band

.....

Phase 1 Land Use Plan

November 2021

TABLE OF CONTENTS

1.0	OUR LAND USE PLAN	1
1.1	Purpose of the Land Use Plan	2
1.2	The Planning Process	2
1.3	Our Vision	4
1.4	OKIB Planning Principles	5
2.0	COMMUNITY LANDS DEVELOPMENT NODES	7
2.1	Swan Lake	8
2.2	N'Kwala	10
2.3	Duck Lake - Steele Site	12
2.4	Round Lake	14
2.5	Alexander Estates	16
2.6	South East Duck Lake	18
2.7	Madeline Lake Range	20
2.8	Goose Lake Range	22
3.0	COMMUNITY DEVELOPMENT GUIDELINES	25
4.0	LAND USE MANAGEMENT	35
4.1	Level of Community Concern with Development	36
4.2	Environmental Protection Guidelines	39
4.3	Heritage Sites and Cultural Resource Protection	41
4.4	Natural Resource Protection Guidelines	42
4.5	General Development Guidelines	43
4.6	Development Constraints	43
5.0	IMPLEMENTATION	47
5.1	Monitoring and Evaluation	48
5.2	Action Items	50

APPENDIX A

Community Profile

ACKNOWLEDGMENTS

The Okanagan Indian Band originally developed this Plan in the year 2014 with the input and voice of our Membership. This Plan is the result of hard work by the whole community. In-depth community engagement involved the participation of many band members and included two community open houses, three committee meetings, meetings with elders and youth, and a series of home visits and Land Use Plan workbook workshops. The workbooks were completed by over 69 households representing 150 members.

Importantly, the development of the Plan also included the ongoing work of the Advisory Committee, a group of passionate community volunteers who generously shared their time. Additionally, a staff team of Okanagan Indian Band Operations, Lands and Housing (OLH) department employees and OKIB department heads were also key players in the development of this Plan.

This Plan represents our vision for the future, designed and written with input from our community with the intent of supporting each other to build a healthy, culturally vibrant and sustainable community.

A review and update of this Plan took place in 2019/2020 in conjunction with the development of the Goose Lake and Madeline Lake Range Land Use Plans. Since the Goose Lake and Madeline Lake Plans built off the earlier work completed under this project, this Plan became referenced as the Phase 1 – Land Use Plan.





1 Our Land Use Plan

ístk^wul íplas ítmx^wulax^wtit

WHAT DOES LAND MEAN TO YOU?

“Everything.”
-OKIB Youth

We created this document to provide a fair and transparent land use management tool to guide both the protection and development of community lands. This Plan applies to all Okanagan Indian Band (OKIB) Band lands and surface water within Okanagan IR#1, Okanagan IR#4 (Swan Lake), Duck Lake IR#7 and Band-owned fee simple lands.

We developed this Plan to provide our staff and Council with a guide for making decisions about land use and development in a way that will fulfill our vision for the future. We recognize that we need a plan to help achieve our vision for the community and address important community development initiatives including the development of community services, infrastructure, housing, transportation systems and desired economic enterprises.

This Plan recognizes the responsibility of our leadership and ourselves to protect our land, our environment and our cultural resources for generations to come.

1.1 Purpose of the Land Use Plan

Our Plan is based on our community's vision for the future and the valuable lands of our territory. The purpose of this Plan is to:

1. Determine where different types of land uses should be developed;
2. Set goals for how the community should develop and change as it grows in population; and,
3. Provide a simple development review process to guide staff and leadership in the review of new projects to make sure they align to Land Use Plan guidelines.

This Plan is intended to provide a 20 year vision for land use, but it should be reviewed every 5 years and include ongoing updates as changes occur.



1.2 The Planning Process

Work on the Land Use Plan began in 2013. To start this process a communications plan and a background report were created to guide the land use planning process. The Background Report included a substantial review of previously completed planning documents and technical analysis of OKIB lands. The Background Report recorded a number of key issues stated in previous planning documents, and identified through background research.

In Fall 2013, three community planning groups were established, including:

- ◆ **Advisory Committee** (18 volunteers from Band membership, Operations Lands and Housing staff);
- ◆ **Steering Committee** (Three Councillors, OKIB department heads, Operations Lands and Housing (OLH) staff); and,
- ◆ **Working Group** (OKIB OLH staff).

Several meetings with the Advisory and Steering committees took place at different stages of the Plan's development. The committees provided guidance to the working group on community engagement, background information collection, and guideline development.

The land use planning process included workshops, interviews, and meetings with OKIB members and working sessions with OKIB staff responsible for lands management, governance, housing, public works and policy coordination.

Other community engagement activities included:

- ✦ Flyer drops
- ✦ Displays in Band buildings and community notice boards
- ✦ Vernon Morning Star Advertising
- ✦ Senk'lip Articles and Advertising
- ✦ Online: Facebook, Twitter, OKIB Website
- ✦ General Band Meetings

A home visit workbook was developed and home visits were carried out during the summer of 2014. Two Band members organized and facilitated meetings with individuals and families on and off reserve. In total, 69 households completed the workbook by Fall 2014 providing direct input from 150 OKIB members.

Opportunities for youth and elder participation were specifically developed. The elders shared their knowledge and history of the land while the youth shared their vision of how the land should be used when they are elders. Two school sessions were completed on land use at Alexis Park Elementary and the OKIB Cultural Immersion School. This input acknowledges the past and looks to the future and is very much the heart of this document.

In 2018 work began on Land Use Plans specific to the Goose Lake and Madeline Lake Ranges. During the planning process for these two areas, this overall Land Use Plan was again presented to the community and revised based on community input. Since the Goose Lake and Madeline Lake Land Use Plans were viewed as subsequent phases to this document, the overall Land Use Plan became known as the Phase 1 Land Use Plan.



1.3 Our Vision

The Okanagan Indian Band and its membership are committed to supporting each other to build a healthy, culturally vibrant and sustainable community.

As a united community, the Okanagan Indian Band, will work together to create a strong and vibrant economic environment that enhances its entrepreneurial capacity while allowing the community to grow in a way that builds upon its traditions, strong relationship with the environment and valued cultural heritage.

Through unity and honest leadership we will create a robust, well managed community to work towards becoming a regional leader in the North Okanagan, now and for generations to come.



1.4 OKIB Planning Principles

Ten planning principles were developed at the Advisory Committee level and expanded upon further with community input from open houses and home visit workbooks. These guiding principles represent the values of our community, as they relate to land use planning and will help us protect and develop our land over the next 20 years.

1. The OKIB will manage our land in a way that will ensure a viable mix of environmental, economic, and cultural uses for future generations.
2. The OKIB will lead by example by demonstrating effective management of natural resources on reserve lands, including the incorporation of best management practices for water, watersheds, agricultural land, rangeland, mining, forestry, fishing, and hunting and gathering grounds.
3. The OKIB will protect Band land for communal interests. We will ensure that all people in the community are included and accommodated in decision making processes.
4. The Land Use Plan will be continuously reviewed to identify future growth and development areas; and to ensure the timely construction of sustainable community infrastructure, including water, transportation and energy infrastructure.
5. The OKIB will ensure adequate access to education, housing and health care for all Band members.
6. The OKIB will continue to build strong community relationships today that will leave a legacy of trust and respect.
7. The OKIB will protect natural features and systems including ground and surface water resources, airsheds, areas of high ecological value, fish and wildlife habitats, and movement corridors.
8. The OKIB will protect our heritage, culture and places of ceremony on and off-reserve. Our traditional uses, language and values allow us to connect our past, present and future.
9. The OKIB land use plan shall promote coordinated, accountable leadership towards the fulfillment of our community goals and vision.
10. The OKIB land use plan will help create conditions that will foster greater economic development and revenue generating opportunities for our community.

These guiding principles have been used to develop guidelines found throughout this land use plan.

A community profile is provided in **Appendix A** which describes current demographic trends, current land uses and current servicing.





2 Community Lands - Development Nodes

We have always valued our location and rural lifestyle. We realize however that our vacant community lands could be used differently for the benefit of our members. Our community lands represent opportunities for economic growth and community enhancement. Development node profiles for eight parcels of community land have been prepared to assist with future designation processes. Utilizing these development nodes to their potential will create new opportunities for economic development and membership housing.

The development node area calculations and density projections will assist with future servicing (water and sewer) demand forecasts. The land use descriptions should be used as a guideline and are intended to be flexible and allow a broad range of complementary uses.

2.1 Swan Lake

This mixed commercial land use category encourages a broad range of complementary commercial uses, including accommodation (short and long term), retail, restaurants, automobile sales and repair, gas station, storage and warehousing facilities, tourist information (see Figure 2.1).

Development Potential	Swan Lake IR No. 4, Plan 74995 CLSR
Gross Area (Acres)	79 acres
Riparian Area	18 acres
Area Greater Than 30% Slope	0 acres
Infrastructure Allowance (20%)	12 acres
Net Developable Area	49 acres
Potential Density Units per Acre (UPA)	36 units per acre
Future Land Use	Mixed Commercial Land
Legal Survey	No
Appraisal	Highest & Best Use
Conceptual Engineering	Yes
Environmental Assessment	Yes
Highway Access	Yes
Service Agreements	N/A
Archaeological	Yes
Draft Lease	No



2.2 N’Kwala

A broad range of light industrial uses are encouraged on the N’Kwala site. These may include Retail of farm and building supplies, automotive repair and fueling, manufacturing and processing, food services, wholesaling and distribution (see Figure 2.2). The ministry of Transportation and Infrastructure have plans to four lane St Annes Hill including re-orienting Irish Creek Road and access to the site.

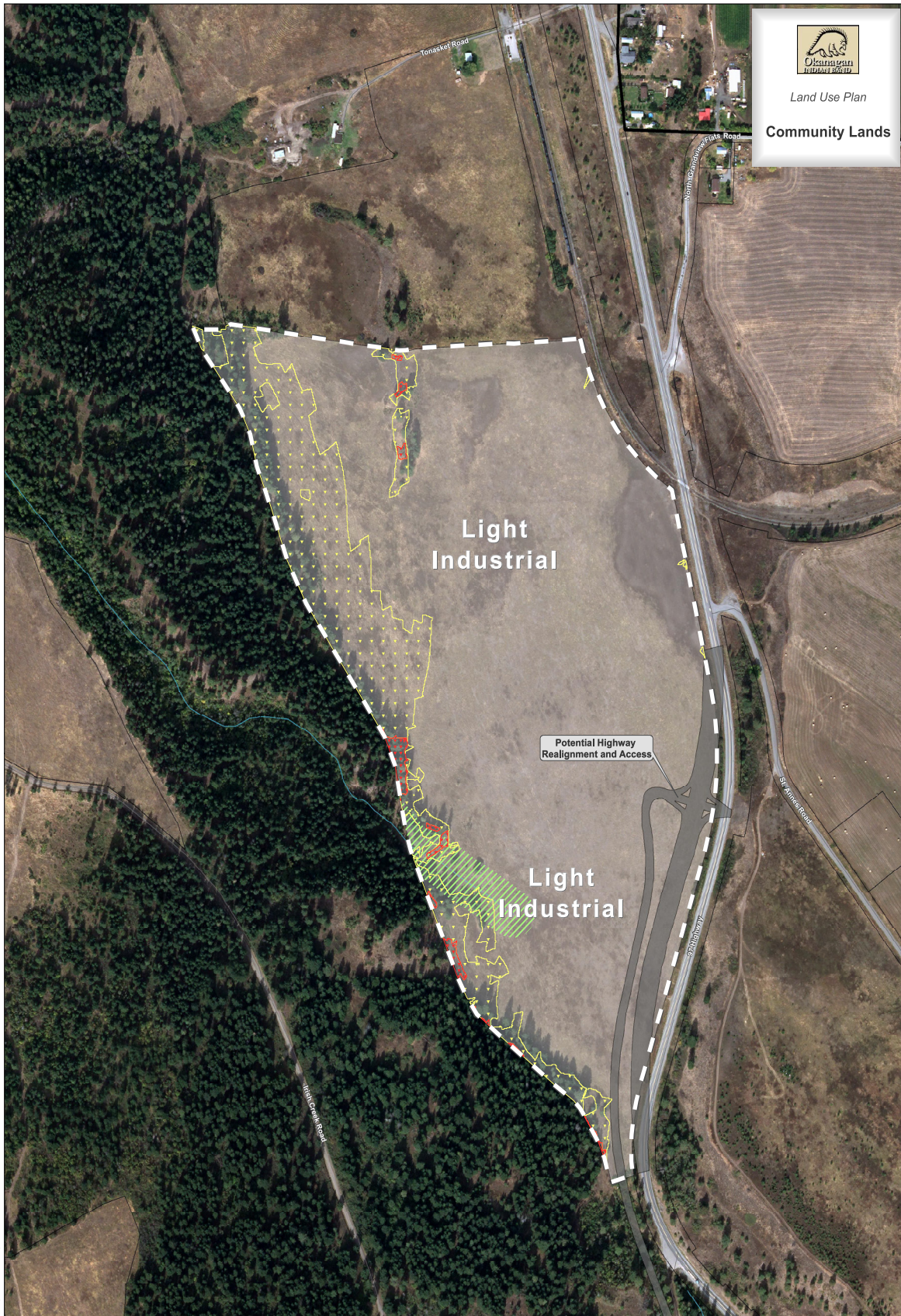
Development Potential	Lot 176, Block 2, Plan 77931 CLSR Okanagan IR No. 1
Gross Area (Acres)	99 acres
Riparian Area	3 acres
Area Greater Than 30% Slope	1 acres
Infrastructure Allowance (20%)	19 acres
Net Developable Area	76 acres
Potential Density Units per Acre (UPA)	18 units per acre
Future Land Use	Light Industrial
Legal Survey	No
Appraisal	Highest & Best Use
Conceptual Engineering	Yes
Environmental Assessment	Yes
Highway Access	Yes
Service Agreements	N/A
Archaeological	Yes
Draft Lease	No





Land Use Plan

Community Lands



2015-05-22

THE ACCURACY & COMPLETENESS OF INFORMATION ON THIS DOCUMENT IS NOT GUARANTEED BY URBAN SYSTEMS. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION. URBAN SYSTEMS SHALL NOT BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION.

Percent Slope

- 0 - 15% (not shown)
- 15 - 30%
- > 30%
- Riparian Area

Proposed Land Use

- Light Industrial

Figure 2.2
N'kwala



0 50 100 200 300 400 Meters

URBAN
systems

2.3 Duck Lake - Steele Site

This partially developed site offers opportunity to expand the existing commercial and light industrial uses, while also providing opportunity to increase the housing supply at Duck Lake. Site planning should include a transition buffer between the light industry and residential uses to minimize nuisance and disturbance to residential occupants (see Figure 2.3). As of 2020, this site was undergoing the land designation process.

Development Potential	Lots 13-1, Plan 101195 CLSR Duck Lake IR No. 7; Lot 14, Plan 731 RSBC Duck Lake IR No. 7; Lot 1
Gross Area (Acres)	51 acres
Riparian Area	0 acres
Area Greater Than 30% Slope	0 acres
Infrastructure Allowance (20%)	10 acres
Net Developable Area	41 acres
Potential Density Units per Acre (UPA)	27 units per acre
Future Land Use	Multi-Family Residential, Commercial and Light Industrial uses
Legal Survey	No
Appraisal	No
Conceptual Engineering	Yes, See Note 1
Environmental Assessment	No
Highway Access	Yes, See Note 1
Service Agreements	No
Archaeological	No
Draft Lease	No

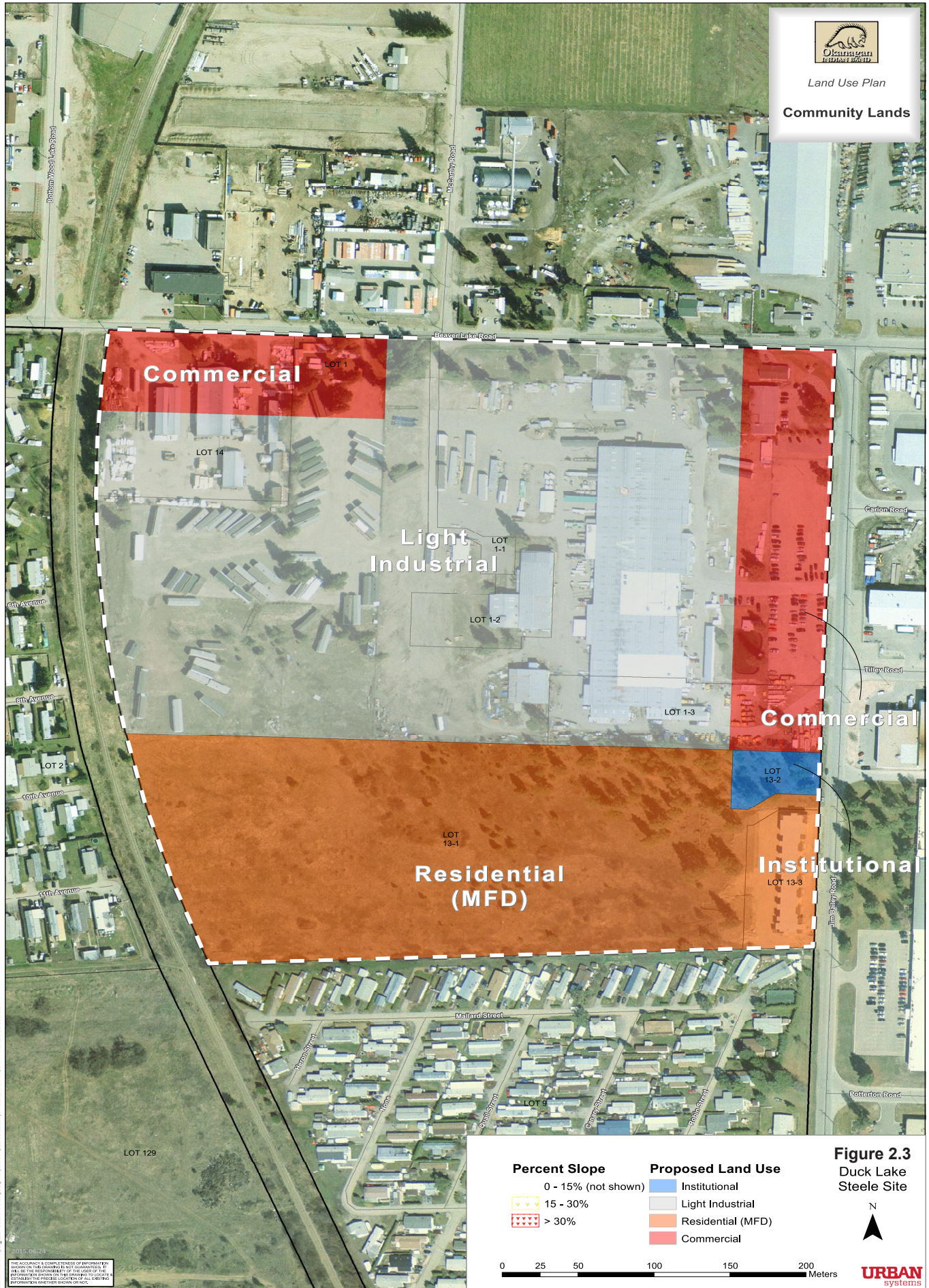
Note 1: A conceptual sanitary sewer, water servicing and conceptual major road plan has been prepared.





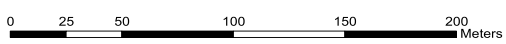
Land Use Plan

Community Lands



Percent Slope	Proposed Land Use
0 - 15% (not shown)	Institutional
15 - 30%	Light Industrial
> 30%	Residential (MFD)
	Commercial

Figure 2.3 Duck Lake Steele Site



2015.06.24

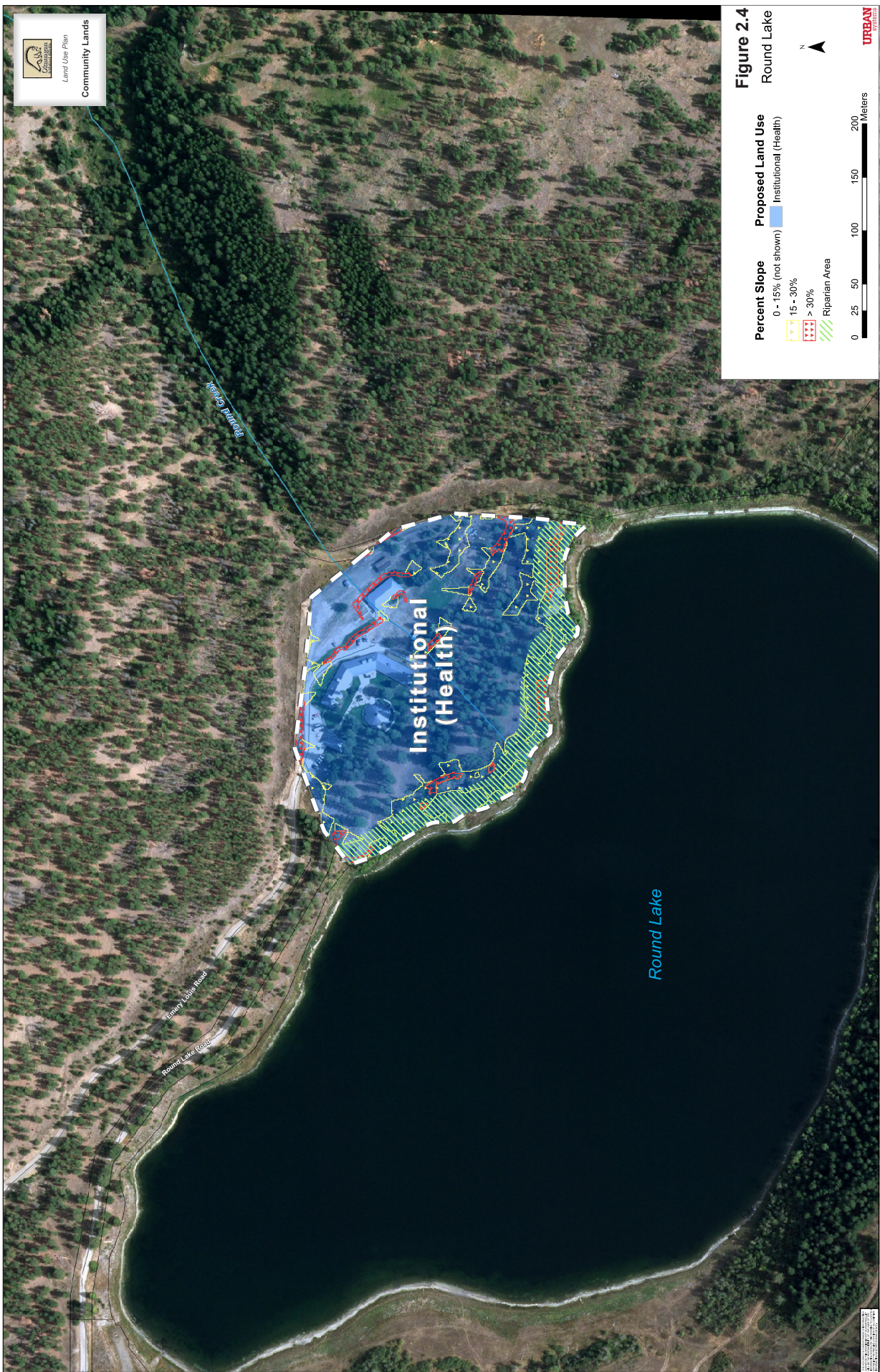
THE ACCURACY & COMPLETENESS OF INFORMATION PROVIDED ON THE DRAWINGS IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE DRAWINGS TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE PRECISE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND STRUCTURES.

2.4 Round Lake

The Round Lake Treatment Centre occupies the majority of this site. A 35 year lease was renewed in 2016 for the continued operations of the treatment centre. Future development of this site should support and complement the existing institutional (health) use (see Figure 2.4).

Development Potential	Lot 12-1, Block 1, Plan 68434 CLSR, Okanagan IR No. 1
Gross Area (Acres)	16 acres
Riparian Area	6 acres
Area Greater Than 30% Slope	1 acres
Infrastructure Allowance (20%)	2 acres
Net Developable Area	7 acres
Potential Density Units per Acre (UPA)	N/A
Future Land Use	Institutional
Legal Survey	Yes
Appraisal	Yes
Conceptual Engineering	No
Environmental Assessment	No
Highway Access	Yes (Highway Permit to Hwy 97N)
Service Agreements	No
Archaeological	No
Draft Lease	Yes Commencement Date: April 1, 2017 Expiry Date: March 31, 2052



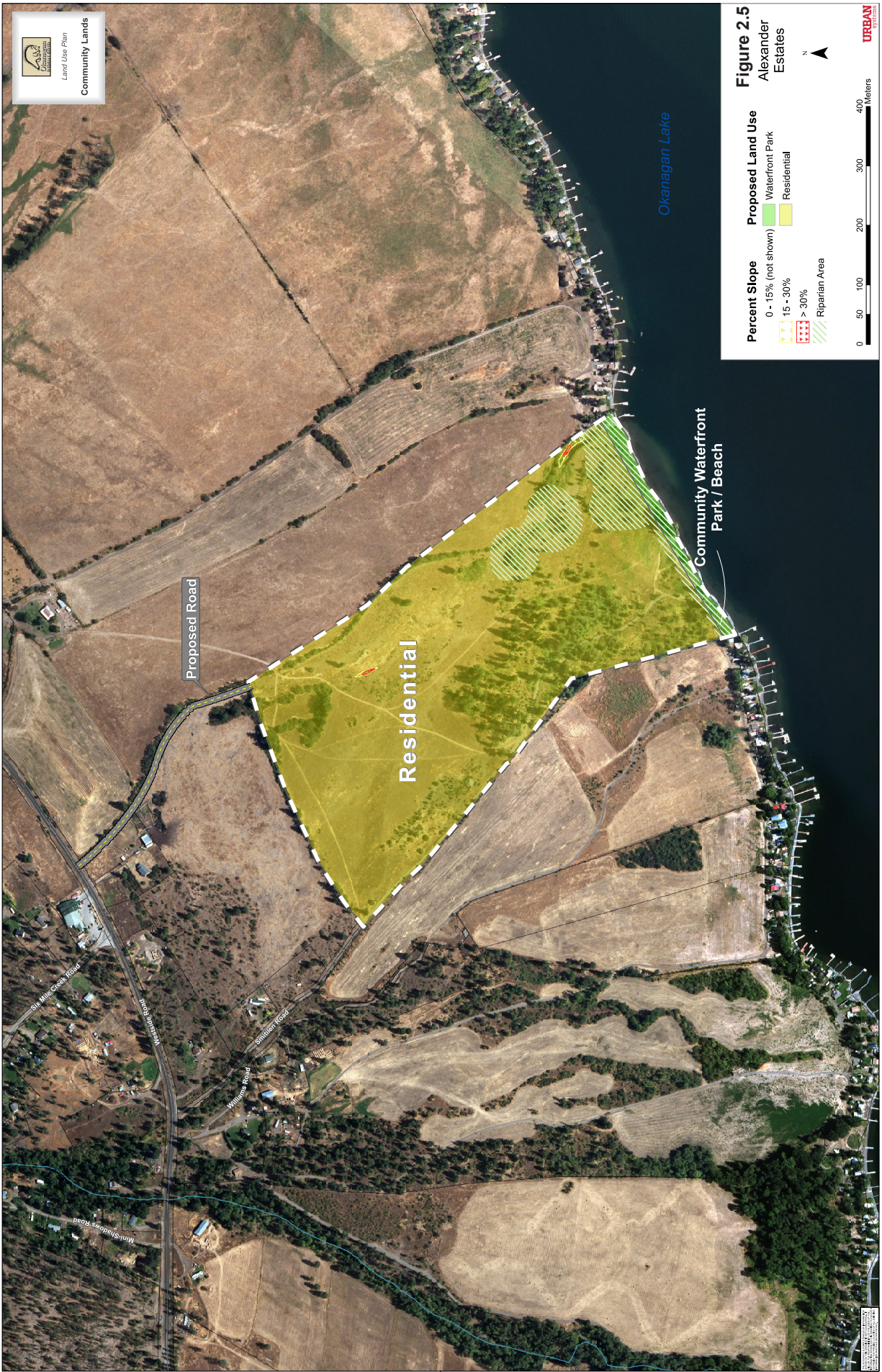


2.5 Alexander Estates

Located in the community of Six Mile, this prime waterfront lot is currently vacant. Community recreation space along the lakefront will provide opportunities for all residents to enjoy Okanagan Lake, while maintaining and enhancing the riparian values. The remainder of the lot will allow for residential development. A mixture of single family and multi-family could be supported on this site (see Figure 2.5).

Development Potential	Lot 79, Block B, Fry Plan 319-36, Okanagan IR No. 1
Gross Area (Acres)	74 acres
Riparian Area	24 acres
Area Greater Than 30% Slope	< 1 acre
Infrastructure Allowance (20%)	10 acres
Net Developable Area	40 acres
Potential Density Units per Acre (UPA)	30 units per acre
Future Land Use	Single-family and Multi-family Residential
Legal Survey	No
Appraisal	No
Conceptual Engineering	No
Environmental Assessment	No
Highway Access	Yes (S'quimt Road)
Service Agreements	No
Archaeological	No
Draft Lease	No





2.6 South East Duck Lake

This undeveloped site is located in the South East corner of Duck Lake IR#7. Following the cessation of CN Rail activities, it is anticipated that the waterfront property will be returned to the Band which forms part of the development node. Due to the topography, low density large lot acreage residential uses will be supported. Meanwhile higher density waterfront residential land uses would be ultimately supported on the former rail bed (see Figure 2.6).

Development Potential	Lot 12, Fry Plan 210-6, Duck Lake IR No. 7
Gross Area (Acres)	68 acres
Riparian Area	3 acres
Area Greater Than 30% Slope	17 acres
Infrastructure Allowance (20%)	10 acres
Net Developable Area	38 acres
Potential Density Units per Acre (UPA)	1 unit per acre
Future Land Use	Single-family and Waterfront Residential
Legal Survey	Yes
Appraisal	No
Conceptual Engineering	Yes, See Note 1
Environmental Assessment	No
Highway Access	Yes, See Note 1
Service Agreements	No
Archaeological	No
Draft Lease	No

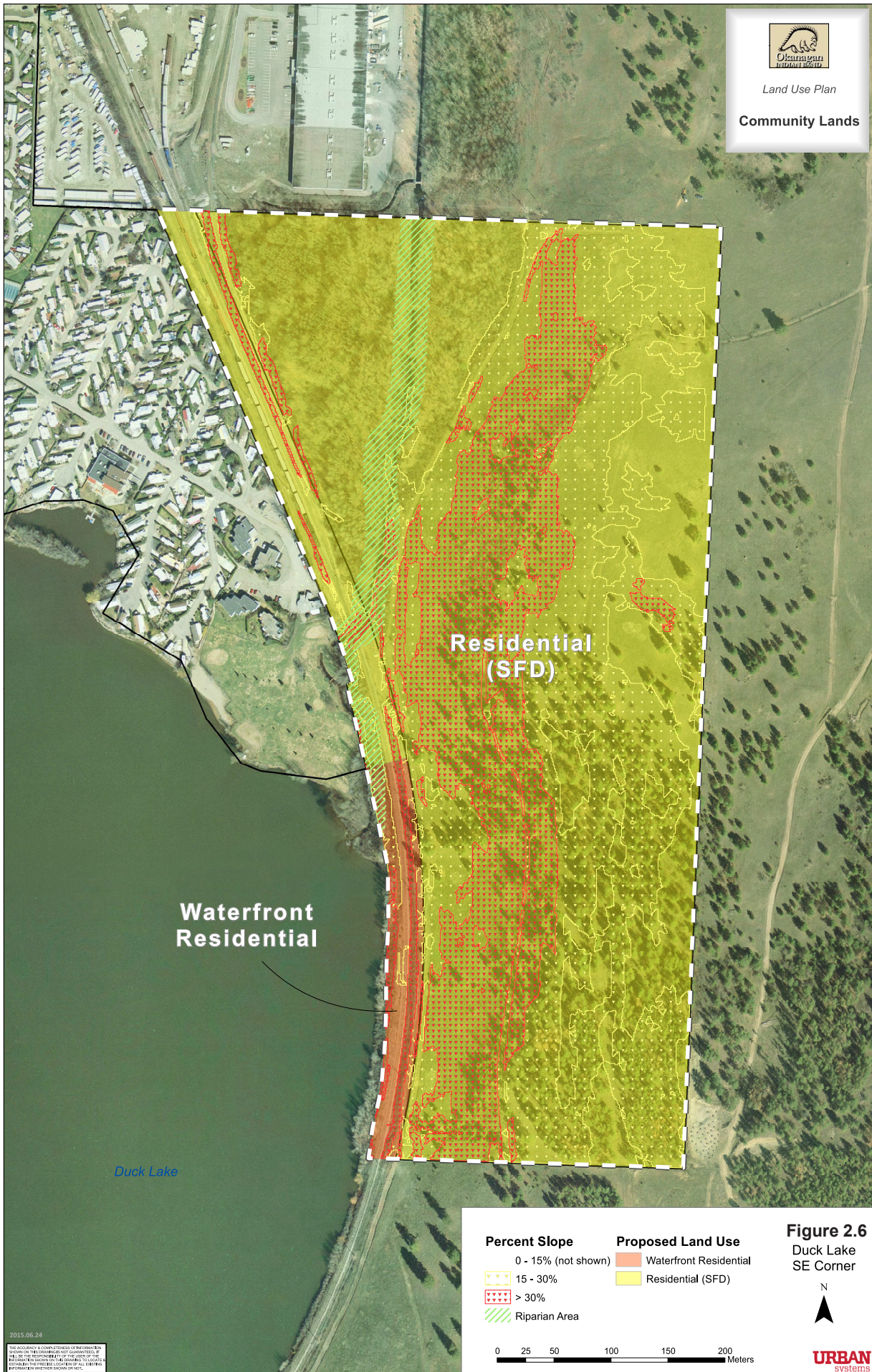
Note 1: A conceptual sanitary sewer, water servicing and conceptual major road plan has been prepared.





Land Use Plan

Community Lands



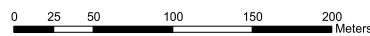
Percent Slope

- 0 - 15% (not shown)
- 15 - 30%
- > 30%
- Riparian Area

Proposed Land Use

- Waterfront Residential
- Residential (SFD)

Figure 2.6
Duck Lake
SE Corner



2015.06.24

THE ACCURACY & COMPLETENESS OF INFORMATION ON THIS DOCUMENT IS THE RESPONSIBILITY OF THE USER. URBAN SYSTEMS AND ITS CONSULTANTS DO NOT WARRANT OR REPRESENT THAT THE INFORMATION IS COMPLETE, ACCURATE, OR UP-TO-DATE. URBAN SYSTEMS AND ITS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

2.7 Madeline Lake Range

This site consists of a large area of undeveloped rangeland. From the turn of the 20th century until the 1990's the Department of National Defence test fired ordnances on the Madeline Lake Range. Today the use of Madeline Lake range is restricted by the occurrence of Unexploded Explosive Ordnance (UXO). Use of the range should be limited, until this land is cleared of UXOs, however the property does have the potential to develop with a range of uses (see Figure 2.7).

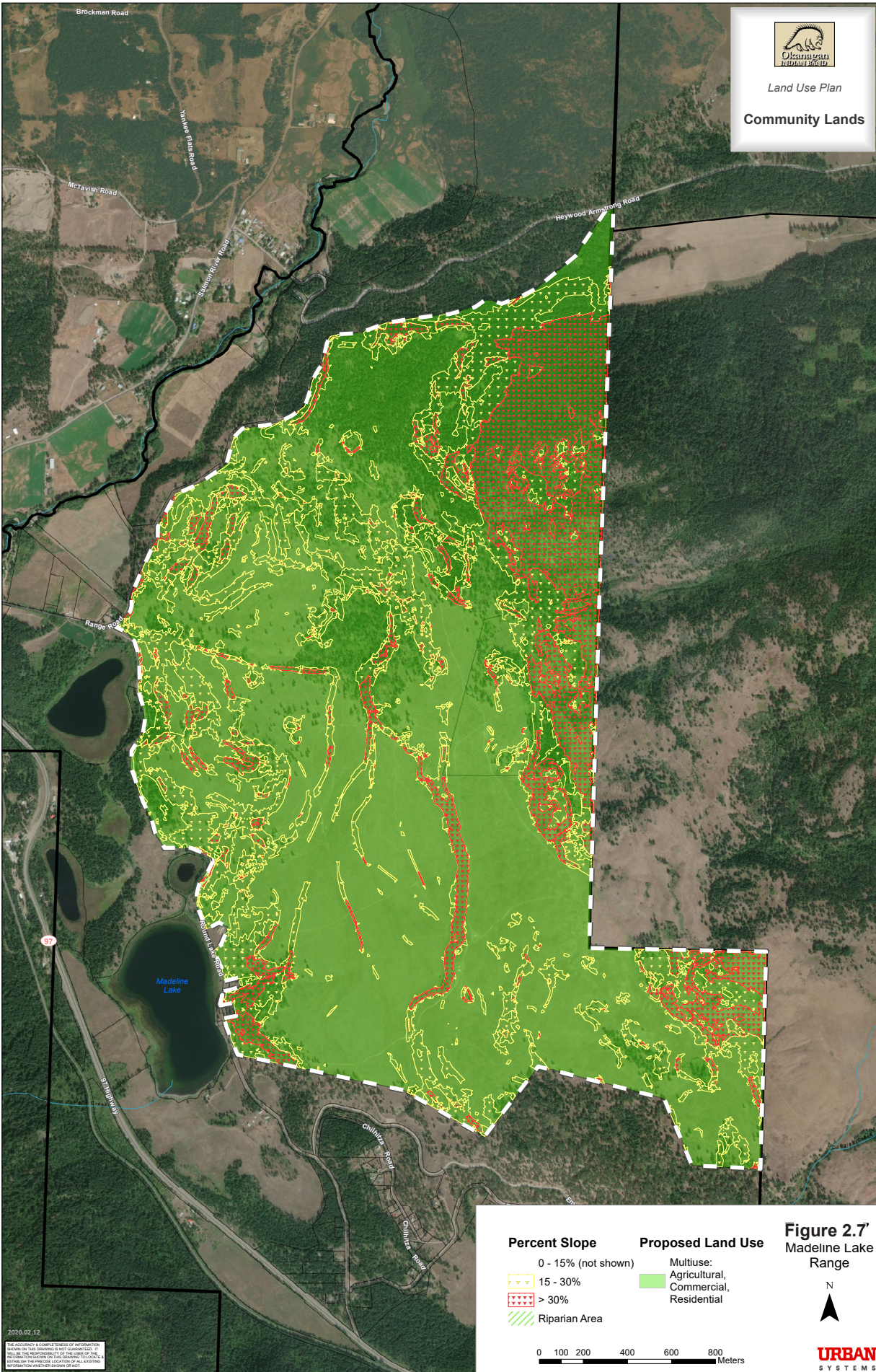
Development Potential	A portion of Block 1, Okanagan IR No. 1, Madeline Lake Range
Gross Area (Acres)	1744 acres
Removed from Development Area (Riparian/Protected Area, Slopes steeper than 20%)	496 acres
Infrastructure Allowance (20%)	250 acres
Net Developable Area	998 acres
Potential Density Units per Acre (UPA)	N/A
Future Land Use	Agricultural, Residential, Community Facilities, Eco-Tourism, Cultural





Land Use Plan

Community Lands



Percent Slope

- 0 - 15% (not shown)
- 15 - 30%
- > 30%
- Riparian Area

Proposed Land Use

- Multise: Agricultural, Commercial, Residential

Figure 2.7 Madeline Lake Range



0 100 200 400 600 800 Meters



2020.02.12

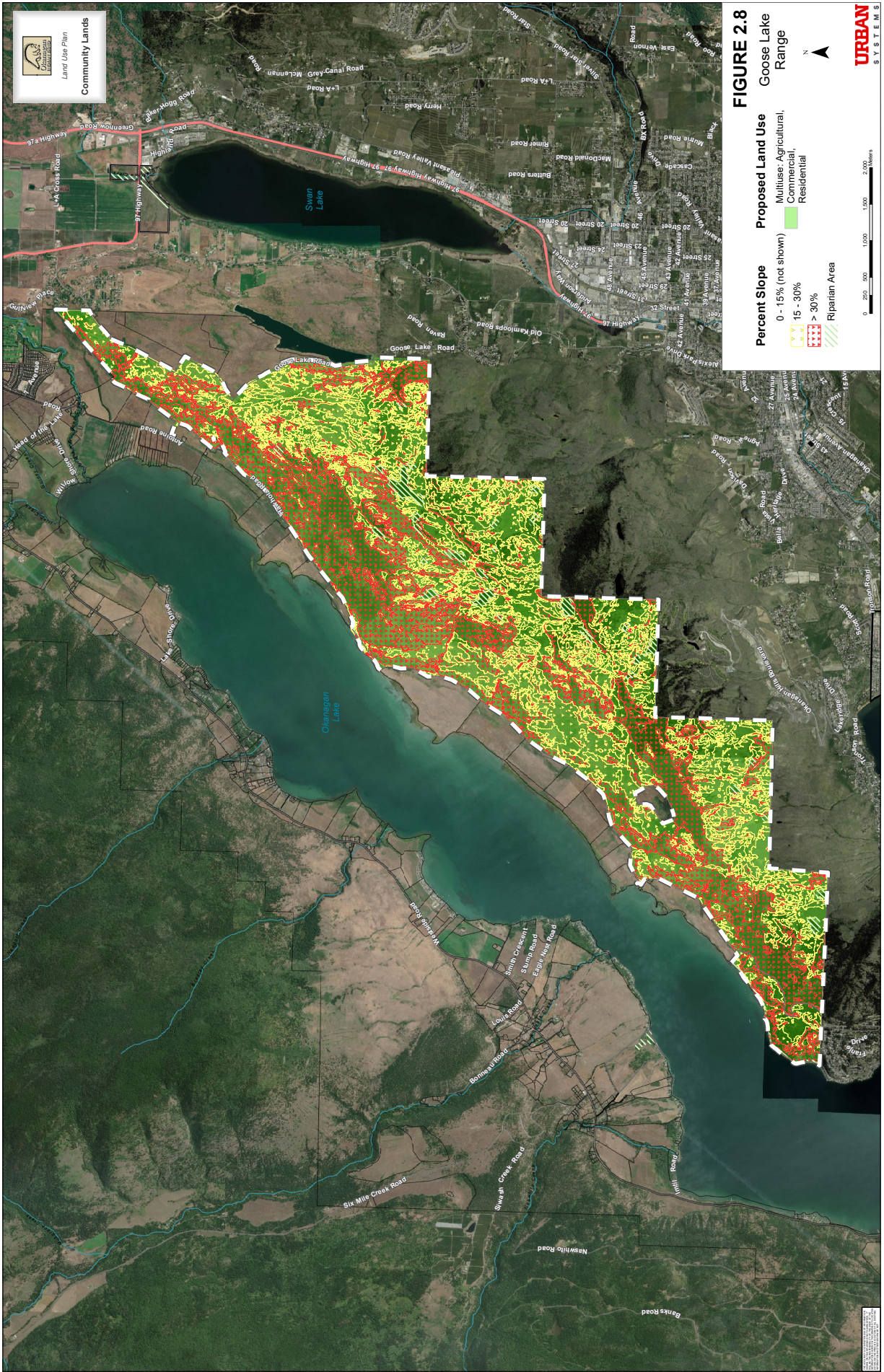
THE ACCURACY & COMPLETENESS OF INFORMATION PROVIDED HEREIN IS SOLELY THE RESPONSIBILITY OF THE USER. THE INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION WITH THEIR BROWN OR NOT.

2.8 Goose Lake Range

The development node is currently comprised of undeveloped rangeland. Existing residential developments, as well as other agricultural uses, are found around the periphery of the range. The southern boundary is adjacent to the City of Vernon's Canadian Lakeview Estates residential subdivision and could be developed as residential lots. The remainder of the site has the potential to support a range of residential, commercial and agricultural uses. The range was also used to test fire live ordnances which limits the Band's development opportunities (see Figure 2.8).

Development Potential	A portion of Block 3, Okanagan IR No. 1, Goose Lake Range
Gross Area (Acres)	6235 acres
Removed from Development Area (Riparian/Protected Area, Slopes steeper than 20%)	4059 acres
Infrastructure Allowance (20%)	435 acres
Net Developable Area	1741 acres
Potential Density Units per Acre (UPA)	N/A
Future Land Use	Single-Family Residential and Agricultural







3 Community Development Guidelines

íkcunmas ankwcuwlíxwíl snqáílts

This section of our Land Use Plan establishes goals, objectives and policies to guide land uses decisions, including recommendations for community development guidelines. These goals, objectives and policies take into account the values of our community to help us to realize our vision for land use management in order to fulfill the purpose of this land use plan.

GOALS

- are the main ideas that will outline our **Objectives** and direct our land use plan. These goals describe the desired outcomes of what is to be achieved by applying **Development Guidelines** to land use decisions.

ACTIONS

- are statements of what we intend to do. They guide future decisions on specific topics and help to direct what **Development Guidelines** we need to accomplish our **Goals**.

IMPLEMENTATION

- address particular topics in a more direct way. They define the approach we need to take to achieve our land use planning **Goals** and **Objectives**. They are the first step in forming development standards.

GOAL

To provide members with safe and reliable water, sewer, and drainage services in existing settlement areas.

OBJECTIVE

- ◆ To support the development of community infrastructure in existing traditional communities and settlements areas.
 - ◆ To manage infrastructure investments in a fiscally sound and sustainable manner.
 - ◆ To ensure future development occurs in an organized manner in the appropriate areas on our reserves.
-

DEVELOPMENT GUIDELINES

Our community infrastructure should encourage sustainable development. As such the OKIB will:

- ◆ Develop water, sewer, stormwater and transportation master plans based on land use categories and guidelines.
- ◆ Determine the location of community infrastructure based on existing or proposed land use.
- ◆ Develop new infrastructure in a safe and sustainable way.
- ◆ Work with neighbouring communities to discuss potential servicing options on our reserves.
- ◆ Develop an inventory of the number of existing wells and septic systems on our reserve lands and evaluate their condition.
- ◆ Develop standards for on-site servicing for new development.
- ◆ Develop standards for stormwater management for new development.

GOAL

To ensure that all members of our Band have access to safe and affordable housing.

OBJECTIVE

- ◆ To meet our membership's housing needs by developing additional Band member housing where possible.
 - ◆ To provide a balanced mix of choices in the type, tenure and cost of housing in appropriate locations that will support all age and income groups, and household types found in our community.
-

DEVELOPMENT GUIDELINES

We understand that appropriate housing and housing choices play a major role in the creation of a balanced community. As such the OKIB will:

- ◆ Support the development and implementation of a housing strategy.
- ◆ Develop community amenities, such as educational, healthcare, cultural and recreational facilities in close proximity to Band member housing.
- ◆ Ensure that all Band members housing is safe for residents.
- ◆ Support the establishment of a procedural guideline to deal with existing boundary disputes.
- ◆ Support the establishment of a procedural guideline to manage land allotment.

GOAL

To identify and protect important heritage resources on our lands while improving community wellness and knowledge by supporting activities that strengthen our culture.

OBJECTIVE

- ◆ To establish a procedure for identifying heritage sites and places of cultural significance to be protected.
 - ◆ To establish standards to support the preservation and protection of our heritage, culture and sacred landscapes.
 - ◆ To support the preservation and enduring use of the nsqilx^wcen language.
-

DEVELOPMENT GUIDELINES

Our heritage, culture, and language allow us to connect our past, present and future. As such the OKIB will:

- ◆ Identify and protect our heritage, cultural resources and places of ceremony on and off-reserve, including, but not limited to: pictographs, the nsqilx^wcen language, sources of traditional medicine, fishing and hunting grounds, waterways, burial sites, and sacred landscapes.
- ◆ Require an Archeological Impact Assessment prior to development on our lands.
- ◆ Ensure all known archeological resources are protected.
- ◆ Ensure that all of our members have access to heritage and cultural resources.
- ◆ Develop guidelines to support the use of the nsqilx^wcen language in signage on our reserve.

GOAL

To protect environmentally sensitive areas on our lands through the identification of natural features and systems.

OBJECTIVE

- ◆ To identify and protect areas of environmental importance based on habitat sensitivity and the presence of rare and endangered species.
- ◆ To support the conservation and preservation of environmentally sensitive areas such as the aquatic and riparian habitats of streams, lakes and wetlands.
- ◆ To minimize and mitigate development impacts on natural habitats and resources.
- ◆ To promote environmental awareness and understanding through community engagement and information sharing.

Environmental management has been identified as a community-wide priority for sustainable land use practices and supports our goals for sustainable development. As such the OKIB will:

DEVELOPMENT GUIDELINES

- ◆ Promote standards that support conservation and the responsible management of natural resources on our lands.
- ◆ Protect environmentally sensitive areas, including streams, lakes, wetlands and rare and endangered plant and animal habitats.
- ◆ Protect and enhance aquatic and riparian habitats by maintaining a minimum development buffer of 30 m from streams, lakes and wetlands¹².
- ◆ Establish appropriate erosion and sediment measures for all development near environmentally sensitive areas.
- ◆ Establish appropriate surface water and groundwater protection guidelines.
- ◆ Develop environmental assessment guidelines to identify, evaluate and mitigate environmental impacts from development on our lands.
- ◆ Minimize natural hazards (e.g., floods, wildfires, landslides, drought, etc.) by identifying and choosing appropriate land uses for our lands.
- ◆ Avoid disturbance to native plants and balance habitat losses with habitat replacement.
- ◆ Conserve sloped areas of greater than 30% grade in a natural state.
- ◆ Promote the protection and enhancement of wildlife corridors that connect important habitats, parks and open spaces.
- ◆ Minimize the release of sediment and other harmful substances to fish bearing waterbodies and sensitive habitats.
- ◆ Establish appropriate protocols and processes for engaging OKIB community members and stakeholders about environmental issues and management initiatives.

¹² Fisheries and Oceans Canada, *Measures to Avoid Causing Harm to Fish and Fish Habitat*, 2013.

GOAL

To promote business investment and sustainable economic growth on our reserves.

OBJECTIVE

- ◆ To establish guidelines to manage and create economic opportunities related to tourism and employment for members.
 - ◆ To ensure the sustainable management and use of our natural resources, including forests, rangelands, agricultural land, fish and wildlife, minerals, and water.
 - ◆ To encourage the development of community infrastructure needed to support investment and development, including: residential, tourism commercial, recreational, commercial, and industrial land uses.
-

DEVELOPMENT GUIDELINES

Balancing quality economic development and environmentally responsible initiatives on our lands will help establish a sustainable local economy. Therefore the OKIB will:

- ◆ Support residential, tourism commercial, recreational, commercial and industrial uses on IR# 1 in places where they can be serviced by community infrastructure and where there is demonstrated feasibility.
- ◆ Support commercial and industrial development on IR #4 (Swan Lake), IR #7 (Duck Lake) and IR #1 (N'Kwala).
- ◆ Ensure land use allows land owners and the Band to take advantage of new economic opportunities, such as renewable energy, tourism and agritourism and hotel and resort development.
- ◆ Create and manage economic opportunities that utilize and protect the waterfront as a resource.
- ◆ Develop guidelines to manage our natural resources, including forests, rangelands, agricultural land, fish and wildlife, minerals and water.
- ◆ Pursue opportunities to partner with other governments and external agencies to enhance the quality of life for all members of our community.

GOAL

To develop and implement sustainable agricultural and irrigation practices on our lands.

OBJECTIVE

- ◆ To encourage the protection of important rangeland and other agricultural land uses.
 - ◆ To prevent degradation of land and water resources (i.e., springs, streams, lakes, and wetlands) from agricultural impacts.
 - ◆ To identify and designate suitable areas for the development of community irrigation infrastructure.
-

DEVELOPMENT GUIDELINES

The productive and managed use of rangeland and agricultural land has been identified as a community priority, which supports our goals for sustainable development and food security. Therefore the OKIB will:

- ◆ Promote sustainable agricultural practices by developing a strategy that identifies appropriate types of agricultural development according to the suitability of the land.
- ◆ Minimize the impacts to the aquatic and riparian habitat of all streams, lakes and wetlands from livestock herds and other agricultural practices on our lands.
- ◆ Develop a strategy to minimize degradation of agricultural land and water resources (i.e., springs, streams, lakes, and wetlands) from agricultural practices.
- ◆ Explore options to manage the location and allowable size of livestock herds and/or develop a strategy promoting sustainable rangeland management.
- ◆ Investigate the feasibility of developing a community-owned irrigation system that would make efficient use of existing irrigation water licenses.
- ◆ Develop procedural guidelines that would allow easements for irrigation systems to access agricultural land.

GOAL

To develop an effective, efficient and affordable transportation network throughout our community that allows for safe travel using a variety of transportation modes.

OBJECTIVE

- ◆ To ensure all of our members have access to affordable transportation options.
 - ◆ To ensure that our transportation system allows safe travel for vehicles, cyclists, and pedestrians.
-

DEVELOPMENT GUIDELINES

Affordable transportation options and adequate services contribute to a safe and mobile community, and as such the OKIB will:

- ◆ Develop transportation infrastructure and road upgrades based on land use and our community vision.
- ◆ Evaluate future requirements for potential road upgrades, including widening and safety upgrades along Westside Road through Okanagan IR#1.
- ◆ Promote the development of active transportation infrastructure, including cycling and walking infrastructure.
- ◆ Encourage new commercial and industrial development in close proximity to highway access points.

GOAL

To plan and develop recreational programs and facilities which contribute to increasing the quality of life in our community.

OBJECTIVE

- ◆ To identify and protect areas suitable for parks and recreation on our lands.
 - ◆ To provide adequate recreation facilities for all Band members, including elders and youth.
 - ◆ To encourage the development of infrastructure that supports indoor and outdoor recreational activities and tourism opportunities.
-

DEVELOPMENT GUIDELINES

The provision of indoor and outdoor recreational space and parkland supports community health and wellness, economic development and tourism. The OKIB will:

- ◆ Encourage the development of good quality parks and recreational facilities for use by our community.
- ◆ Develop parks in a way that protects our important environmental areas and allows natural areas to be used for recreational and cultural purposes.
- ◆ Support trail development and facilities for outdoor recreation and educational activities (e.g., hiking, fishing, hunting).
- ◆ Promote access to natural areas, cultural resources and recreational amenities.
- ◆ Promote access to creeks and the Okanagan Lake waterfront.
- ◆ Develop facilities and services that support tourism, and promote our territory as a destination for outdoor adventure and recreation.
- ◆ Explore partnership opportunities for parks and recreation initiatives that would provide a regional benefit.

Renewable Energy and Energy Conservation

GOAL

To support energy conservation and the development of renewable energy resources within our territory.

OBJECTIVE

- ◆ To encourage investment opportunities in hydroelectric, wind, solar and biomass energy projects.
- ◆ To create opportunities for the Band to provide clean energy to community members, as well as neighbouring areas.
- ◆ To encourage energy efficiency as a fundamental feature of all existing and new development to reduce long-term energy costs and to reduce the environmental footprint.

DEVELOPMENT GUIDELINES

Renewable energy has been identified as a community priority for economic development and supports our goals for sustainable development. As such the OKIB will:

- ◆ Support energy efficient community planning and building design, including the development of guidelines for construction and the use of passive solar design in new community buildings.
- ◆ Collect and monitor energy demand for all buildings and infrastructure to be able to quantify consumption and energy costs, and monitor the performance of conservation initiatives.
- ◆ Develop procedural guidelines for engaging, negotiating and developing partnerships with independent power producers (IPPs), BC Hydro and neighbouring First Nations.
- ◆ Investigate opportunities for the use of bioenergy, including the availability and cost of securing a long-term and reliable biomass fuel source.
- ◆ Investigate opportunities to convert existing buildings to function on solar energy and consider supporting the development of solar resources by facilitating the bulk purchase of solar panels for community buildings.
- ◆ Increase community awareness of energy issues and develop education programs for our youth.
- ◆ Assess and optimize hot water heating and reduce water use in our community buildings.
- ◆ Consider our involvement in the BC Sustainable Energy Association.

4 Land Use Management

iks stkuliplas ítmx^wulax^w

This section of our Land Use Plan establishes guidelines for development on our lands, including areas that require special protections. These guidelines include:

- ✦ Environmental Protection Guidelines;
- ✦ Heritage Sites and Cultural Resource Protection Guidelines;
- ✦ Natural Resource Protection Guidelines; and
- ✦ General Development Guidelines.

As part of the community engagement for this Plan, community members were asked to identify important features on our lands, as well as areas where extra care should be taken when considering development. In addition to informing the abovementioned development guidelines, the information gathered from our members was also used to develop a ranking system outlining the 'Level of Community Concern with Development' for all of the lands covered under this Plan (See Figure 4.1). This ranking system takes into account known and potential development constraints, as well as incorporating our community values, existing land uses, and areas we think are most suitable for development.

Three ranking categories have been created to help guide land use management and orderly development on our lands, including:

- ✦ Areas with a Low Level of Community Concern with Development (green)
- ✦ Areas with a Moderate Level of Community Concern with Development (yellow)
- ✦ Areas with a High Level of Community Concern with Development (red)

This ranking system is designed to support dialog between developers and OKIB Lands Department staff. It is also intended to support the fulfillment of our vision for this Land Use Plan and to increase certainty of land use, improve the quality of development, and allow future infrastructure needs to be adequately planned for.

4.1 Level of Community Concern with Development

The Level of Community Concern with Development ranking is based on information gathered from community members during the completion of home visit workbooks and supplemented with information compiled from various sources throughout the planning process. Examples of issues that concerned community members regarding potential development included:

- ◆ Physical Concerns (e.g. steep slopes, floodplain, UXOs, proximity to infrastructure servicing, etc.);
- ◆ Cultural Concerns (e.g. known archaeological sites, cultural sites, etc.); and
- ◆ Environmental Concerns (e.g. sensitive ecological areas, critical habitats, etc.)

It should be noted that development on all OKIB lands, including those assigned a ‘Low Level of Community Concern with Development’ ranking, will need to follow the processes and guidelines as outlined in this Plan, as well as adhere to any other regulations outlined by the Okanagan Indian Band or other outside agencies. Specifically, the guidelines outlined in Section 3.0 and the Protection Guidelines found in Sections 4.2 – 4.6 of this Land Use Plan apply to all future development on OKIB lands. Also, a “High Level of Community Concern” ranking would not preclude development, however development in such areas should be undertaken with caution. A summary of each ranking category is provided below.

(Green)

Low Level of Community Concern with Development

Lands in this ranking category includes those that are already developed and those with little known and/or anticipated development constraints. Generally speaking, these lands encompass the lower elevations of the reserves. While the community did indicate a low level of concern with development in this area, this does not mean there are no concerns whatsoever. In particular the community did outline a desire for future development to; respect the environment and cultural resources associated with the lakeshore, take into account known flood hazards and allow for Band member access along the waterfront. It is also recommended that the community establish and/or adopt Floodplain Development Guidelines to help minimize impacts of flooding in future development adjacent to flood prone areas.

(Yellow)

Moderate Level of Community Concern with Development

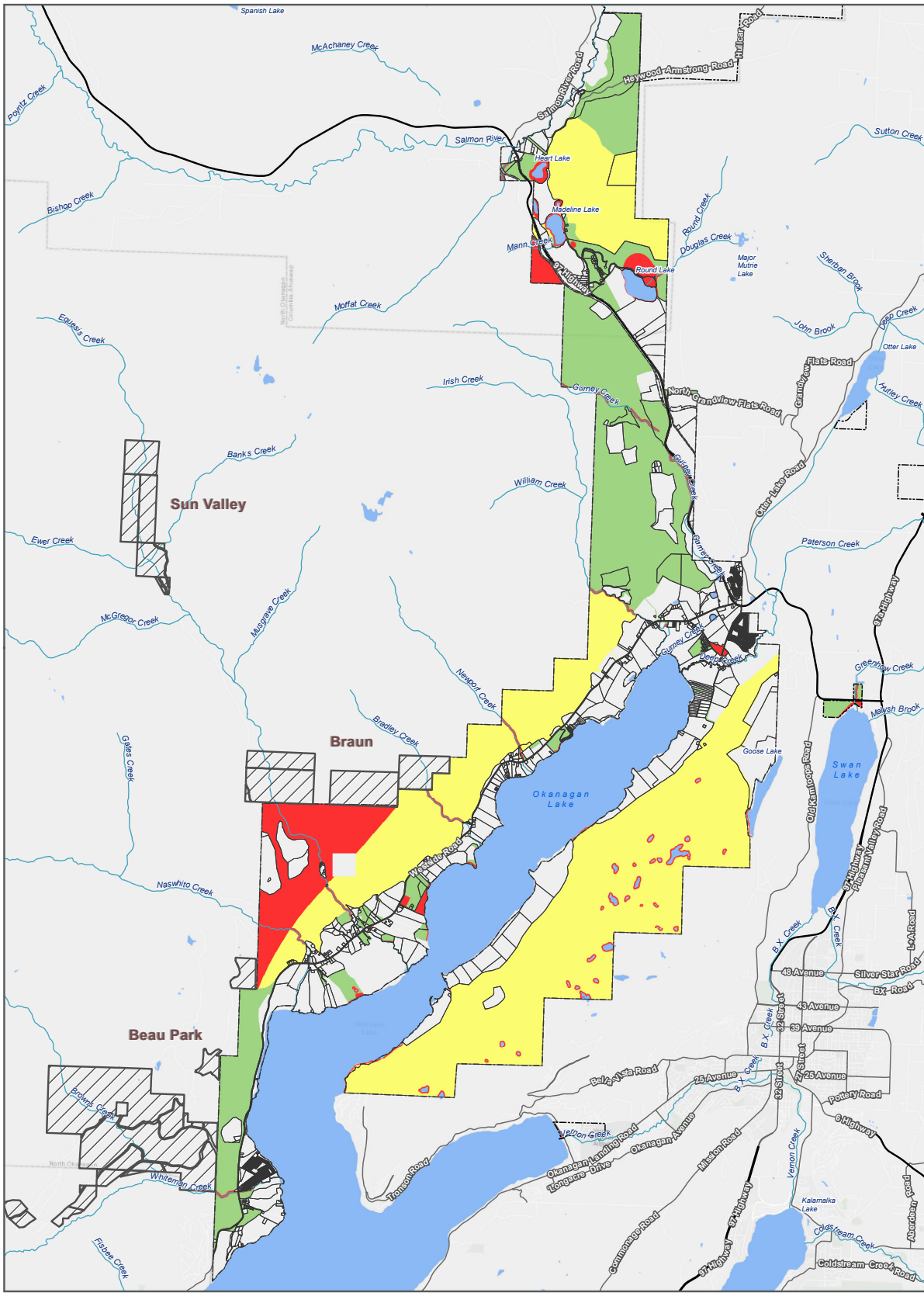
Areas with a moderate level of community concern with development include community lands and commonly held Band land that currently has limited or no development. OKIB fee simple lands, as well as the Goose Lake and Madeline Lake Ranges fall under this ranking category. Development on these lands should be undertaken with some care because of the presence or potential presence of important features. Further, development guidelines may be created to reduce the impact of development on environmentally social and cultural resources.

(Red)

High Level of Community Concern with Development

Since the lands within this ranking category include areas of cultural, archaeological and environmental importance, areas within this ranking category should be developed with care. Further development guidelines may be created to reduce the impact of development on special areas of OKIB lands.





Legend

Level of Community Concern with Development

- High
- Moderate
- Low

Reserve Boundary

Fee Simple Lands

Scale: 1:81000

Coordinates System: NAD 1983 UTM Zone 11N

Date Sources: OKIB, Urban Systems Ltd, Gov't of BC

OKIB Land Use Plan
Figure 4.1 - Level of Community Concern with Development



Project #: 0748.0129.01
 Author: SP
 Checked: GL
 Status: Draft
 Revison: A
 Date: 2020 / 2 / 27

U:\Projects_KEL\0748\0229\01D-Drafting-Design-Analysis\GIS\Projects\MXD\Current\Report Update 2020-02-12\Figure 4.1 - Level of Community Concern - No CP.mxd Last updated by akhilleskova on February 27, 2020 at 9:16:36 AM

4.2 Environmental Protection Guidelines

The following environmental protection guidelines have been created to support the protection of our important natural areas from development impacts. These guidelines provide a list of important environmental considerations that must be addressed before development can occur. These guidelines also establish specific precautions regarding the method and location of any construction. Using these guidelines will help us create a landscape where membership can enjoy a high quality of life and a healthy natural environment. It should also be noted that an addition to these guidelines all development on OKIB lands must adhere to any other regulations outlined by the Okanagan Indian Band or other outside agencies.

1. Environmental Development Guidelines apply to:

- a. All creeks, lakes, ponds, wetlands, waterways or waterbodies and the vegetation adjacent to these features within 30 metres, based on Fisheries and Oceans Canada Guidelines¹³;
- b. Areas that provide habitat for important species of plants and animals, especially those considered Species at Risk¹⁴; and,
- c. Natural wildlife corridors that allow for the movement of animals.

2. Development Buffers for Water:

- a. No clearing, tree removal, construction, or construction-related activities should occur within 30 metres (100 feet) from the top-of-bank of any waterways or waterbodies. A habitat compensation plan should be prepared to offset any development impacts that are unavoidable near waterways and waterbodies.
- b. Water bodies and waterways should be protected from erosion and sedimentation by:
 - i. Preparing and implementing an appropriate erosion and sediment control plan prior to starting any site disturbance;
 - ii. Designing and planning each site to require as little grading or excavation as possible; and
 - iii. Installing silt fences or other suitable sediment controls between the construction site and down slope waterways prior to any other construction activity. This fencing should remain in place until all other construction is complete and bare soils have been completely re-vegetated.
- c. Exceptions to these setbacks include structures, such as trails or boardwalks for community use that are carefully designed and located to minimize disturbance.

3. Development Buffers for Wildlife Habitat:

Minimize clearing, tree removal, construction, or construction-related activities within 30 metres (100 feet) of wildlife corridors or areas that provide habitat for important species of plants and animals, especially those considered Species at Risk¹⁵:

- a. Exceptions to these setbacks include structures, such as trails or boardwalks for community use that are carefully designed and located to minimize disturbance.
- b. Applicable Provincial and/or Federal registration should be considered prior to development in these areas.



¹³ Fisheries and Oceans Canada, *Measures to Avoid Causing Harm to Fish and Fish Habitat*, 2013.

¹⁴ The Government of Canada maintains a list of all plant and animal species, or designatable units (DUs) thereof, federally recognized as special concern, threatened, endangered, extirpated, and extinct in Canada under Schedule I of the Species at Risk Act (SARA). This is known as the List of Wildlife Species at Risk.

¹⁵ The Government of Canada maintains a list of all plant and animal species, or designatable units (DUs) thereof, federally recognized as special concern, threatened, endangered, extirpated, and extinct in Canada under Schedule I of the Species at Risk Act (SARA). This is known as the List of Wildlife Species at Risk.

4.3 Heritage Sites and Cultural Resource Protection

The following Heritage Sites and Cultural Resource Protection development guidelines have been created to support the protection of our important historical sites and cultural areas from development impacts. These guidelines provide a list of important considerations to be addressed before development can occur in areas with Heritage Sites and Cultural Resources. These guidelines also establish specific precautions regarding the method and location of any construction. In using these guidelines our Land Use Plan will help us create a landscape where membership can fully experience their heritage and cultural history.

1. Heritage Sites and Cultural Development Guidelines apply to:

- ◆ Sites of historical or cultural significance including but not limited to fishing grounds, ceremonial sites, burial sites, hunting grounds, waterways, Komasket, known archeological sites and areas to collect traditional foods and medicines.

2. Development Protocol for Heritage Sites and areas of Cultural Value:

- ◆ No clearing, removal, construction, or construction-related activities should occur within 30 metres (100 feet) from a recognized heritage site or cultural area.

3. Archeological Impact Assessments:

- ◆ Archeological impact assessments shall be required before construction or excavation can occur anywhere in OKIB territory.



4.4 Natural Resource Protection Guidelines

The following Natural Resource protection guidelines have been created to support the sustainable use of natural resources on OKIB lands. These guidelines also establish specific precautions regarding the method and location of any resource extraction. Using these guidelines will help us maintain a natural environment where membership can benefit from the use of natural resources in their territory for generations to come. The objectives of these guidelines are two-fold and include:

- ◆ Protecting the health of the environment and ecosystems on reserve.
- ◆ Supporting OKIB independence through economic uses.

1. Natural Resource Guidelines apply to:

- ◆ Natural resources found on OKIB land, which include, but are not limited to fish and wildlife, agricultural land, aggregate and minerals, forests, rangeland, water, groundwater and energy resources.
- ◆ Resource based extraction activities, which include, but are not limited to silviculture, forestry and related activities, ranching and related activities, mining, wind and hydro energy generation, fishing, and hunting.

2. Development protocol for the use of Natural Resources is as follows:

- ◆ Before any resource use occurs on Okanagan IR#1 and Swan Lake IR#4, a management plan must be in place that identifies potential community impacts and outlines effective management plans to minimize these.
- ◆ Natural resource use shall not interfere with the use of existing development or prevent land holders from having full use of their land.
- ◆ A forested buffer of not less than 30 m wide is required between resource uses and the highway, housing, cultural areas, tourist commercial areas, and recreational areas. The buffer must be wind firm and prevent dust or debris from going on to neighbouring properties.
- ◆ Forestry practices must meet the requirements of the Territorial Stewardship Department.
- ◆ Ranching practices and rangeland use must meet the requirements of the Territorial Stewardship Department.

4.5 General Development Guidelines

It is important to OKIB that steps are taken to minimize potential negative impacts to the natural environment during construction activities. The General Development Guidelines below outline expectations for construction practices that support high quality buildings and sustainable growth.

1. Maintain a healthy environment by preserving existing tree and brush cover on construction sites and protect these areas with construction fencing.
2. Protect water and streams by preventing erosion and siltation from occurring during construction and protect water and watercourses with sediment fencing.
3. Reduce rainwater run-off into streams and water by using swales, rain gardens, and soak-away areas rather than culverts and drain pipes; with the exception of perimeter drains around foundations.

4.6 Development Constraints

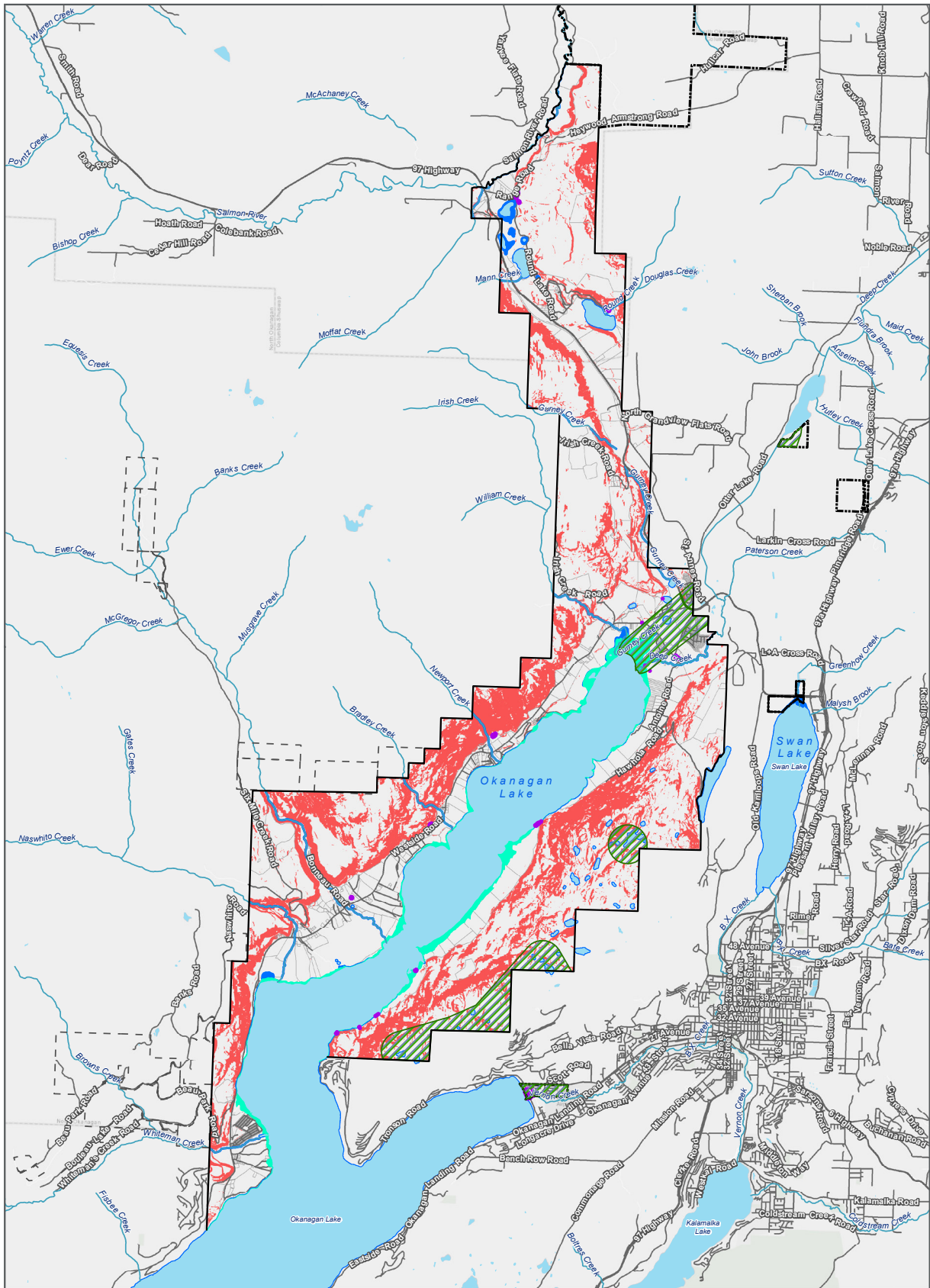
In the process of developing this Land Use Plan we identified and mapped general land constraints for Okanagan IR#1 and Swan Lake IR#4. Constraints are limitations to development that either make new development impossible or limit it. Examples of land constraints include:

- ◆ Physical constraints (e.g., steep and unstable slopes, high water table levels, flood threat, etc.);
- ◆ Cultural constraints (e.g. known archaeological sites, cultural sites, etc.); and
- ◆ Environmental constraints (sensitive ecological areas like Okanagan Lake, wetlands, creeks, etc.).

Knowing the location of these constraints will help us to better understand where development opportunities exist. Known constraints are shown in Figure 4.2 on the following page.

4.6.1 Water and Sewer

OKIB presently has limited capacity for water and sewer services. Therefore, increased water and sewer service capacity will be required before new development can move forward. We are in the process of addressing our future water and sewer needs.



Legend

- Reserve Boundary
- Fee Simple Lands
- Archaeological Sites (50m Buffer as per Heritage Conservation Act)
- Slopes Greater Than 30%
- Critical Habitat
- Riparian Area
- Floodplain Setback

Scale: 1:88000

 Coordinate System:
 NAD 1983 UTM Zone 11N

OKIB Land Use Plan
Figure 4.2 - Constraints Map

Data Sources:
 - OKIB
 - Archaeological data from Archaeological Branch of Ministry of Forests, Lands and Natural Resource Operations, February 2014



Project #: 0748.0020.01
 Author: AK
 Checked: CR
 Status: Draft
 Revision: 4
 Date: 2020 / 2 / 21

"Recommended flood construction elevations were used as an approximate flood level"

\\sml\urban-systems.com\Projects\Projects_KEL\0748\0020\01\01\Drafting-Design-Analysis\GIS\Projects\MXD\Current\Report Update 2020-02-12\Figure 7 - Constraints Map.mxd Last updated by akhleskovs on February 21, 2020 at 2:50:15 PM





5 Implementation

íks stk^wu^tp^tas ís ísck^tpá^x tit

“We need to have land for future generations”
-OKIB Band Member

Under this Land Use Plan (LUP) our government and staff members will be responsible for the review of all development on Okanagan IR#1 and Swan Lake IR#4. The process of development review will follow a procedure, which supports the intent of this Land Use Plan and the development guidelines included in Section 3.0.

In this development review process each proposed development will be reviewed against the vision and principles of this Plan. The development guidelines and standards should be followed where appropriate. Staff will guide and facilitate the review process and make reports and recommendations to Council on each development and the consistency with this plan. The outcomes of this procedure will be defined by the land use management guidelines provided in Section 4.0.

As the law-making body on the reserve, Chief and Council will not be directly involved in the enforcement of the Land Use Plan. Staff will be responsible for enforcement. A Chief or Council member cannot interfere in individual cases, for example, by seeking preferred or punitive treatment on behalf of certain individuals or groups.

5.1 Monitoring and Evaluation

We will actively track our progress towards meeting our vision and achieving our community development goals. We will also review our Plan with leadership and members, and modify plan policies and guidelines as required. The application of the Land Use Plan and the administration of development guidelines is the responsibility of the Band government.

5.1.1 Ensuring Consistency with the Plan

Lands department and administrators will ensure consistency in the application of the land use plan.

All plans, policies, bylaws and program documents prepared after the adoption of this land use plan shall include a “Land Use Plan Context Statement” that:

1. Relates the actions of the Band to the goals, objectives and development guidelines of this plan; and
2. Generally describes how adoption of the plan, policy, bylaw or program will contribute to the achievement of a Land Use Plan goal.



All Band plans, policies and bylaws that address the content areas of this Plan shall be consistent with the policies of our Land Use Plan. Therefore, when staff and Council are reviewing proposed planning projects they should determine if Okanagan Indian Band planning projects are consistent with:

1. Okanagan Indian Band guiding principles (i.e. the guiding ideas and concepts behind all of our planning work, or how we carry out our planning work).
2. Okanagan Indian Band Land Use Plan goals, objectives and planning policies (i.e., why we do our planning work).

Therefore, OKIB staff and administrators should review this land use plan, land use management guidelines and the policies herein, before:

- ✦ Starting a planning project to help ensure the project fits and follows the Land Use Plan's guiding principles, goals, objectives and policies;
- ✦ Submitting project reports to Council to help maintain clear and consistent administration, and to help leadership understand how the project fits and follows the guiding principles, objectives and policies of the land use plan;
- ✦ Evaluating any project to help maintain planning and administrative consistency; and,
- ✦ Reporting any project to members to show clear and consistent administration, and Band member communication.

5.1.2 Reviewing the Plan

We will regularly review our Land Use Plan on an ongoing basis:

1. Council shall schedule a review of the Land Use Plan at the first regular meeting in the month of October in each year and proceed to amend it as deemed advisable at that time.
2. Council shall publicly adopt a methodology and schedule for a comprehensive review of the Land Use Plan at the first regular meeting in October, 2025.

5.1.3 Amendments

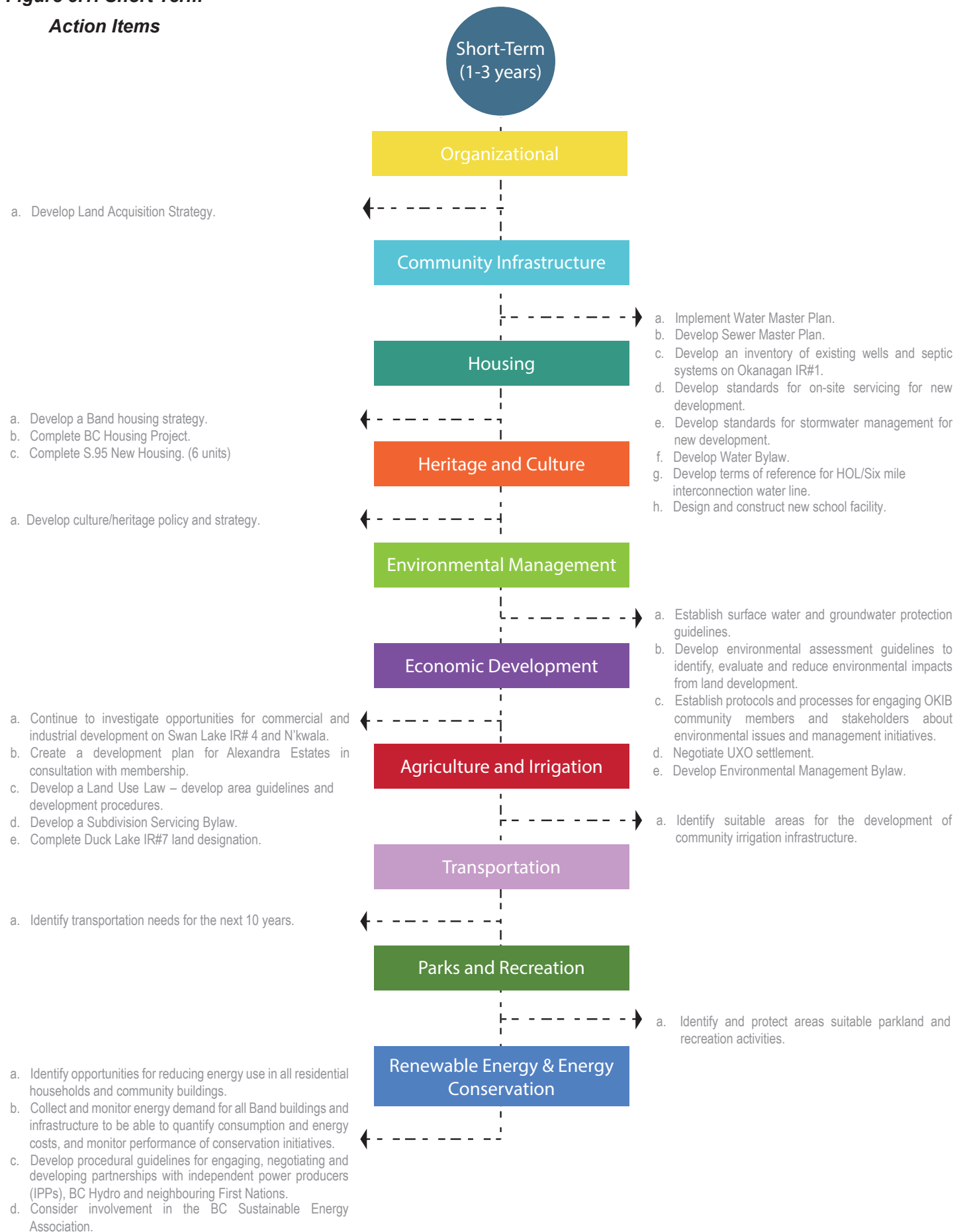
We will need to revise and amend our Land Use Plan's policies and guidelines as our community develops and expands, and as new information and issues requiring our attention and action arise (e.g., new archeological sites are identified). Any development plan that does not conform to the policies of this Land Use Plan will first require that the appropriate policies or guidelines be amended. The policies and guidelines in this Land Use Plan may be revised from time to time as directed and approved by OKIB Council by Council motion. The Planner (or equivalent staff member) will guide the amendment process. The date of amendment will be noted along with addition and/or deletion and attached to the Land Use Plan. Amendments will also be published in the Senk'lip newspaper, posted on the Band Website, and posted in Band Administration building for general community information.

5.2 Action Items

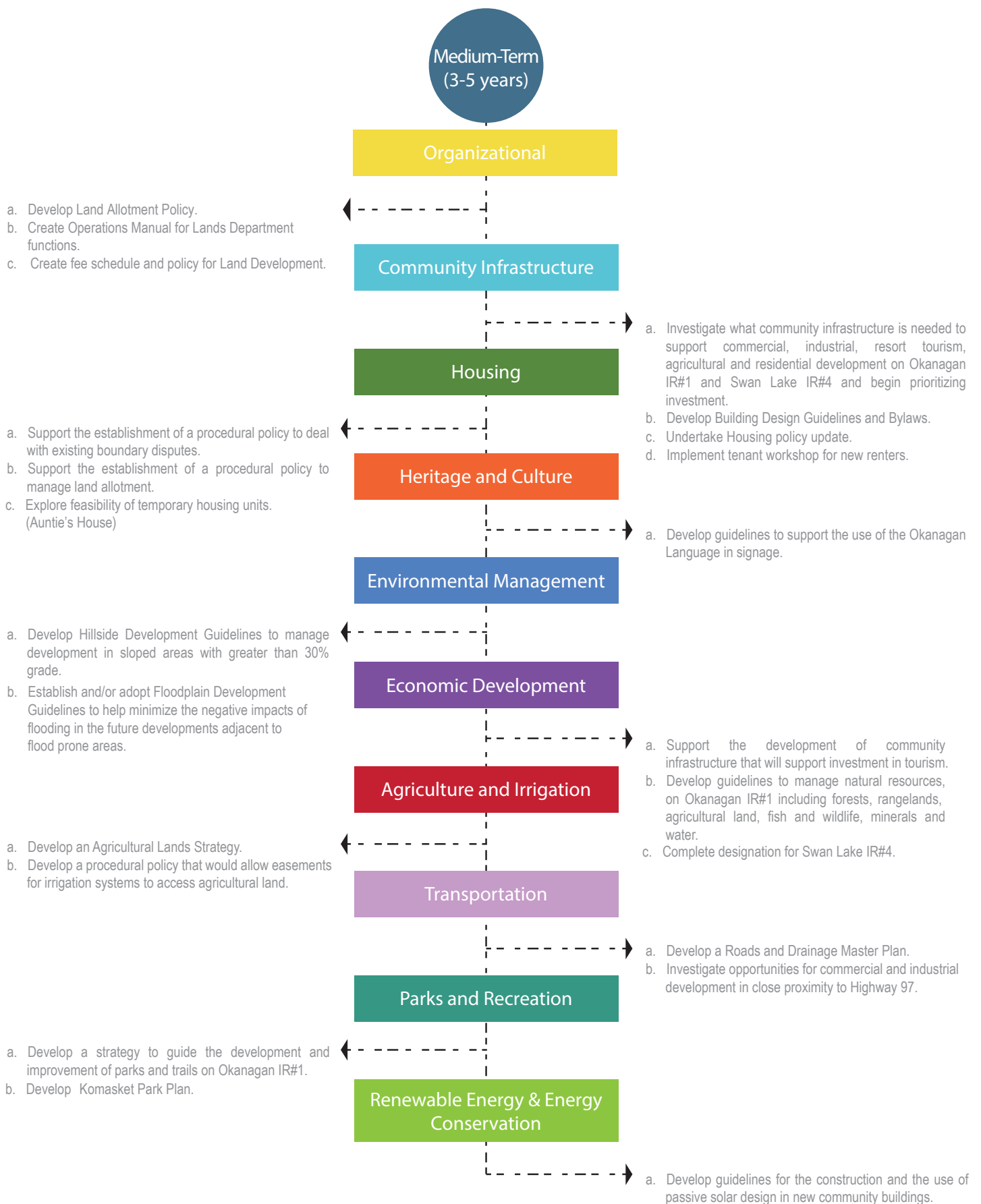
The following section provides an outline, which will help us turn ideas into action. This Land Use Plan is the first step towards fulfilling our vision for a stronger more sustainable community. Figures 5.1 – 5.3 on the following pages highlight action items and things that we as a community can accomplish in the short, medium and long term. These action items will help guide our decision-making and set targets for what we want to accomplish, how we are going to accomplish it, and by when.



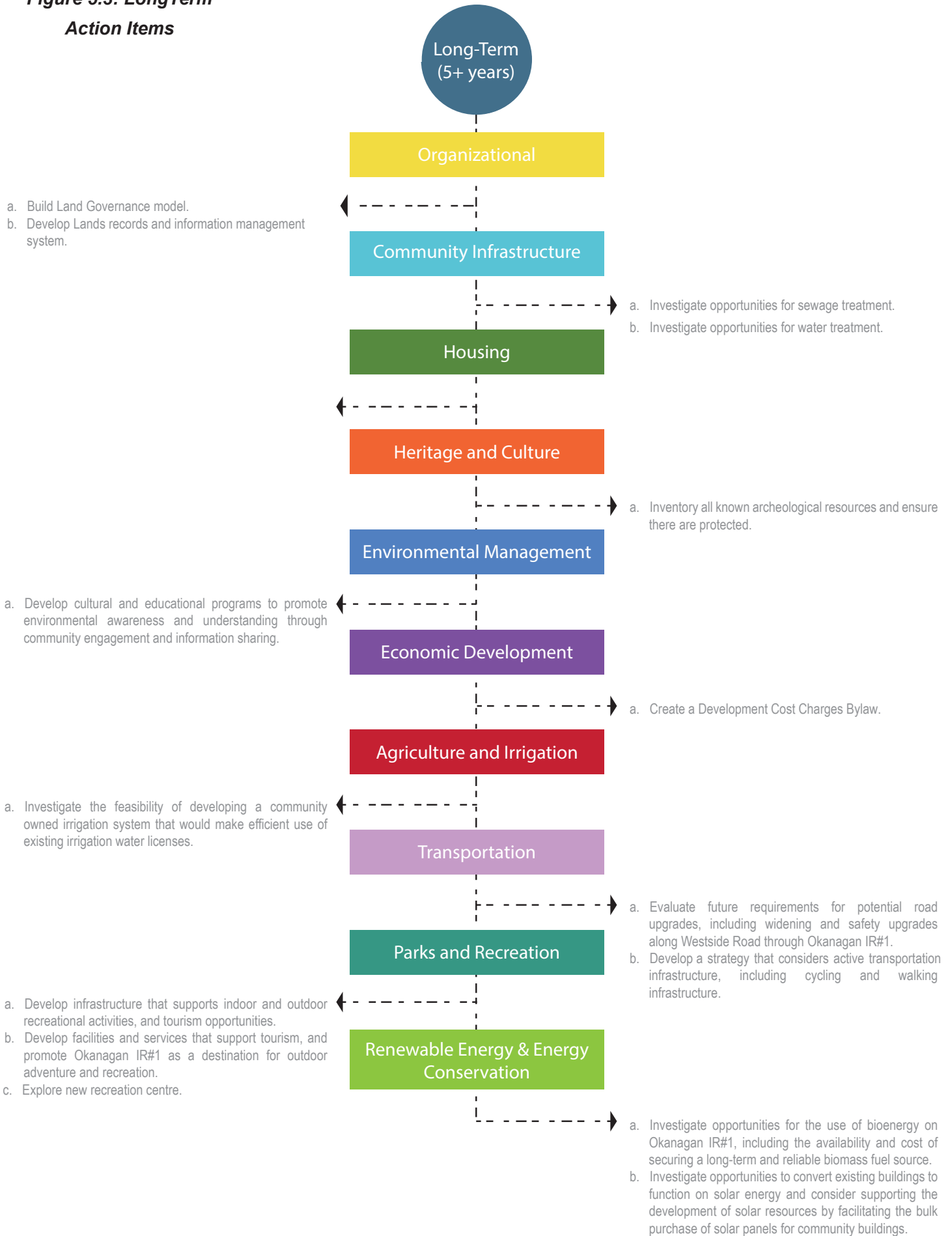
**Figure 5.1: Short Term
Action Items**



**Figure 5.2: Medium Term
Action Items**



**Figure 5.3: LongTerm
Action Items**



Appendix

A



Community Profile

The OKIB Community

ku sn'kmaplqsx

WHAT DOES LAND MEAN TO YOU?

“Freedom. With freedom I can hunt, fish, and find food. Without the land, I would not be standing here today.”

-OKIB Youth

The Indian Act of 1876, resulted in the Okanagan Nation being separated into several separate Indian Bands. The Okanagan Indian Band is currently in control of six reserves in the vicinity of Vernon and Kelowna. The total area of these reserves is 10,637 hectares (AANDC, 2013):

Table 1.0: Okanagan Indian Band Reserves

<i>Name</i>	<i>Hectares</i>
Okanagan Reserve IR #1;	10,302
Otter Lake Reserve IR #2;	25
Harris Reserve IR #3;	179
Swan Lake Reserve IR #4.	32
Priest's Valley Reserve IR #6; and.	34
Duck Lake Reserve IR #7;	65
Total	10,637

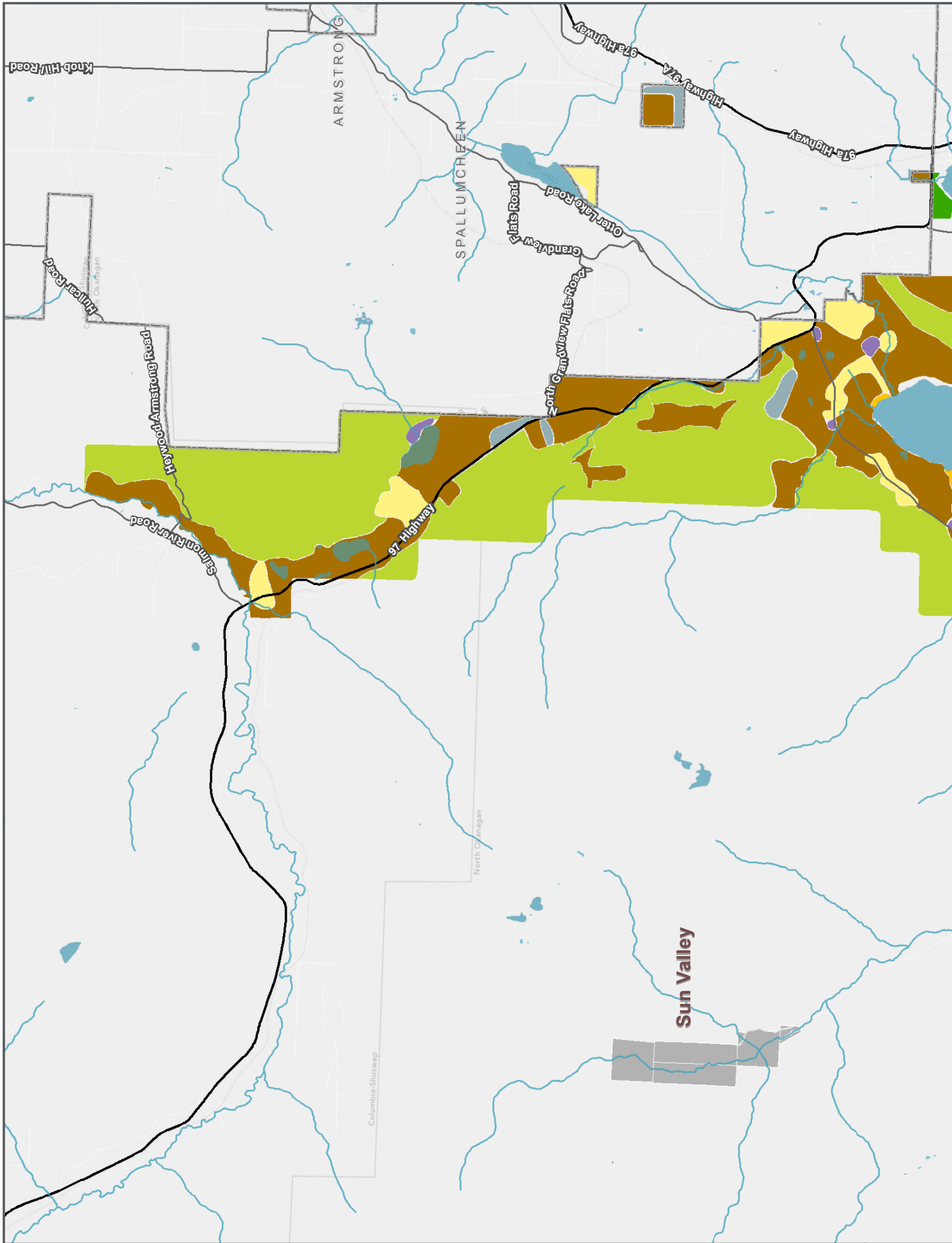
1.0 Okanagan IR #1

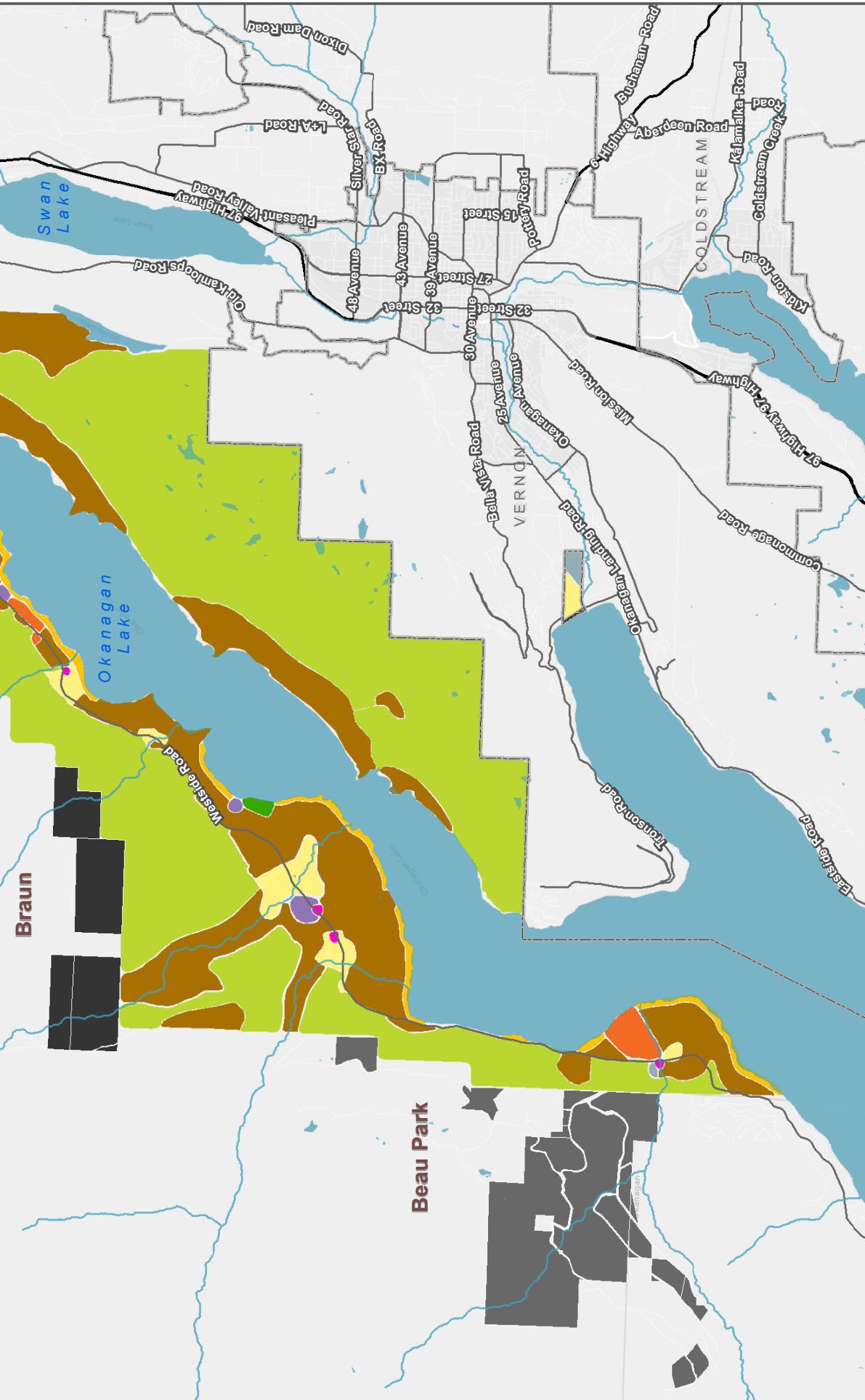
Okanagan IR #1 is the largest of the six Okanagan Indian Band reserves at 10,302 hectares and represents 96% of the total reserve land base (See Figure A-1). Okanagan IR #1 is located at the north end of Okanagan Lake, bordering the Township of Spallumcheen and the City of Vernon to the east. The majority of OKIB communities and administration buildings are located on this reserve. The land is currently being used in the following ways.

Table 1.2: Current Land Use on IR#1 Lands (as of 2017)

<i>Land Use</i>	<i>Area (Ha) Existing Land Use</i>	<i>Percentage (%) Existing Land Use</i>
Agricultural	3262.17	30.38%
Commercial	10.76	0.10%
Community/Cultural Recreational Neighbourhoods	51.9	0.48%
Industrial	96.39	0.90%
Neighbourhood Residential	525.08	4.89%
Open Space & Parkland	81.22	0.76%
Rangeland	6504.06	60.58%
Waterfront & Resort Tourism Residential	204.99	1.91%







- Legend**
- | | | |
|-------------------------|----------------------------|-------------------------|
| Current Land Use | Neighbourhood Residential | Fee Simple Lands |
| Agricultural | Open Space | Beau Park |
| Commercial | Rangeland | Braun |
| Community | Resort Tourism Residential | Sun Valley |
| Industrial | Waterfront Residential | |

Scale: 1:88000

0 300 600 900 1200 m

Coordinate System:
NAD 1983 UTM Zone 11N

Data Sources:
Land use data as shown provided by Focus Corporation (2013).
Original land use work was completed by Focus Group in 2007.
Reserve boundary data provided by Natural Resources Canada, 2013.
Base mapping provided by ESRI, 2013.

OKIB Land Use Plan
Figure A-1 - Existing Land Use

Project #: 0748.0029.01
Author: BP
Checked: GL
Status: Draft
Revision: A
Date: 2014/11/10





The land on Okanagan IR#1 is divided between individually controlled CP held lands and community shared Band lands (See Figure A-2). Of the 10,613 ha on Okanagan IR#1, 7,091 ha are Band held lands (67%), and 3,522 ha are CP held lands (33%).

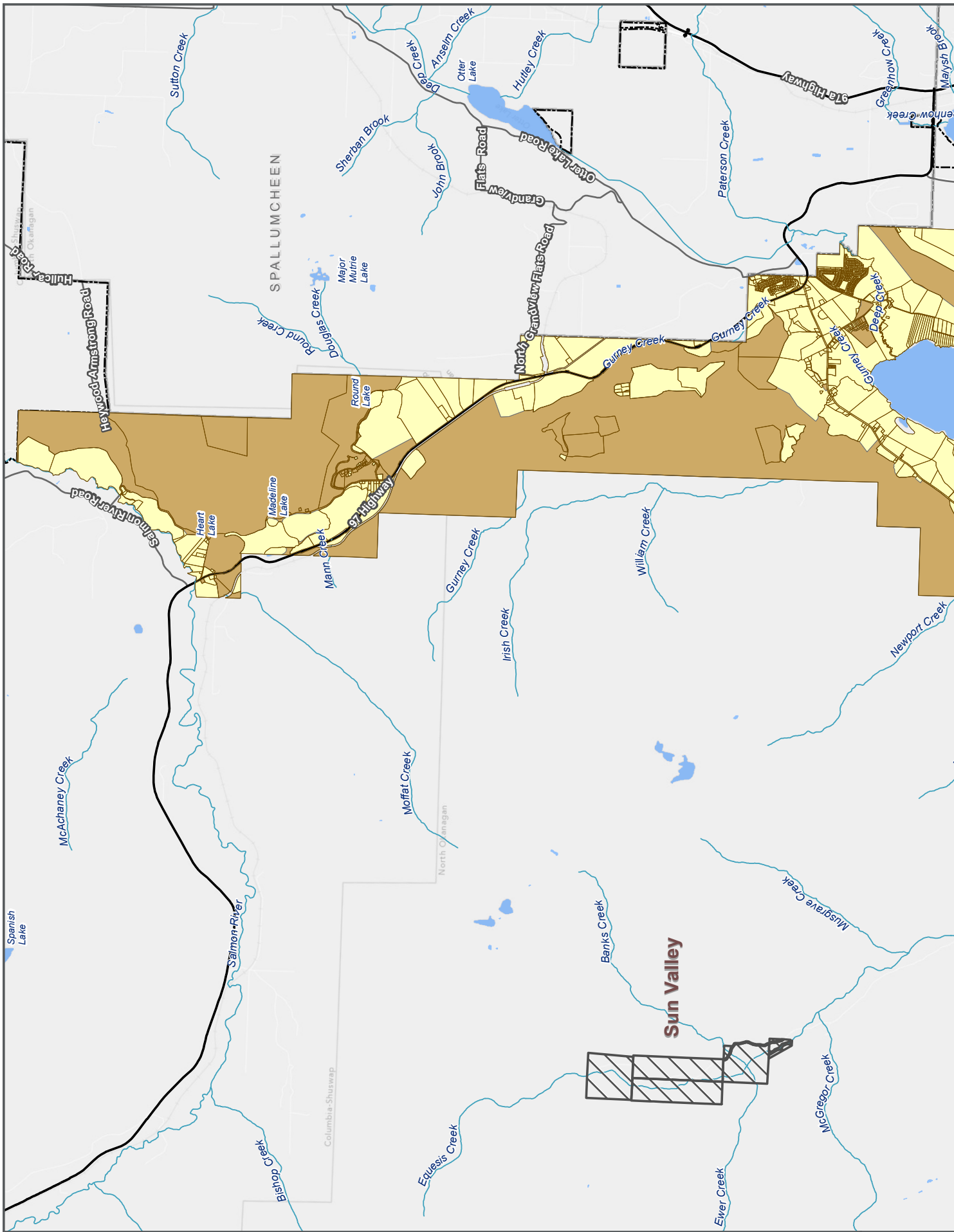
Table 1.3: Okanagan IR#1 - Band Held Lands vs. CP Held Lands

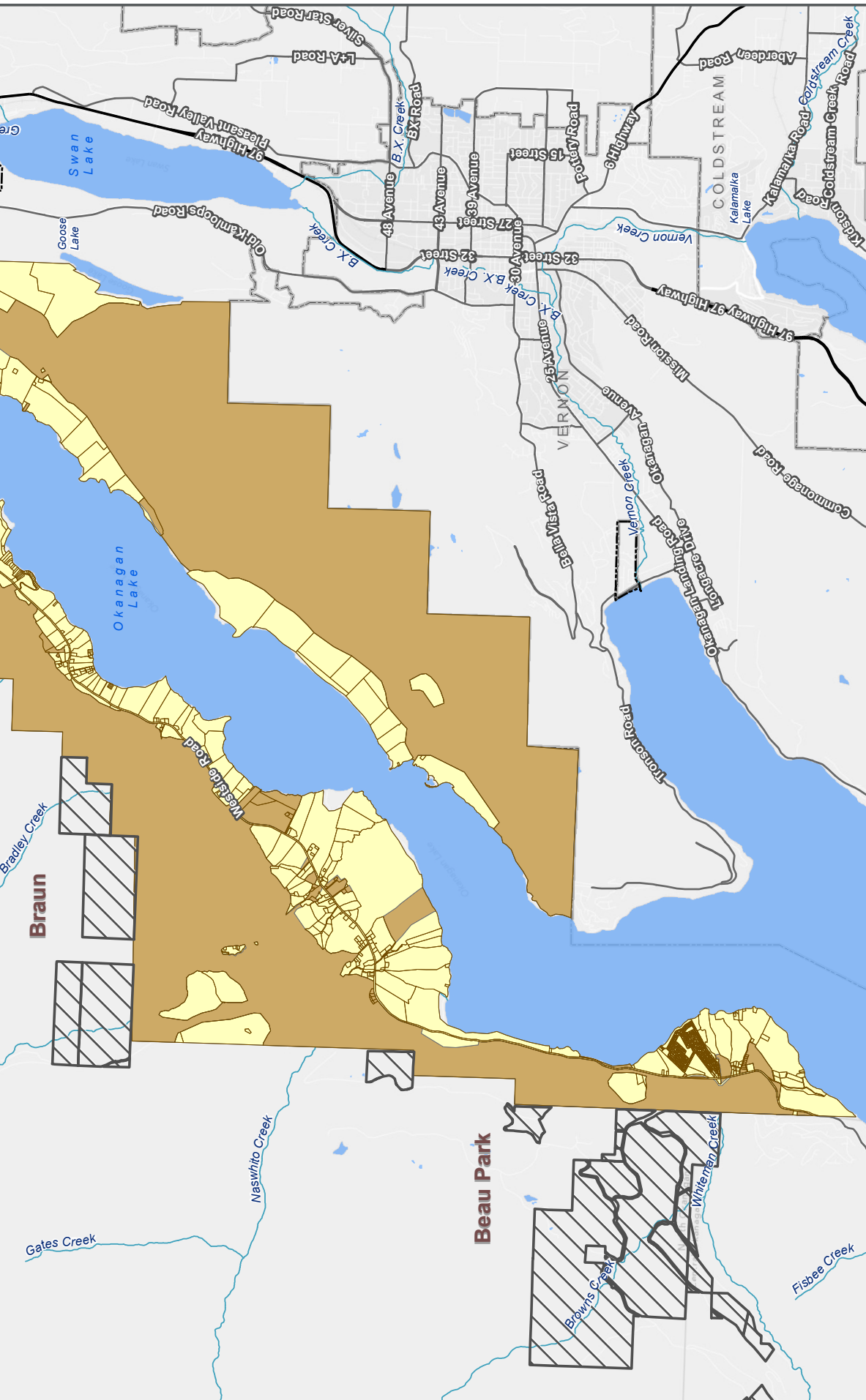
<i>Band Held Lands</i>	<i>CP Held Lands</i>
7,091 ha	3,522 ha
67%	33%

“ All spiritual, fishing, hunting, graves, archeologically sensitive areas- areas that have plants that were used in traditional medicines and technology (i.e. tules, mock orange, alder, etc.) should be protected. ”

-OKIB Member







Scale: 1:81,000

OKIB Land Use Plan

Figure A-2 - Band & CP Held Lands

- Legend**
- Band Held Lands (Approximate Only)
 - CP Held Lands
 - Municipal Boundaries
 - Fee Simple Lands



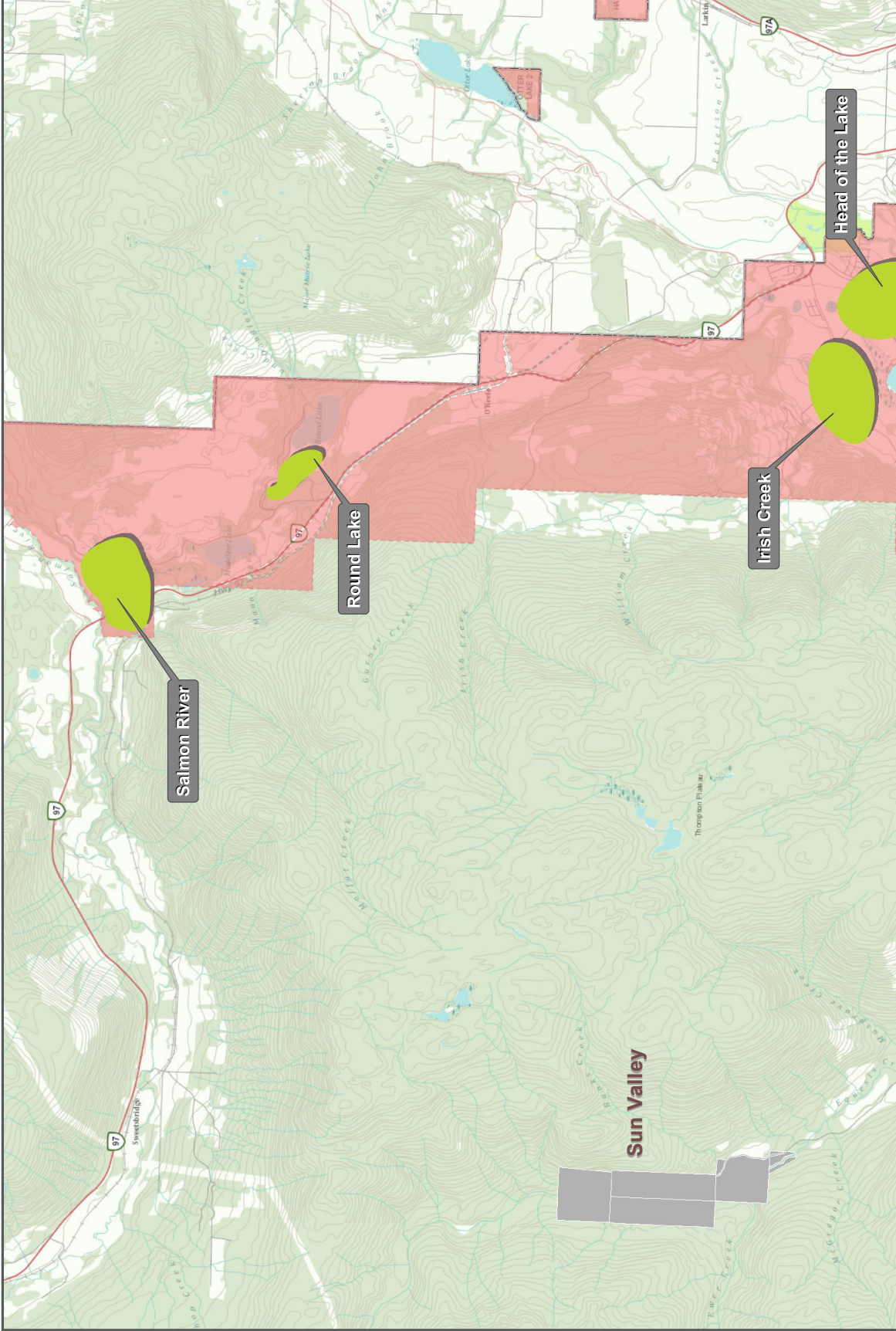
Ownership data as shown provided by Focus Corporation (2013).
 Reserve boundary data provided by Natural Resources Canada, 2013.
 Base mapping provided by ESRI, 2013.

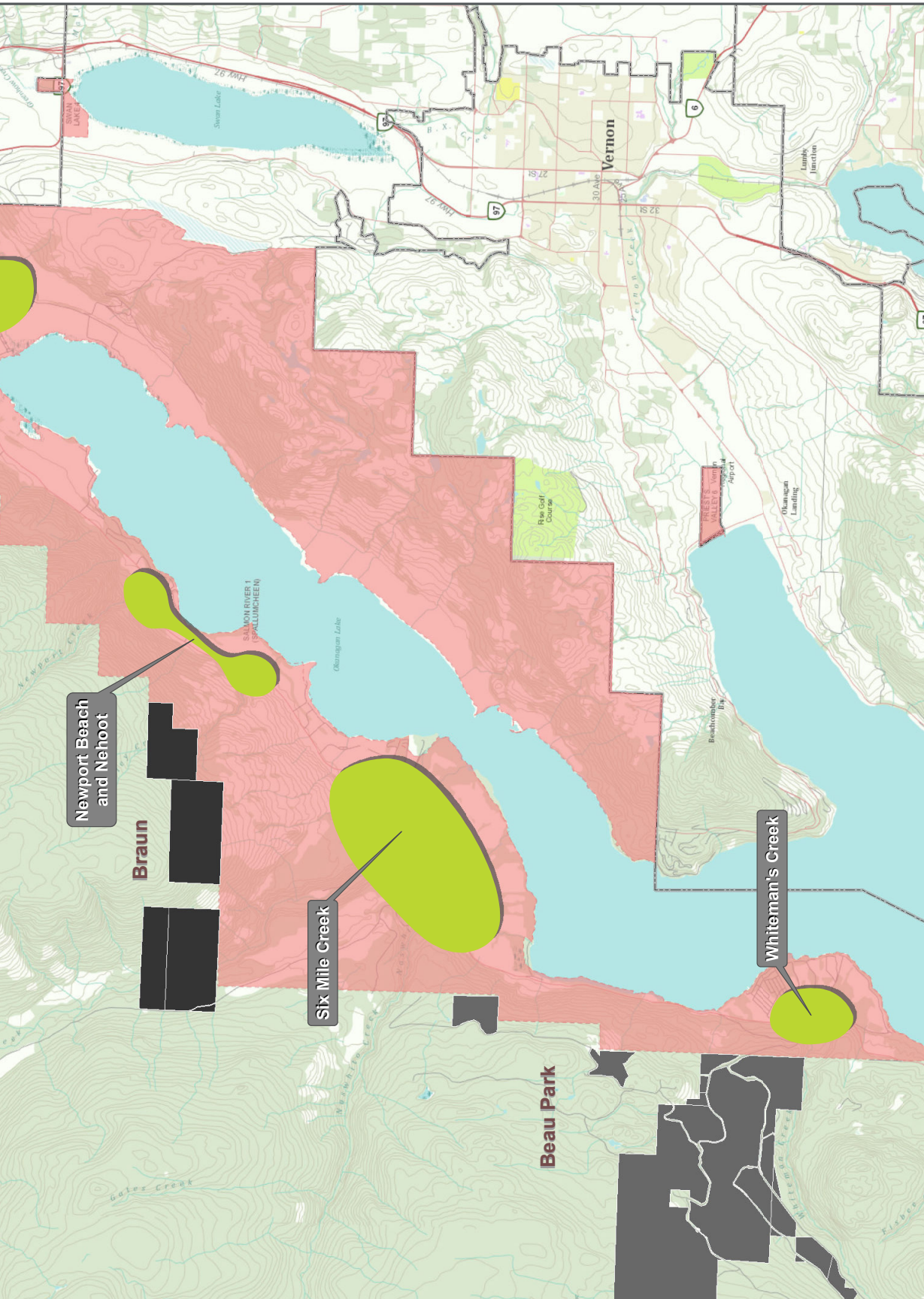
Project#: 0748.0029.01
 Author: BP
 Checked: GL
 Status: **Draft**
 Revision: A
 Date: 2014 / 11 / 12



OKIB Community Profiles

As shown by Figure A-3 there are several traditional OKIB communities located on Okanagan IR# 1. These areas represent traditional settlements and distinct communities that have developed over several generations.





Legend

- Traditional Communities
- Reserve Extents
- Fee Simple Lands
- Beau Park
- Braun
- Sun Valley

Scale: 1:75000



Coordinate System:
NAD 1983 UTM Zone 11N
Data Sources:

Traditional community data as shown provided by Focus Corporation (2013),
and updated by Urban Systems (2014).
Reserve boundary data provided by Natural
Resources Canada, 2013.
Base mapping provided by ESRI, 2013.

OKIB Land Use Plan

Figure A-3 - Traditional Communities

Project #: 0745.0029.01
Author: BP
Checked: CL
Status: **Dist**
Revision: A
Date: 2014 / 11 / 12



Salmon River and Round Lake



LOCATION:

The traditional communities of Salmon River and Round Lake are located in the northernmost portion of Okanagan IR#1 in the valley between Mount Rose and the Glenemma/Irish Creek ranges. They are the only traditional OKIB community within IR#1 not located along the shore of Okanagan Lake.



CURRENT LAND USE:

The majority of existing development in the area can be classified as agricultural and residential housing. Housing in the area is sparsely distributed at low densities throughout the community along the Highway 97 corridor and near Round Lake. There is also a cluster of development near the intersection of Highway 97 and Salmon River Road. In addition to Band member housing this is the location of the Round Lake Treatment Centre.



TRANSPORTATION AND INFRASTRUCTURE:

The majority of development in these communities is focused around Round Lake and near the intersection of Highway 97 and Salmon River Road. Highway 97 and Salmon River Road both provide important transportation links between Okanagan IR #1, and the cities of Vernon (South), Salmon Arm (North), and Kamloops (Northwest). It should also be noted that the CP Railway line runs through this area.

Salmon River and Round Lake have two separate water systems, each has a well with a water distribution system; there is no water treatment or reservoirs. Water quality in these communities is generally considered fair. Both communities do not have community sewer systems and households must use on-site septic systems.

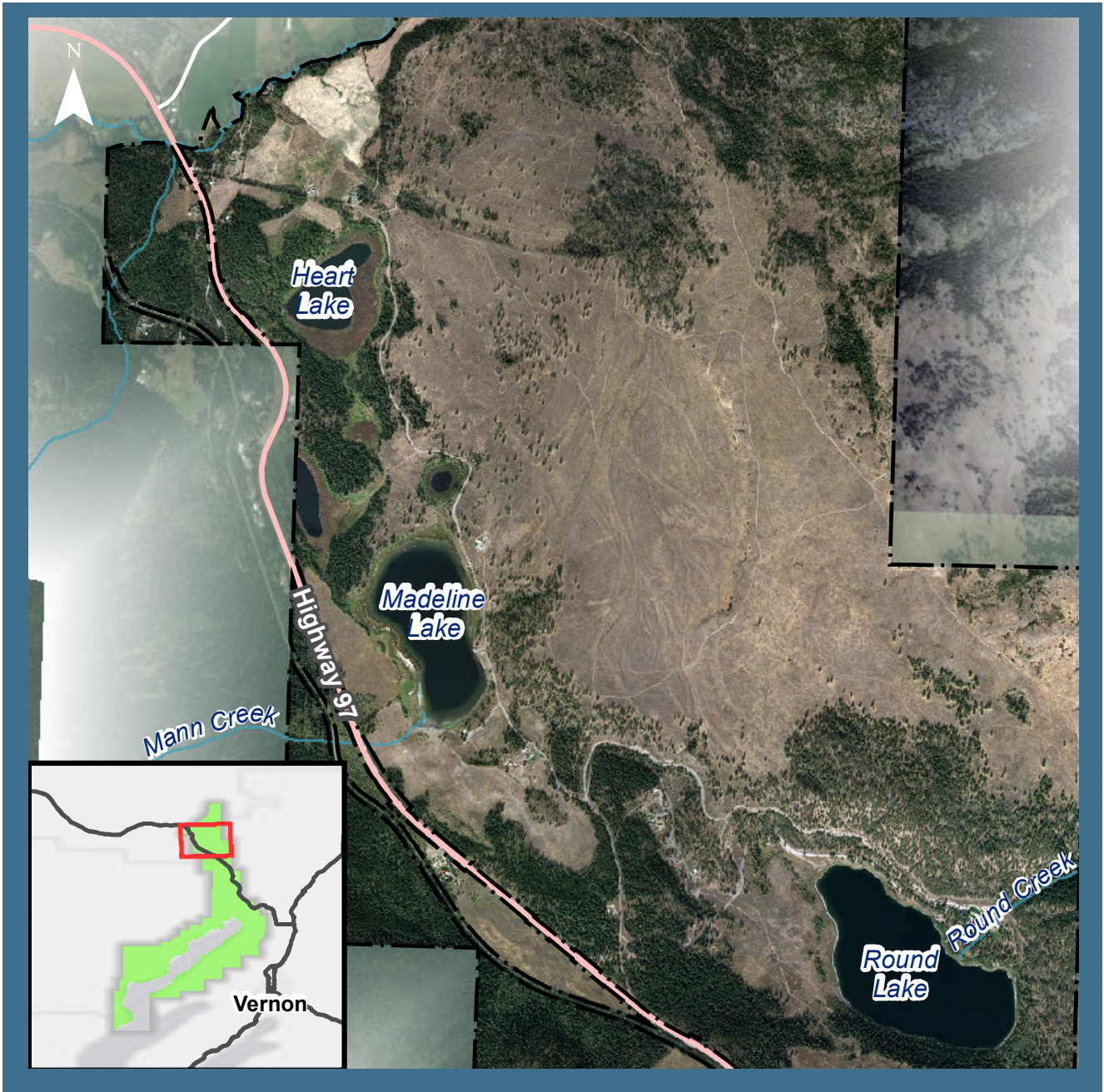


GEOGRAPHY AND ENVIRONMENT:

The area contains important natural features, such as the Salmon River. The Salmon River is an important fish bearing river and habitat, which flows along the north boundary of Okanagan IR #1 before discharging into Shuswap Lake. Additionally, several larger lakes, such as Madeline Lake and Round Lake, represent significant water resources. These lakes along with several creeks (Moffat Creek and Round Creek), small ponds and wetlands, are important eco-systems and wildlife habitat in the territory¹. The wetlands, lakes and creeks located in this northern region of IR#1 are considered highly productive eco-systems with very high levels of biodiversity². These locations represent important eco-system and wildlife habitat where development impacts should be managed.

¹ Ministry of Environment. (October 2012). *A Biodiversity Conservation Analysis for the North and Central Okanagan Region*. Caslys Consulting.

² Ministry of Environment. (October 2012). *A Biodiversity Conservation Analysis for the North and Central Okanagan Region*. Caslys Consulting.



Head of The Lake and Irish Creek



LOCATION

The communities of Head of the Lake and Irish Creek are located on the low-lying flats at the north end of Okanagan Lake. This is a main population center of Okanagan IR#1, as well as the location of many community services, such as the Head of Lake Hall, the Health Services Building, the Band Administration Office, and the Head of Lake Gazebo Park, an important cultural and historical site.



LAND USE:

The majority of existing development located in these communities can be classified as community services, agriculture, and both member and non-member residential housing. Band member housing is generally distributed at low densities throughout the communities and in agricultural areas.

The Head of The Lake and Irish Creek communities are also the location of several non-member housing developments with substantially higher densities. Non-member residential development includes: Desert Cove located off Highway 97 on Head of Lake Road; Coyote Crossing located on Westside Road just south of Highway 97; and, Lawrence Heights, located on the Northside of the intersection of Westside Road and Highway 97. In addition to these three major residential developments numerous buckshee leases are also located in this community on the northern shore of Okanagan Lake.



TRANSPORTATION AND INFRASTRUCTURE:

The majority of development in these communities is focused on Westside Road and Head of The Lake Road, which provide important transportation links between the southern portions of IR#1 and Highway 97. Highway 97 is the key transportation route between Head of Lake/Irish Creek, and the City of Vernon; the largest neighbouring community located approximately 15 km southeast.

With the exception of major subdivisions, most development is serviced by on-site septic. The two communities have a well with a reservoir and water distribution system; there is no water treatment. Water quality in these communities is generally considered poor and it should be noted that the current water delivery systems has a number of water quality issues including poor aesthetic water quality and high sulphur content.



GEOGRAPHY AND ENVIRONMENT:

The Head of the Lake and Irish Creek communities contain several important natural features, including several creeks (Irish Creek and Deep Creek), small ponds and wetlands, as well as a large wetland located at the very northern end of Okanagan Lake. The riparian habitats, wetlands and creeks found in this area are considered highly productive eco-systems with very high levels of biodiversity³. The larger wetland at the northern end of Okanagan Lake is an especially important wetland environment, which contains valuable fish habitat and Kokanee spawning grounds⁴. This wetland area should be recognized as an important place where development impact should be managed. It should also be noted that although Deep Creek once provided fish habitat, it has become so degraded over time from environmental pollution (siltation and upstream effluent discharge) and colonization of exotic species that this may no longer be true.



³ Ministry of Environment. (October 2012). *A Biodiversity Conservation Analysis for the North and Central Okanagan Region*. Caslys Consulting.

⁴ OKIB Resource Management Plan, 2002

Newport Beach and Nehoot



LOCATION:

The communities of Newport Beach and Nehoot are located on the western shore of the northern end of Okanagan Lake. This is a population center of IR#1, as well as the location of several private commercial services such as the Newport Beach Recreational Park and Campground, the Newport Beach Marina, and the Neehoot Grocery store. The Neehoot grocery or convenience store sells groceries, fishing tackle, boat gas and oil, and clothing.



LAND USE:

Existing land uses in these communities are largely made up of resort tourism, commercial, and residential housing; some small segments of agricultural land also exist in the area. This area has a high density of lakeshore lots – mostly leased to non-Band members. The majority of the lakefront lots have private boat docks built.



TRANSPORTATION AND INFRASTRUCTURE:

The majority of development in the community is focused between Westside Road and Okanagan Lake. Westside Road provides an important transportation link between the Newport Beach and Bradley Creek area, the rest of IR#1, as well as Highway 97, which is the key transportation route to other communities in the North Okanagan, such as the City of Vernon.

With the exception of major subdivisions most development is serviced by on-site septic and wells. However, the Bradley Creek community is serviced by the Six Mile water system. Water quality for this water system is generally considered to be good. Some households currently not connected to the community water system may be able to connect with the Bradley Creek Water System in the future.



GEOGRAPHY AND ENVIRONMENT:

The communities also contain several important natural features, such as Newport Creek and Nehoot, as well as the shoreline Okanagan Lake. The riparian areas and creek mouths located on the western shore of the north end of Okanagan Lake are considered highly productive eco-systems with very high levels of biodiversity representing important places to manage development⁵.

⁵ Ministry of Environment. (October 2012). *A Biodiversity Conservation Analysis for the North and Central Okanagan Region*. Caslys Consulting.



Six Mile Creek



LOCATION:

The traditional community of Six Mile Creek is located on an alluvial fan on the western shore of Okanagan Lake about 10 kilometers south of the Head of the Lake. Six Mile Creek is a major population center of IR#1, as well as the location of several community services, such as the Operations, Land and Housing (OLH) building, Elders Hall – New Horizons, Volunteer Fire Department, and the Sqilxw Cultural Immersion School. Six Mile Creek is also the location of community recreational spaces such as Komasket Park, the Arbour, and Komasket Ball Park.



LAND USE:

The majority of development in Six Mile Creek is located on the alluvial fan between the steep terrain on the west side of Westside Road and Okanagan Lake. Development in the community can be classified as a mixture of community services, cultural/recreational, agricultural, residential, waterfront residential and commercial.

The Six Mile Creek area has several community service facilities, as well as a number of spaces for recreation. Pockets of Band member housing are located off the lake near Westside Road and in agricultural areas of the community. Band member housing is generally sparsely distributed at low densities throughout the community. The New Horizons Elders facility is an important community service in the community.

Existing non-Band member residential development in Six Mile Creek is in the form of waterfront buckshee leases located along Okanagan Lake. The majority of the approximately 1,000 lakefront tenants on Okanagan IR#1 are located on the shores of Okanagan Lake in or around Six Mile Creek. Private commercial developments in the area include Little Kingdom and an old gas station no longer in use. Little Kingdom is a considerable commercial operation, the largest on Westside Road, with a full service gas station, grocery store, bakery, and hardware store.



TRANSPORTATION AND INFRASTRUCTURE:

The majority of development in the community is focused between Westside Road and Okanagan Lake. Westside Road provides an important transportation link between West Kelowna and Vernon, connecting the Six Mile Creek area with the rest of IR#1 and Highway 97, which is a the key transportation route to other communities in the North Okanagan.

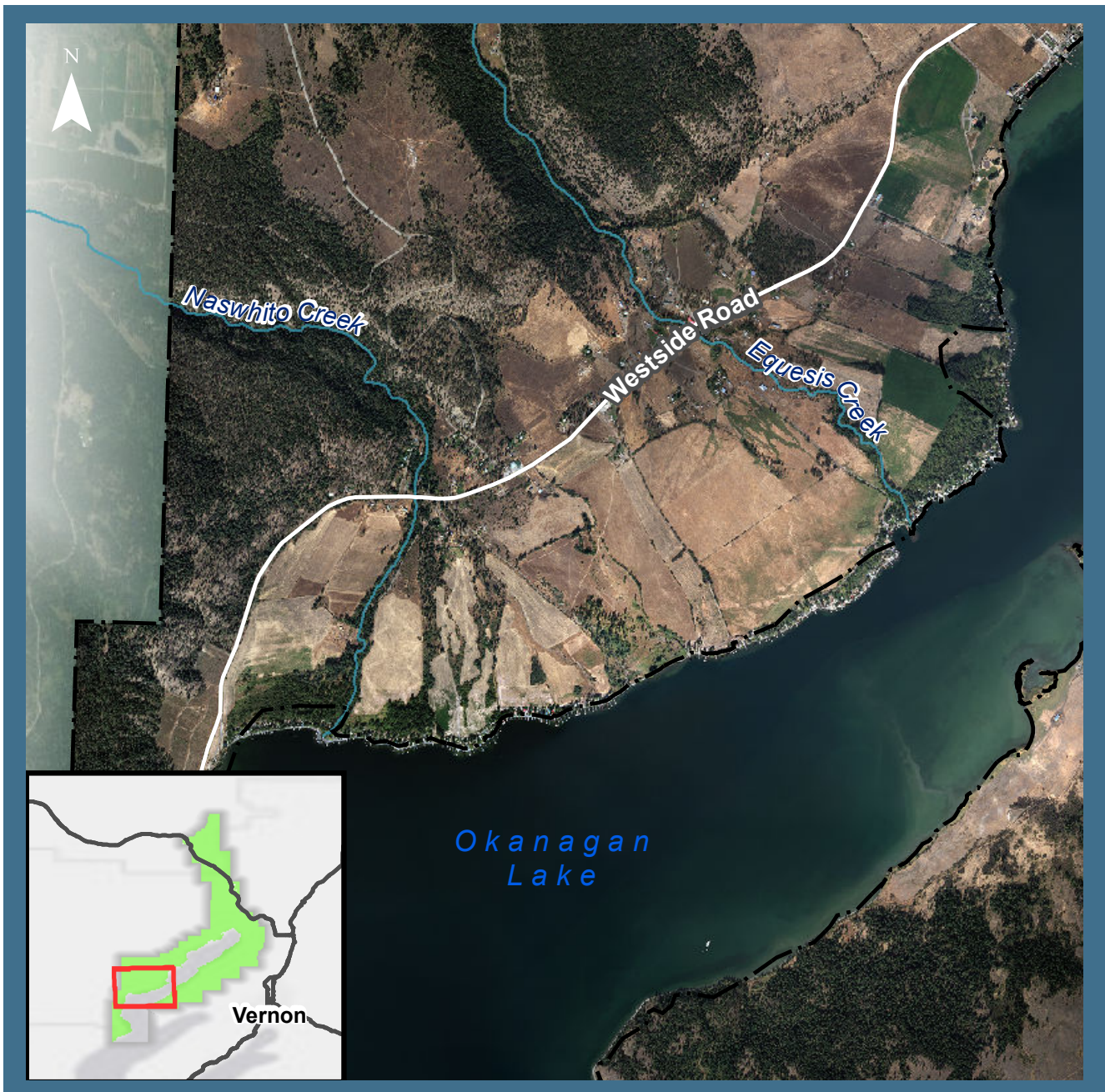
With the exception of major subdivisions most development is serviced by on-site septic. Six Mile Creek is connected to the Six Mile Creek Water System (connected to the Bradley Creek Water Systems), which has two wells and two reservoirs with water distribution systems and water treatment. Water quality in Six Mile Creek is generally considered good.

⁶ Ministry of Environment. (October 2012). *A Biodiversity Conservation Analysis for the North and Central Okanagan Region*. Caslys Consulting.



GEOGRAPHY AND ENVIRONMENT:

The community of Six Mile Creek contains several important natural features such as Naswhito Creek and Equesis Creek, wetlands, and the shoreline Okanagan Lake itself. There are currently several wetlands located in this area and Kokanee habitat exists where water from the Creeks enters into Okanagan Lake. Further, both Naswhito Creek and Equesis Creek have been identified as having productive fish habitat. In general, the location of wetlands and riparian habitat areas along creeks and at creek mouths in the area are considered highly productive eco-systems with very high levels of biodiversity. These locations represent important ecosystem and wildlife habitat where development should be managed⁶. A burial site is located adjacent to Komasket Park and the Band's Operations, Lands and Housing building.



Whiteman's Creek



LOCATION:

The traditional community of Whiteman's Creek is located on an alluvial fan at the very southern end of Okanagan IR#1 about 20 kilometers south of the Head of the Lake. Whiteman's Creek is a major population center of IR#1, as well as the location of significant resort tourism and non-member residential development.



LAND USE:

The majority of development in Whiteman's Creek is located on the alluvial fan between the steep terrain on the west side of Westside Road and Okanagan Lake. Development in the community can be classified as a mixture of small scale agricultural, residential, private resort residential and private commercial development. The Whiteman's Creek area has a pocket of Band member housing located off the lake near Westside Road and in agricultural areas of the community. Band member housing in the Band subdivision at Whiteman's Creek is fairly compact and distributed at a moderate density. The majority of development in the area is non-member residential/resort development, including the Parker Cove subdivision and numerous waterfront buckshee leases located along Okanagan Lake. Private commercial developments include a restaurant located on Westside Road.



TRANSPORTATION AND INFRASTRUCTURE:

The majority of development in the community is focused between Westside Road and Okanagan Lake. Westside Road provides an important transportation link between West Kelowna and Vernon, connecting Whiteman's Creek with the rest of IR#1 and Highway 97, which is the key transportation route to other communities in the North Okanagan.

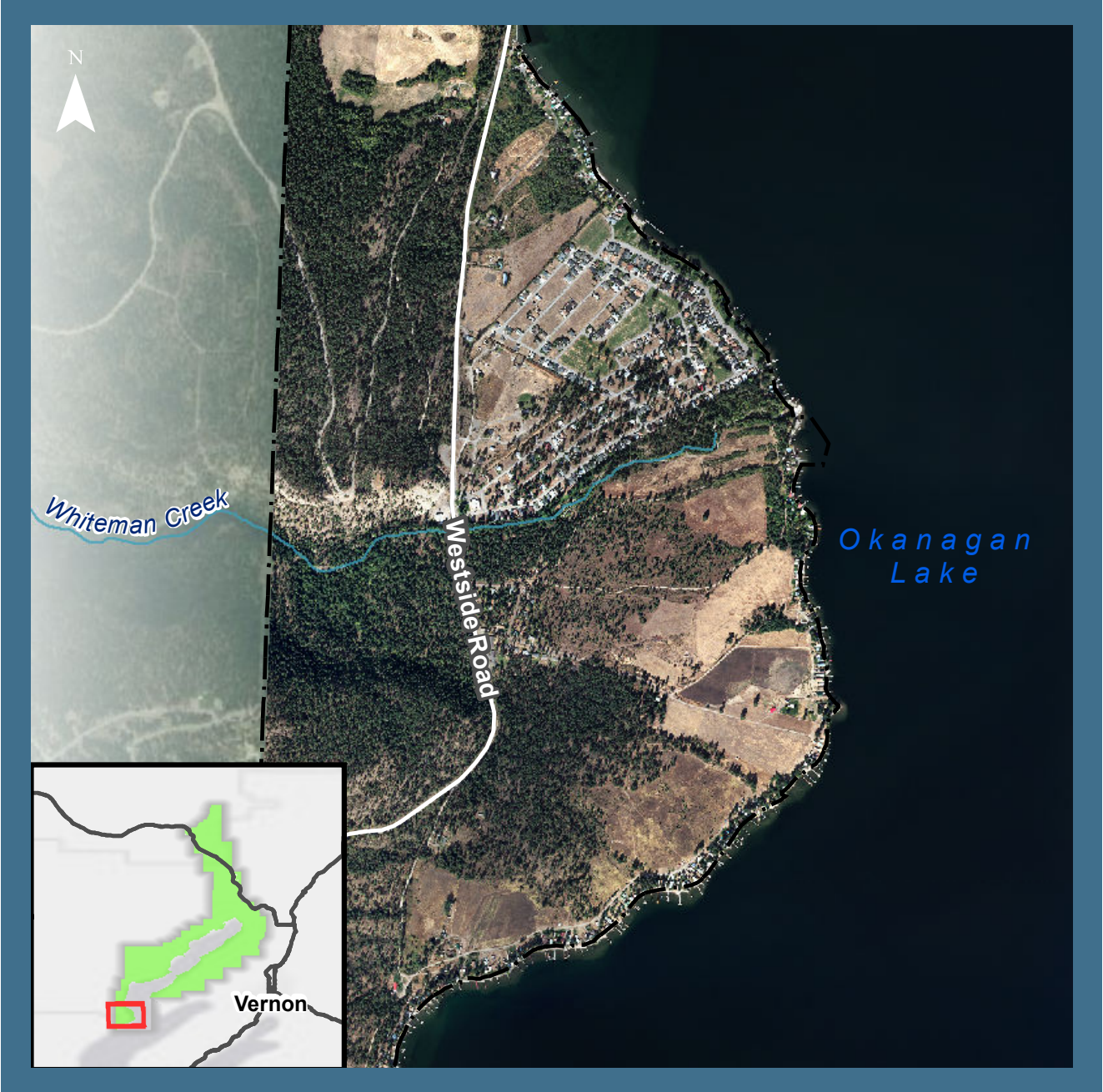
With the exception of major subdivisions most development is serviced by on-site septic. The community has a well with a reservoir and water distribution system; there is no water treatment. Water quality in Whiteman's Creek is generally considered good.



GEOGRAPHY AND ENVIRONMENT:

The community of Whiteman's Creek contains several important natural features, such as Whiteman's Creek, wetlands, and the shoreline Okanagan Lake. Kokanee habitat exists where water from the Creek enters into Okanagan Lake. Further, Whiteman's Creek has been identified as productive fish habitat. In general, the location of wetlands and riparian habitat areas along creeks and at creek mouths in the area are considered highly productive ecosystems with very high levels of biodiversity⁷. These locations represent important ecosystem and wildlife habitat where development should be managed.

⁷ Ministry of Environment. (October 2012). *A Biodiversity Conservation Analysis for the North and Central Okanagan Region*. Caslys Consulting.



Okanagan IR#4 Swan Lake



LOCATION

Swan Lake IR#4 encompasses approximately 32 hectares (79 acres) of land at the north end of Swan Lake (see map). Swan Lake is located approximately 5 kilometres north of the City of Vernon corporate limits. The majority of the Swan Lake reserve is located on the south side of Highway 97. Highway 97 divides IR #4 into two parcels of land; approximately 25 hectares on the south side of Highway 97 and 7 hectares to the north.



LAND USE:

Swan Lake IR#4 comprises a mixture of undeveloped grazing and pasture land, riparian vegetation and marsh areas. Surrounded by rural residential and agricultural land to the north and west, Swan Lake to the south, industrial/commercial developments to the east and being divided by Highway 97, the location of the lands represents a potential unique development opportunity. This opportunity, however, needs to be balanced with environmental, geotechnical, servicing, and other development considerations. The Swan Lake reserve is currently undeveloped and uninhabited. The land remains undeveloped due to a number of development constraints including the presence of wetland and sensitive ecosystems; a lack of controlled highway access; utilities; and it is in a difficult location to provide sewer and water infrastructure.



TRANSPORTATION AND INFRASTRUCTURE:

Although located along the busy Highway 97 corridor the primary access to the reserve is off of Old Kamloops Road. Swan Lake IR #4 currently does not have servicing for water, sanitary, stormwater, transportation, or other utilities such as power, telephone and natural gas.



GEOGRAPHY AND ENVIRONMENT:

Swan Lake contains several important natural features, including creeks and wetlands, as well as a large wetland located at the very northern end of the lake. The riparian habitats, wetlands and creeks found in this area are considered highly productive eco-systems with very high levels of biodiversity. The larger wetlands are especially important ecosystems that provide habitat for plants and wildlife. These wetland areas should be recognized as an important place where development should be managed⁸. Currently, development constraints for Swan Lake IR #4 include topography, archaeological sites, areas of environmental concern, and geotechnical conditions.

⁸ Ministry of Environment. (October 2012). *A Biodiversity Conservation Analysis for the North and Central Okanagan Region*. Caslys Consulting.



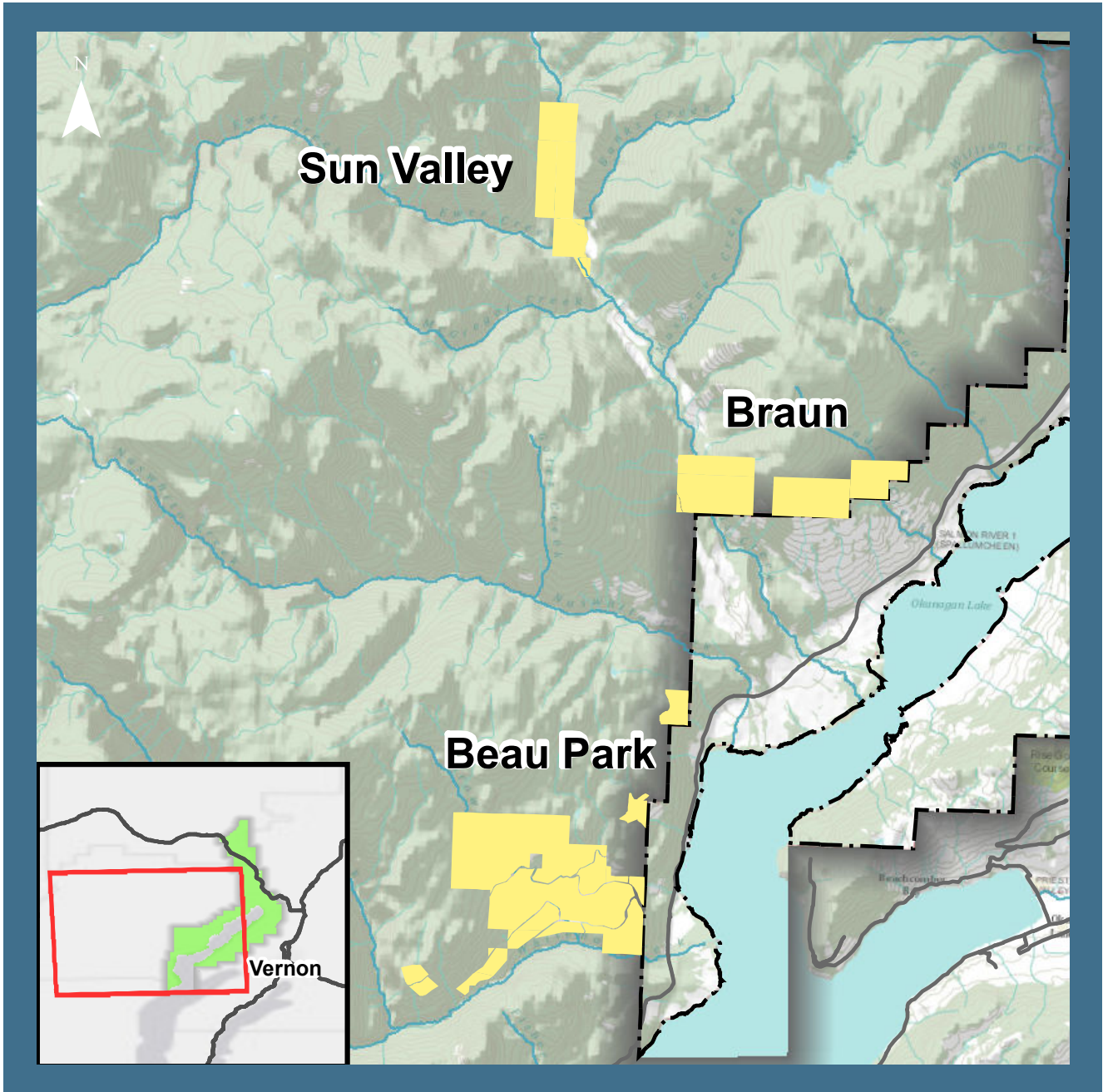
OKIB Fee Simple Lands

In addition to its reserve lands the OKIB owns a number of parcels of fee simple land. These lands include:

- ◆ the Sun Valley Ranch (614 acres);
- ◆ the Braun properties (994 acres); and
- ◆ the Beau Park properties (1,089 acres).

Currently, these lands remain largely undeveloped with the exception of the Sun Valley Ranch. The Sun Valley Ranch consists of three sections: one of 360 acres, one of 4.6 acres, and one of 130 acres. The property includes a house, barns and irrigation equipment. Since the purchase, the Band has earned revenue from leasing the hay fields and renting out the house. The fee simple lands remain largely uninhabited and have limited road access. Generally speaking, there are areas of environmental value, especially from the perspective of watershed protection.

Both Beau Park and Braun have the potential to develop. In particular, Beau Park has an existing road network and lot plan (developed by the previous owner). Once the land becomes reserve status residential development could be considered on this land. A site specific plan should be developed to ensure the development is coordinated with infrastructure requirements and that the development follows good environmental practices.



1.2 OKIB Membership

Approximately half of all OKIB Band members live on reserve; mostly on Okanagan IR#1. According to Indigenous Services Canada (ISC) the total registered population of OKIB membership is 2,057 people of which a large proportion living on Okanagan IR#1.

Table: OKIB Membership (ISC, 2019)

<i>OKIB Membership (2019)</i>	<i>Number of People</i>
Registered Males On Reserve	471
Registered Females On Reserve	438
Registered Males Off Reserve	536
Registered Females Off Reserve	612
Total	2,057

1.3 Community Facilities

On Okanagan IR#1, the Band offers a number of services to OKIB members such as:

- ◆ Volunteer Fire Department
- ◆ Early Childhood Education
- ◆ Child and Family Services
- ◆ Health and Social Development
- ◆ Garbage and Blue Bag (Recyclables) Collection Programs
- ◆ New Horizons (a community hall that offers a place for community elders gatherings, fund raising, meetings, and other events).
- ◆ Training and Employment Department
- ◆ Department of Economic Development
- ◆ Department of Public Works
- ◆ Territorial Stewardship Department
- ◆ Lands Office Department

1.4 Neighboring Communities

Okanagan Indian Band borders several neighbouring municipalities and regional districts, including:

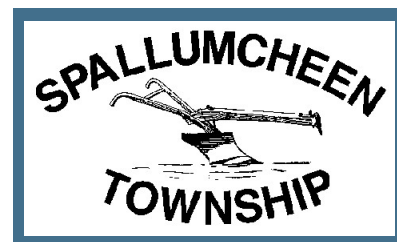
City of Vernon

The neighbouring City of Vernon has been experiencing consistently high levels of population growth over the last few decades due to its natural and cultural amenities and diverse economy. The population of the City of Vernon was 40,116 people in 2016, with a further 21,218 people in Greater Vernon Area, which includes the District of Coldstream. According to the City of Vernon's Official Community Plan, the City is expected to reach a population of 48,000 by the year 2036. The economy of Vernon is based primarily on manufacturing, agriculture, forestry, retail trade, retirement and tourism. The proximity of Vernon to Okanagan IR#1 represents an opportunity for the Band to benefit from a growing population and economy in the City of Vernon. The accessible location of Okanagan IR#1 and Swan Lake IR#4 to the City of Vernon could provide an opportunity for OKIB to utilize their available land base to accommodate growth in the region.



Township of Spallumcheen:

The Township of Spallumcheen located on the northern boundary of Okanagan IR#1 has a population of 5,106 people and an area of 255.04 km². Between 2011 and 2016 the Township of Spallumcheen grew at a rate of 1.3%. The economy of Spallumcheen is primarily based on agriculture and farming with a large portion of the Township located within the Agriculture Land Reserve.



Regional District North Okanagan (RDNO)



The RDNO includes the communities of Armstrong, Enderby, Vernon, Coldstream, Spallumcheen and Lumby. The regional centre and largest municipality is the City of Vernon, which shares a border with Okanagan IR#1. In 2016 the Regional District of North Okanagan had census population of 84,354 up from 81,237 in 2011 (3.7% growth) and occupied a land area of 7,502.6 km².

Columbia Shuswap Regional District (CSRD)

The CSRD includes the communities of Revelstoke, Golden, Vernon, Salmon Arm, and Sicamous. The Regional District borders on the northern end of Okanagan IR#1 and extends all the way to the BC Alberta border. In 2016 the Regional District of Columbia Shuswap had census population of 51,366 up from 50,512 in 2006 (1.7% growth) and occupied a land area of 28,929 km².



Population and Area Data provided by Statistics Canada and is based on the 2016 Census.