



Lake Cowichan First Nation

Comprehensive Community Development Plan (CCDP)

DRAFT FINAL REPORT

March 2013 (Amended March 2017)



LAKE COWICHAN FIRST NATION COMPREHENSIVE COMMUNITY DEVELOPMENT PLAN (CCDP)

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1.0 INTRODUCTION

Lake Cowichan First Nation (LCFN) is a vibrant community on Vancouver Island, located on the shores of Lake Cowichan. In order to chart its path towards success, the community established the following Vision and Goal Statements in 2012:

Vision: To build a solid foundation for our current and future generations, and to grow and prosper while acknowledging our culture and heritage.

Goal: The goal of LCFN is to provide opportunity, employment and the means to become economically self-sufficient through sustainable economic development. Such development will allow for self-dependence and self-reliance.

The original Comprehensive Community Development Plan (CCDP) was endorsed by the community in the spring of 2013. In 2016, due to growing interest in the lands and potential economic development opportunities, LCFN embarked on a process to update the CCDP to continue to support and enhance their Vision and Goals. The intent of this updated plan is to provide a land use decision-making framework to address existing needs and establish future directions for the LCFN community.

The process involved an engagement strategy which provided opportunities for member input through both a survey and community meetings. This feedback, from multiple generations within the community, has provided the foundation upon which the CCDP was developed. As such, this Plan represents the efforts, thoughts, ideas and expectations of the entire Lake Cowichan First Nation.



The Comprehensive Community Development Plan is organized according to the following sections:

- Community profile
- Community priority areas
- Land Use Plan
- Projects, budgets and timeframes





2.0 COMMUNITY PROFILE

Location

The Lake Cowichan First Nation Reserve is located adjacent to the northwest boundaries of the Town of Lake Cowichan (“the Town”). The community is located along the shores of Lake Cowichan, approximately 26km west of Duncan, BC.

Population

Lake Cowichan is a small First Nation with approximately 30 people currently living on Reserve. Since 1986 the population has grown from 8 people – a rate of 3.8% per annum¹. It is anticipated that over the next 10 years the community will grow at a rate of approximately 2% to 3% per year. By 2027, the population is expected to reach about 40 people, with additional population growth due to members wishing to return to their home community. It is anticipated that along with natural growth in the population, new household formation, and returning community members, an additional 8 to 10 houses will be required over the next 10 years.

Land Base

LCFN Reserve lands encompass an approximately 100 acre (39 hectare) rectangular parcel, with two roads cutting through it (Youbou Road and North Shore Road), along with an abandoned rail right-of-way which is now part of the Reserve. The Reserve is covered with second and third growth forest (mainly coniferous) and it slopes moderately to steeply southwards toward Lake Cowichan. There are several drainage gullies and groundwater seepage areas located throughout the Reserve.

Map 1 below presents the Reserve’s physical features. The information has been updated from the 2013 with more current data, including topographic, cadastral and infrastructure layers.

¹ Cowichan Lake Indian Band Preliminary Development Plan, DNA, 1989



Existing Land Use and Infrastructure

There are two subdivisions on the Reserve. In the upper subdivision along Deer Road, there are three single family residences, an administration building, a cemetery, and one vacant lot which is reserved for cemetery expansion. Studies undertaken in previous years indicated that the water and sewer services to the Deer Road subdivision would not be able to handle the demand of additional residences in this area without watermain upgrades. Any new development here would need to carefully consider infrastructure options.

Due to the infrastructure limitations at the Deer Road subdivision, in 2005, the LCFN decided to develop 5 new lots on the southeast corner of the Reserve on the old railbed. This area was selected as the Town's services could be extended to this location. There are currently 3 homes in the North Shore Road subdivision. Homeowners in this area report issues with flooding, which limit any new development on the remaining 2 lots. A drainage study and mitigation measures would need to be undertaken prior to considering any additional development within this area.

Potential Development Areas

For the purpose of this plan, the Reserve has been broken down into a number of potential development areas, as identified on Map 1, with potential access roads also shown on the map.

Area 1 is north of Youbou Road and contains over one-third of the Reserve. This area is characterized by steep slopes with a small flat bench in the northeast corner of the area. There is somewhat limited development in this area due to the steep topography and limited access to water and sewer.

Area 2 is the strip of land on the west side of the Reserve, south of Youbou Road. This area characterized by gentle slopes with a SW aspect, and includes the



largest area of relatively flat land in the community. This area could provide potential opportunities for development with the appropriate access roads, which would need to be provided from either Youbou Road and/or Deer Road, as shown on Map 1.

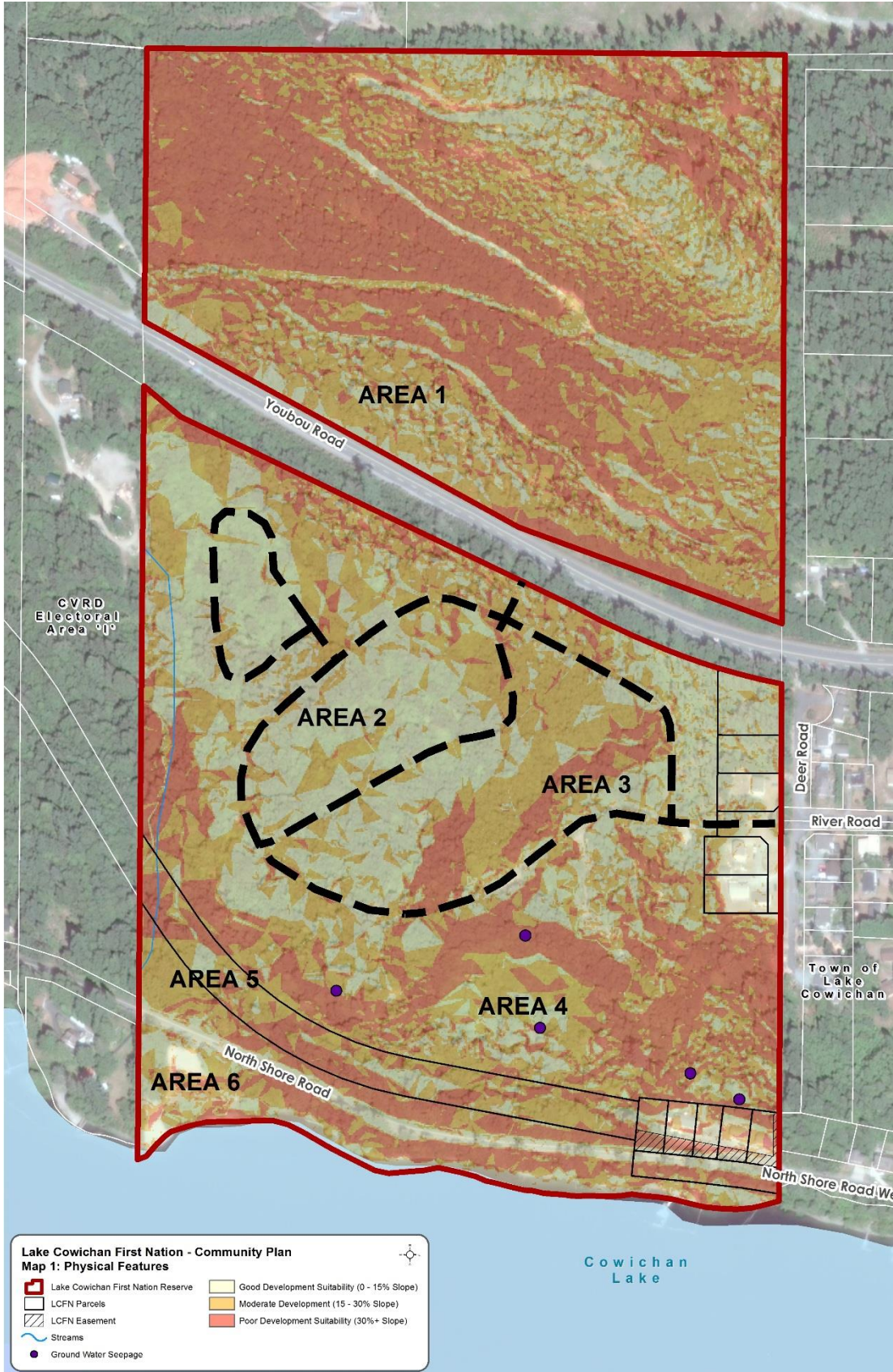
Area 3 is located south of Youbou Road on the east side of Reserve adjacent to existing development in the Town of Lake Cowichan. This area is characterized by gentle slopes with a southwest aspect, and contains the first community buildings and facilities. Within this area, there are 3 residential houses and the administration building as well as the cemetery. There is a potential for additional development in this area, including additional housing and/or community facilities.

Area 4 is comprised of the abandoned rail right-of-way and a small gently sloping area to the north of North Shore Road. There is a pocket of development potential given its access to North Shore Road and prominent views of Lake Cowichan.

Area 5 is a small pocket of land on the west side of the abandoned rail right-of-way, with moderate sloping lands and access to North Shore Road.

Area 6 consists of a small waterfront site (approximately 1 acre) on the southwest corner of the Reserve. It has excellent waterfront exposure and access and is well-utilized by community members (Gramma's Beach).

Other areas – have limited development potential due to topographical or environmental constraints.



Based on the development areas shown in Map 1, the major issues identified as part of the physical assessment include:

- Potential instability on steep slopes bordering Cowichan Lake due to topography and groundwater seepage;
- Limited development potential on the northern portion of the Reserve due to steep slopes;
- Pockets of development potential along the waterfront, constrained by topography and the 200 year floodplain;
- Pockets of development potential along the abandoned rail right-of-way, constrained by topography; and
- Good development suitability conditions in the areas south of Youbou Road, extending from the existing community housing and facilities.



3.0 COMMUNITY PRIORITIES

The community engagement process included three community meetings, held in July 2016, November 2016 and January 2017. Sample boards from the community meetings are provided in Appendix A. The process also included a 2016 household survey, attached to this report as Appendix B, which was an update from the original 2013 community survey.

Through the community engagement process, community members identified the following priorities in the following areas:

- Community facilities/ recreation
- Housing
- Infrastructure
- Culture
- Community Programs and Services
- Economic Development (refer to the Economic Development Strategy available under separate cover)





The priorities within each of these areas have provided the foundation for the Community Development Plan, and the Land Use Plan which is presented in the next section.



4.0 LAND USE PLAN

Introduction

The land use designations provided in this section have been generated to help guide future development on the Lake Cowichan First Nation Reserve. There are a number of development activities currently underway which support and complement the land uses provided within this section. These include the proposed development of a waterfront café, community waterfront walkway, and planned water and sewer infrastructure upgrades.

As shown on *Map 1 – Physical Features* in Section 2.0, there are some topographic challenges on the LCFN Reserve which has significantly reduced the developable area of the reserve. Taking this into account the Nation has identified a series of land uses for its lands that both respect the landscape and align with the community goals and needs identified through the membership engagement process.

Goals of the Land Use Plan

The following goals were identified during the original 2013 CCDP and updated in this plan to reflect the current input of LCFN staff, Council and the Community.

- Establish a community core.
- Identify additional areas to develop homes and community facilities development.
- Respect sites of cultural significance.
- Maximize opportunities for economic development.
- Ensure there is sufficient land for community facilities.
- Provide area to expand the cemetery.
- Provide opportunities to develop alternative forms of housing to meet the range of housing needs.



- Develop road and trail connections throughout the community.
- Maintain the existing trail networks in the community.
- Avoid development on steep slopes (greater than 30%).

Land Use Designations

The land use designations presented below on *Map 2 – Land Use Plan*, have been developed to support the goals of the Land Use Plan described above.

Single Family Residential

The Single-family Residential designation is designed to support lower density member housing in existing residential areas of the reserve. This designation has been applied to parcels where member housing currently resides along North Shore Road.

Multi-Family Residential

The Multi-family designation has been developed to support the Nation's economic development goals on Reserve by creating an opportunity to develop member and non-member multi-family housing. The Multi-family designation support this opportunity by allocating a portion of the available and developable land on reserve for a future multi-family development allowing for a mix of member and non-member housing. Multi-family uses supported by this designation include: apartments, multi-unit developments and congregate care facilities. Development under this designation will be provided access to the waterfront through an access road and the proposed waterfront walkway.



Mixed Use

The Mixed Use residential designation occupies a large proportion of the Reserve's developable area. Currently, there are no concrete plans for the development at this time, though it is envisioned that this area will contribute to the Nation's economic development goals by supporting a diverse mix of member and non-member housing at varying densities. Therefore, this designation supports a wide range of residential, institutional / community uses and neighbourhood (small scale) commercial development. Suggested uses within the Mixed Use designation include the following:

- Single Family Dwellings
- Multi-Family Units (duplex, townhouse and apartments)
- Administrative Offices (Band Office, Health Centre)
- Neighbourhood Commercial
- Daycare
- Cemetery
- Parks, Playgrounds and Sports fields
- Pools
- Schools
- Pet Hotel

It should also be noted that a portion of the Mixed Use designation has been identified as the "Community Core" of Lake Cowichan First Nation, shown on Map 2. It is also the intent of the Mixed Use designation to support the secondary planning objectives identified later in this section, to facilitate the development of a core area of the community, with potential uses described further in this document.



Waterfront Commercial

The Waterfront Commercial designation supports a mix of commercial and recreational uses. The Community recognizes this area has significant cultural and environmental significance and has taken the necessary steps to protect these areas while growing the community's primary economic development opportunity on Reserve.

The following uses are supported by the community:

- Restaurant
- Café
- Craft Shop
- Beer and Wine Store
- Marina
- Canoe/Kayak Rentals Shop

Highway Commercial

A small portion of the Reserve has been retained for highway commercial uses along Youbou Road. It is suggested, that this land could be ideal for a small scale commercial development, and this designation supports the vision of the community and its economic development objectives for lands adjacent to Youbou Road. Supported uses for the Highway Commercial designation include:

- Craft shop
- Neighbourhood Commercial
- Beer and wine store
- Smoke Shop
- Pet Hotel



Light Industrial

A small portion of the Reserve on the north side of Youbou Road has been designated for light industrial use. The portion of the reserve to the north of Youbou Road currently contains a number of steep slopes (> 30%), however, it is feasible that development could take place in the area identified for light industrial use on Map 2 after it has been cleared and graded.

It is suggested that a small light industrial development would be the most productive use of this land, because it is across the road from the rest of the community and would help diversify economic development opportunities for lands adjacent to Youbou Road. Supported uses for the Light Industrial designation include:

- Building supplies
- Automotive repair and fueling
- Manufacturing and processing (e.g. gravel)
- Food services
- Storage and warehousing facilities
- Wholesaling and distribution

Institutional

The Institutional designation supports administrative and community facility uses. The designated area shown on *Map 2 – Land Use Plan* has been selected for the location of the Nation's future health centre.

Potential uses that are supported under this designation include:

- Health Centre
- Administration Office
- Daycare
- Educational facilities



- Parks and playgrounds

Community Cultural

The Cultural Reserve designation has been established for the protection of culturally significant places on the Lake Cowichan First Nation Reserve. This designation is currently applied to Gramma's beach and the existing cemetery. This designation is also in place to hold lands that have been identified by the community for future cemetery expansion. Historically Gramma's beach was the location of the first house on the LCFN Reserve and is a culturally significant area for the Nation. Mostly recently, LCFN members have been utilizing this area for small gatherings and to access the beach and waterfront. Development at Gramma's beach which respects its cultural significance could be supported.

Parks/Open Space

This designation has been established for the protection and preservation of habitat areas, riparian areas and natural hazard areas with slopes greater than 30%. Generally, development is not permitted within this designation, however the following low environmental impact uses are supported:

- Community trails, boardwalks and walkways
- Parks
- Zipline

Secondary Planning Objectives

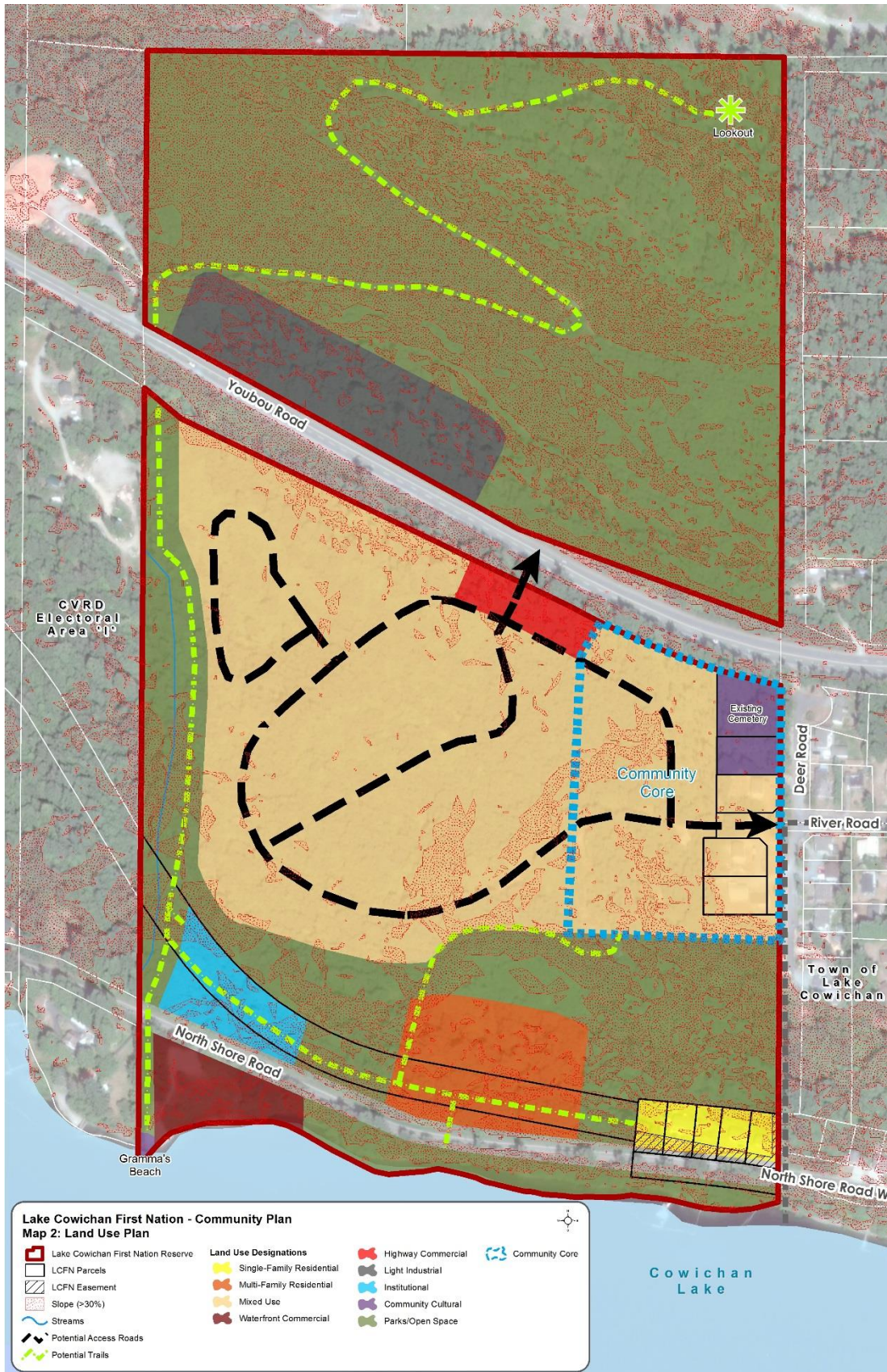
Community Core

Defining a community core is a priority for the Nation and has been identified as a key goal within the CCDP. The area shown on *Map 2 – Land Use Plan* outlines the extents of the proposed Community Core boundary within the Mixed Use designation.



The Community Core currently holds the Nation's administration office and member housing. As shown on *Map 1 – Physical Features*, this area has significant development potential, as it is generally flat and has the best access on and off Reserve. Further, this has the potential to act as a gateway by providing access to future development within the Reserve.

The key objective of this secondary planning area is to develop a community core in a way that will support the Nation's goal of having a central place for gathering and a defined area allocated for future member housing, a school and community facilities.





5.0 DEVELOPMENT PLAN - PROJECTS, BUDGETS AND TIMEFRAMES

The purpose of the Comprehensive Community Development Plan is establish the framework and “road map” required to address the priorities established through the community engagement process. As an update to the 2013 CCDP, the table below represents a combination of previous and currently identified objectives, with updated budget estimates and timelines over the next 10 years (2017 to 2026).

Community Facilities/Recreation

Objective 1: Develop Community Core Plan and multi-purpose community facility

Task	Cost Estimate	17/18	19/20	21/22	23/24	25/26
Develop Community Core Plan	\$30,000					
Multi-purpose community facility Feasibility Study: <ul style="list-style-type: none"> • Program definition • Site selection • Servicing requirements • Cost Estimate • Funding and financing options 	\$25,000					
Design and Construct a multi-purpose community facility <ul style="list-style-type: none"> • Planning and Design • Construction 	\$200,000 \$1.5 to \$2.0M					

Objective 2: Increase outdoor community amenities and recreation space

Task	Cost Estimate	17/18	19/20	21/22	23/24	25/26
Develop new playground	\$40,000					
Maintain / expand community garden	\$2,500					
Maintain and expand community trail network <ul style="list-style-type: none"> • Trail clearing and development 	\$100,000					



Task	Cost Estimate	17/18	19/20	21/22	23/24	25/26
<ul style="list-style-type: none"> • 5 Benches @ \$1,000 each • 5 Wildlife proof garbage cans @ \$1,000 each 	\$5,000					
	\$5,000					
Develop picnic site at Grandma's beach	\$10,000					
Graveyard expansion, maintenance and security	\$25,000					

Housing

Objective 3: To provide high quality housing for all members

Task	Cost Estimate	17/18	19/20	21/22	23/24	25/26
Review housing policy and adopt the BC building code as standard and develop a housing specification to ensure quality development	\$5,000					
Inspection of existing houses and develop a renovation strategy	Funded through INAC and FNHA					
Undertake renovations as required – renovate Deer Road houses	\$250,000					
Construct 5 houses	\$750,000					
Construct 5 houses	\$750,000					



Infrastructure

Objective 4: to provide safe and reliable services to our community members.

Task	Cost Estimate	17/18	19/20	21/22	23/24	25/26
Deer Road subdivision <ul style="list-style-type: none"> • Complete feasibility study and design • Deer Road subdivision development (10 lots) 	\$100,000 \$800,000					
North Shore Road Multi-Use Pathway (currently funded)	\$500,000					
Drainage overview study for southeast corner of Reserve (along North Shore Road)	\$30,000					

Objective 5: to develop the waterfront area in support of economic development.

Task	Cost Estimate	17/18	19/20	21/22	23/24	25/26
Community dock at Grandma's beach	\$50,000					
Marina Design and Construction <ul style="list-style-type: none"> • Feasibility Study • Marina Design • Construction 	\$25,000 \$50,000 \$1.5 to \$2.0M					
Expansion of water and sewer along north shore road (currently funded) <ul style="list-style-type: none"> • Design • Construction 	\$100,000 \$850,000					
Waterfront Café	\$1.5 to \$2.0M					



Culture, Community Programs and Services

Objective 6: To continue offering high quality community services and programs

Task	Cost Est.	17/18	19/20	21/22	23/24	25/26
Develop a Community Services Plan which address counseling, education and training, health, safety and culture	\$40,000					
Health Centre (feasibility study currently funded) <ul style="list-style-type: none"> • Design • Construction 	\$100,000 \$1.0 to \$1.5M					



6.0 CLOSING

This Comprehensive Community Development Plan for Lake Cowichan First Nation represents a bold update to the community's vision and goals for its future land uses, based on exciting recent developments over the past few years. The community has been engaged and is fully supportive of these initiatives, to provided economic certainty, resiliency and self-sufficiency for the Nation.

The CCDP should be evaluated on an annual basis to measure the stated objectives with respect to its implementation. Depending on progress made and identified community priorities of the day, the implementation strategy and/or the timing of projects may need to be amended.



APPENDIX A

COMMUNITY ENGAGEMENT

March 27, 2017 Community Meeting

LAKE COWICHAN FIRST NATION Comprehensive Development Plan Update



LCFN Community Meeting | March 27, 2017



INTRODUCTION

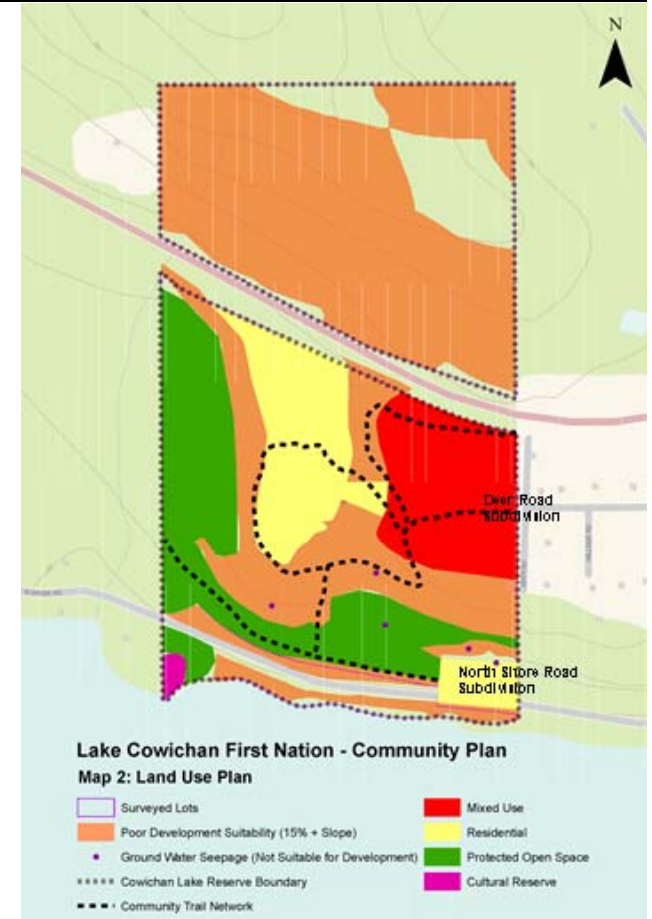
- Urban Systems has been working with LCFN since July 2016 on the update of the 2013 Comprehensive Development Plan.
- The intent of the CDP is to provide a land use decision-making framework to address existing needs and establish future directions for the LCFN.

Lake Cowichan First Nation
Community Development Plan
March 2013



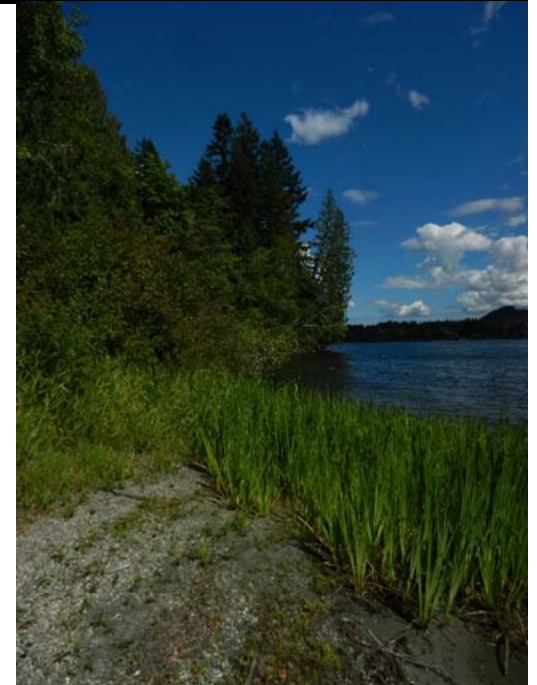
INTRODUCTION

- The Land Use Plan is a key component of the CDP and will provide the community direction on development of LCFN Reserve lands.
- The existing 2013 Land Use Plan identified four Land Uses:
 - Mixed Use
 - Residential
 - Protected Open Space
 - Cultural Reserve



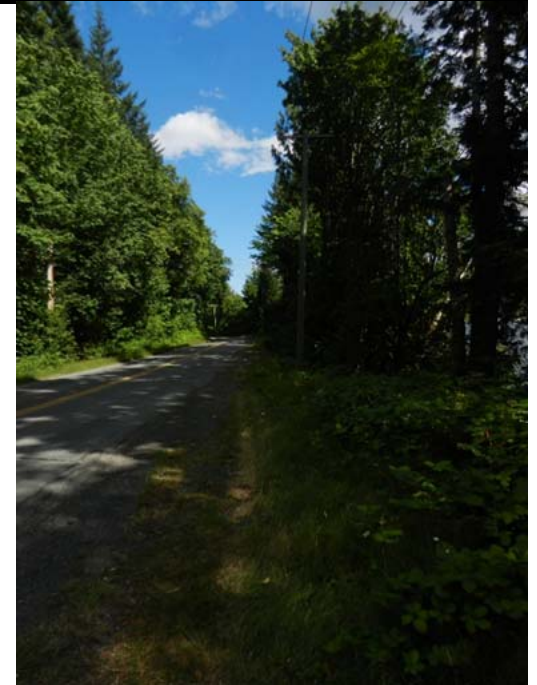
INTRODUCTION

- The existing Land Use Plan policy includes Goals identified by the Community:
 - Establishment of a community core.
 - Identify additional areas to develop homes and community facilities development.
 - Respect sites of cultural significance.
 - Maximize opportunities for economic development.
 - Ensure there is sufficient land for community facilities.
 - Provide area to expand the cemetery.



INTRODUCTION

- Continued...
 - Provide opportunities to develop alternative forms of housing to meet the range of housing needs.
 - Develop road and trail connections throughout the community.
 - Maintain the existing trail networks in the community.
 - Avoid development on steep slopes (greater than 30%). **NEW!**



PROGRESS TO DATE

- Urban Systems met with LCFN community members on:
 - July 20, 2016
 - November 14, 2016
 - January 23, 2017
- During these meetings the community brainstormed and helped shape the proposed land uses for the Lake Cowichan First Nation Reserve



PROGRESS TO DATE

- In addition a Community survey was completed by members in September 2016 which helped guide the land use planning process
- Question topics included:
 - Community
 - Housing
 - Land Use and Economic Development
 - Infrastructure
 - Education

Lake Cowichan First Nation
COMMUNITY DEVELOPMENT PLAN 2016
COMMUNITY SURVEY

Lake Cowichan First Nation (LCFN) is currently in the process of updating our Community Development Plan, which was last updated in 2012. Since then, there have been a number of significant opportunities for developing future economic development, infrastructure, and residential housing to ensure that we are well positioned for future generations.

Because of these potential opportunities, we are reaching out to you to share your thoughts and ideas and help in the formation of the future development of our community. Your responses will aide in the update of the Community Development Plan for how our community lands should be used.

If you have any questions or concerns regarding the questions on this survey, please do not hesitate to contact me at your convenience. I can be reached at the following contact information:

Thank you,
Aaron Hamilton
Operations Manager
aaron.hamilton@lakecowichanfn.com



WHAT WE HEARD – COMMUNITY SURVEY

Land Use & Economic Development

- Area 1: Top Responses

- Marina
- Health Centre
- Café
- Canoe Rentals
- Generate Jobs
- Generate Revenue

21. Through community consultation and workshops, the below land uses were developed with community members for Area 1 (see map below).

Please circle the proposed land uses along the waterfront that you are most excited about!

- | | | |
|-------------------------|-----------------------------------|-----------------------------------|
| • Café | • Marina | • Health Centre |
| • Condos | • Canoe Rentals/
Day-Use Wharf | • Assisted Living |
| • Craft Shop in
Café | • Beer & Wine Store | • Other (Please Specify)
_____ |

What makes you most excited about these land uses? Please provide a brief description on your choices.



WHAT WE HEARD – COMMUNITY SURVEY

Land Use & Economic Development

- Area 2: Top Responses
 - Member Housing
 - Band Office
 - Cemetery Expansion
 - Community Centre
 - Community Park

22. During a recent workshop, held in July of this year, the below land uses were identified by community members for the main community on Lake Cowichan First Nation Reserve for Area 2 (see map below).

Please circle the proposed land uses within the main community that you are most excited about!

- Member Housing
- Band Office
- Expansion of Cemetery
- Community Park
- Community Centre
- Longhouse
- Other (Please Specify) _____

What makes you most excited about these land uses? Please provide a brief description on your choices.



WHAT WE HEARD – COMMUNITY SURVEY

Land Use & Economic Development

- Area 3: Top Responses
 - Gas Station
 - RV Park
 - Hotel
 - Zip Lines
 - Water Park
 - Elder Housing

23. At a recent community workshop, held in July 2016, the below land uses were identified by community members for Area 3. Area 3 covers land on and off of Lake Cowichan First Nation Reserve (see map below).

Please circle the proposed land uses on/off-reserve that you are most excited about.

- | | | |
|-----------------------------------|----------------------------|---------------------------|
| • Gas Station | • Campground | • Pet Hotel |
| • RV Park | • Residential (Leases) | • Elder Housing |
| • Cabins | • Liquor Store | • Gift Shop |
| • Hotel/Motel | • Pool | • Park |
| • Recreation/
Community Centre | • Zip lines/
water park | • Community
Smoke Shop |
| • Other (Please Specify) _____ | | |

What makes you most excited about these land uses? Please provide a brief description on your choices.



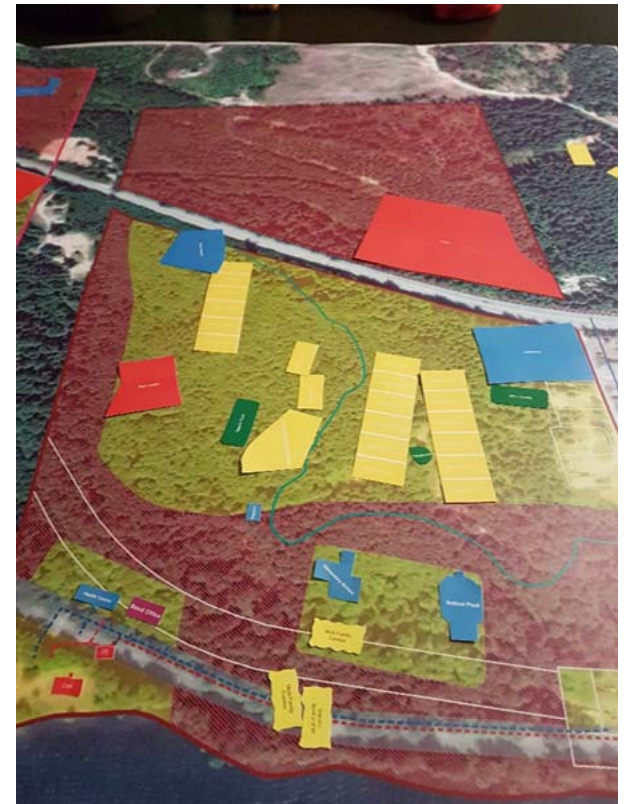
WHAT WE HEARD – NOVEMBER 2016 WORKSHOP

- Community members were asked to further engage in the process by helping identify where future land uses should be allocated on the LCFN Reserve.
- We had a lot of fun playing the Planning Game!



WHAT WE HEARD – NOVEMBER 2016 WORKSHOP

- Planning Game included:
 - A map with developable areas and also areas of constraint.
 - Planning Game pieces that were scaled to the map and developed from the results of the Community Survey (Land Use and Economic Development)
 - Some examples of land use pieces provided were Café, Residential Lots, Parks, Health Centre, Condos, Schools etc..

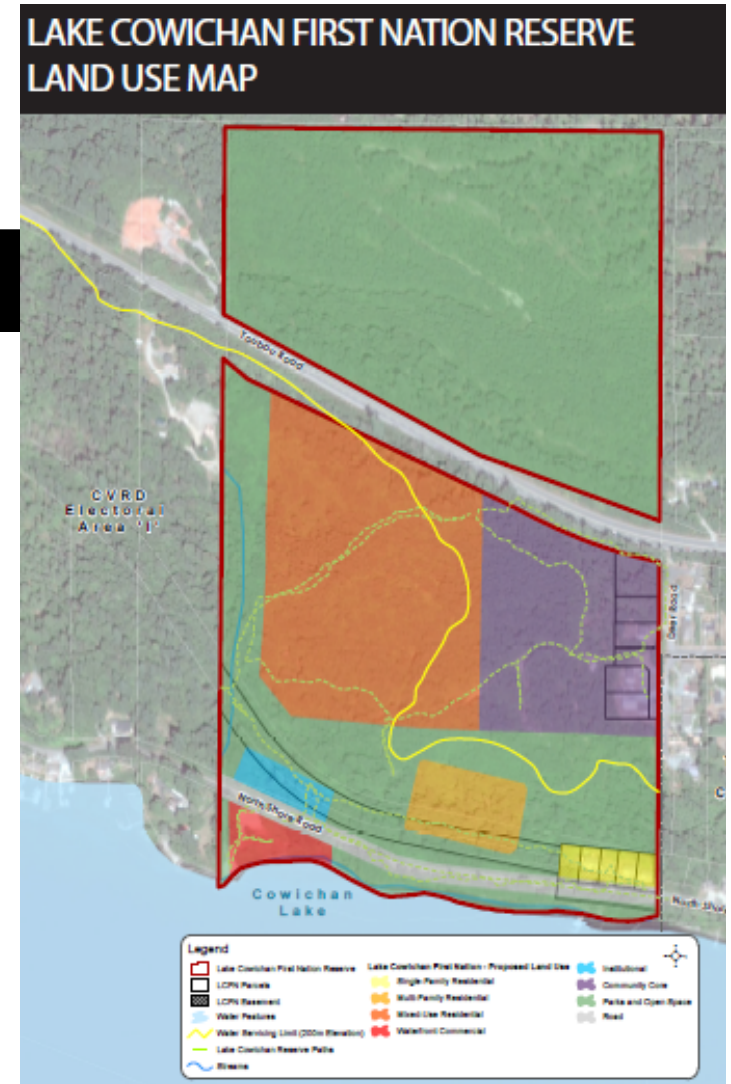


Lake Cowichan First Nation

Comprehensive Development Plan

WHAT WE HEARD – JANUARY 2017 MEETING

- A draft Land Use Plan was prepared by Urban Systems
- The draft Plan and supporting designations were presented to the Community during the January 2017 meeting
- Further feedback was provided by community members and the draft Land Use Plan and corresponding designations were revised



Lake Cowichan First Nation
Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

- Where are we now?

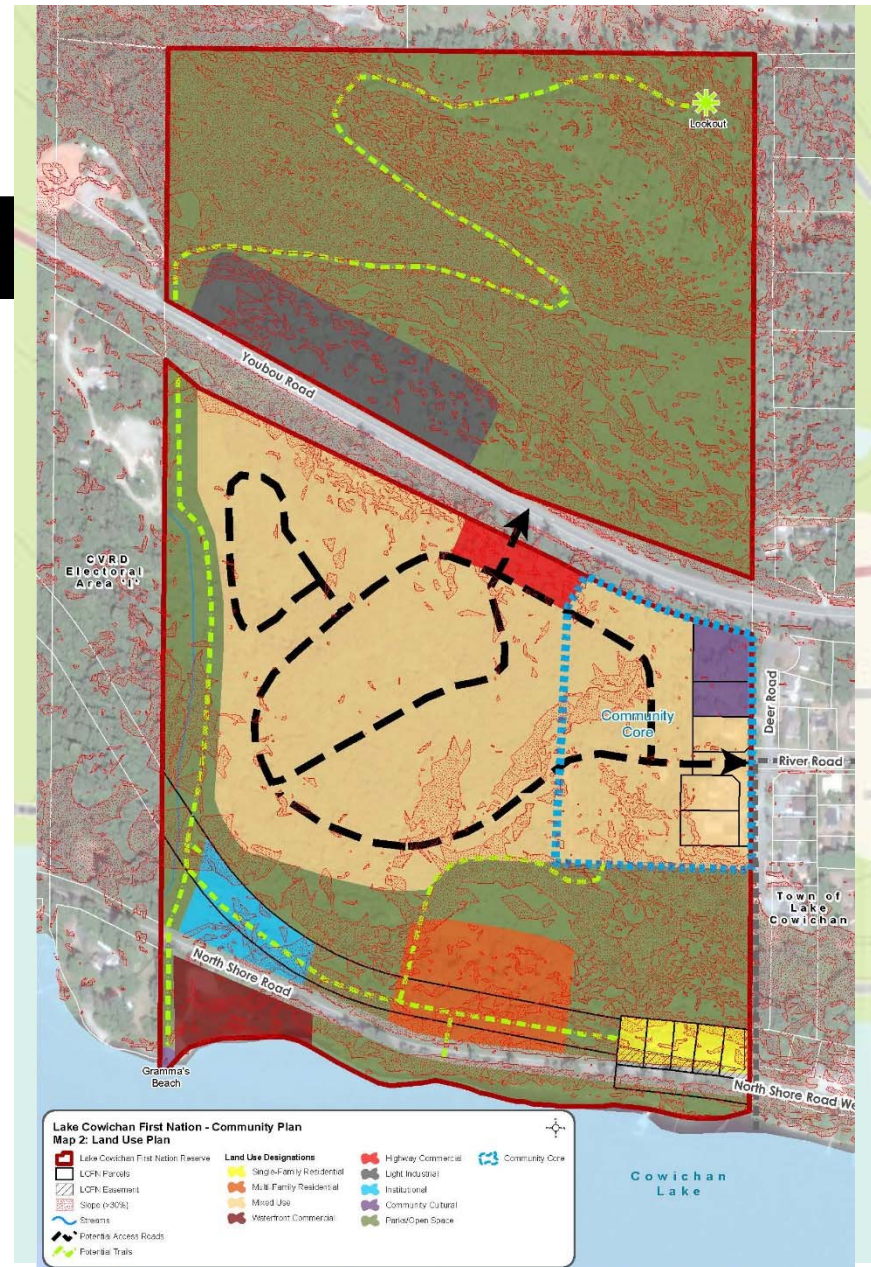


Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

Land Use Designations		
	Single-Family Residential	 Highway Commercial
	Multi-Family Residential	 Light Industrial
	Mixed Use	 Institutional
	Waterfront Commercial	 Community Cultural
		 Parks/Open Space
		 Community Core

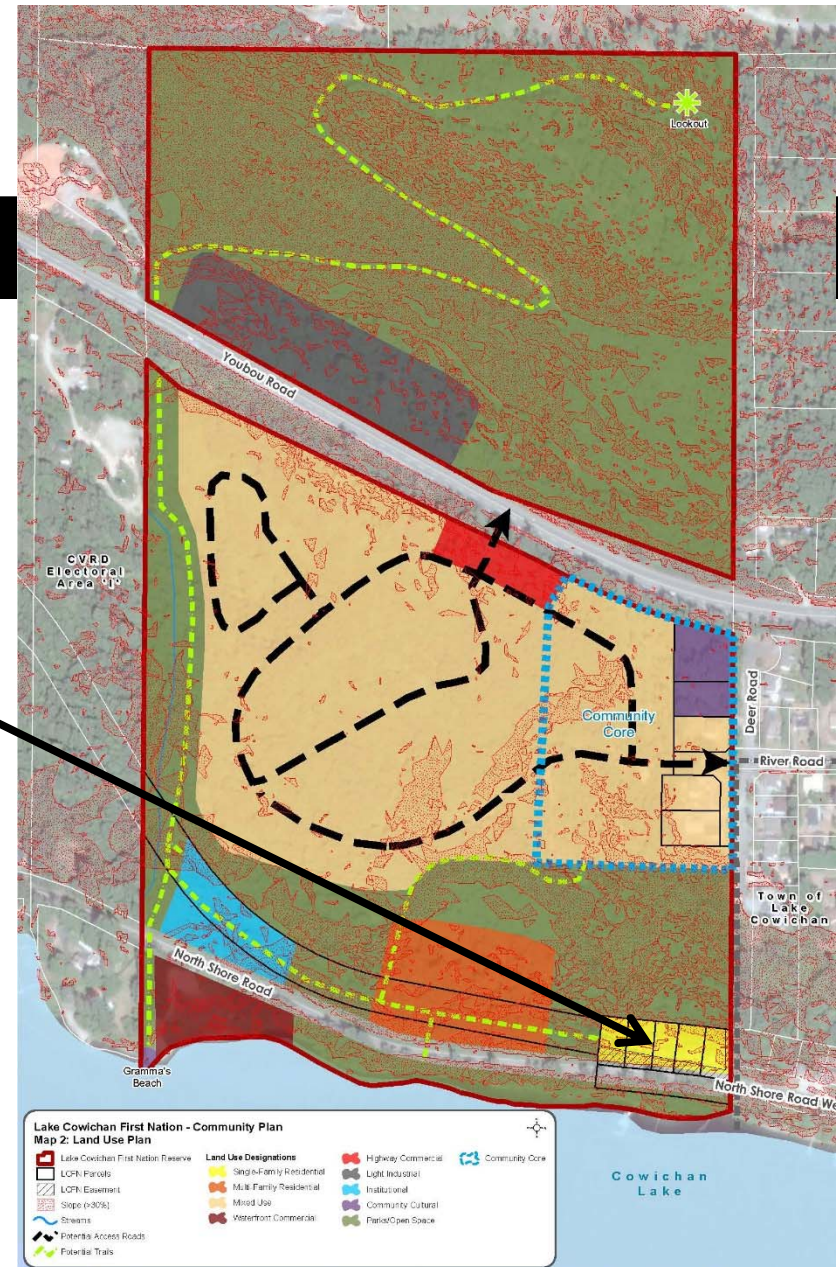
2017 Land Use Plan



Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

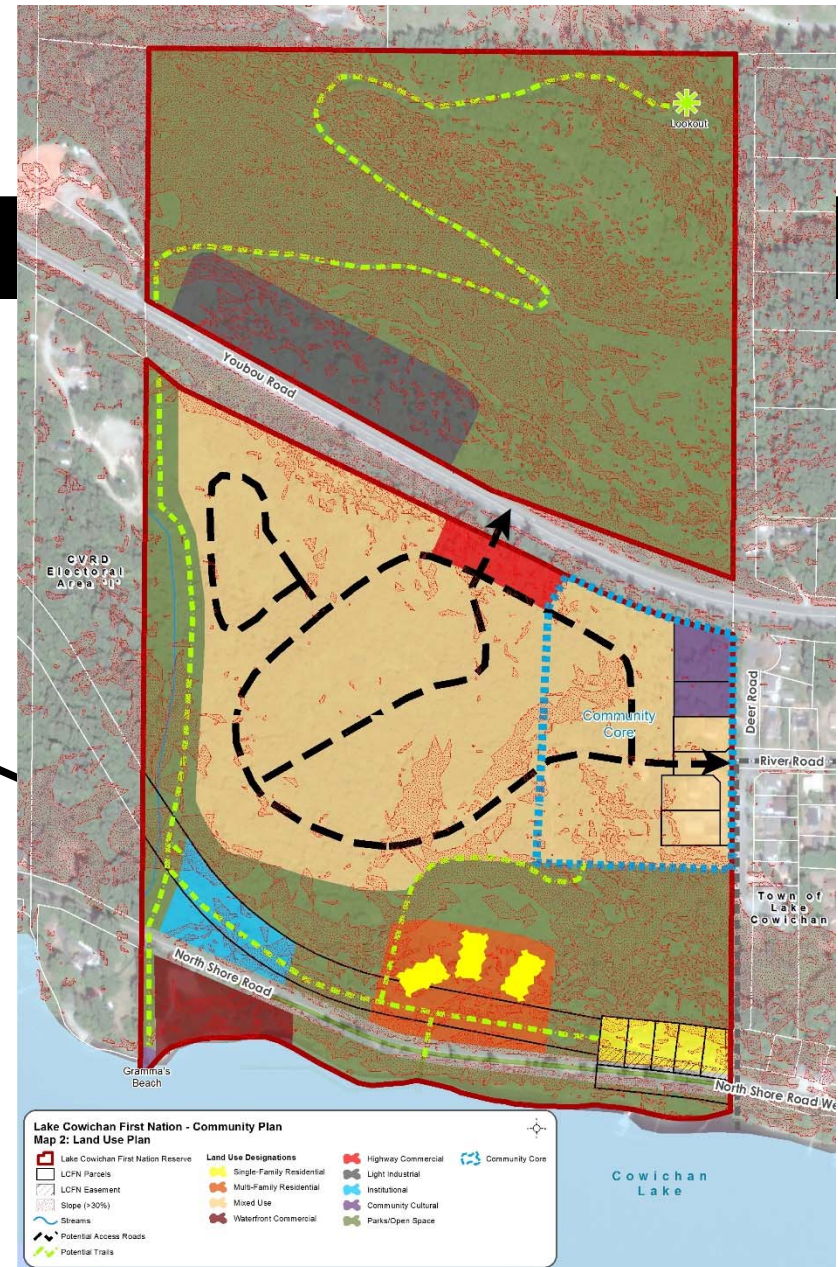
The Single-family Residential designation is designed to support lower density member housing in existing residential areas of the reserve.



Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

Multi-family uses supported by this designation include apartments, multi-unit developments and congregate care facilities. Development under this designation will be provided access to the waterfront through an access road and the proposed waterfront walkway.

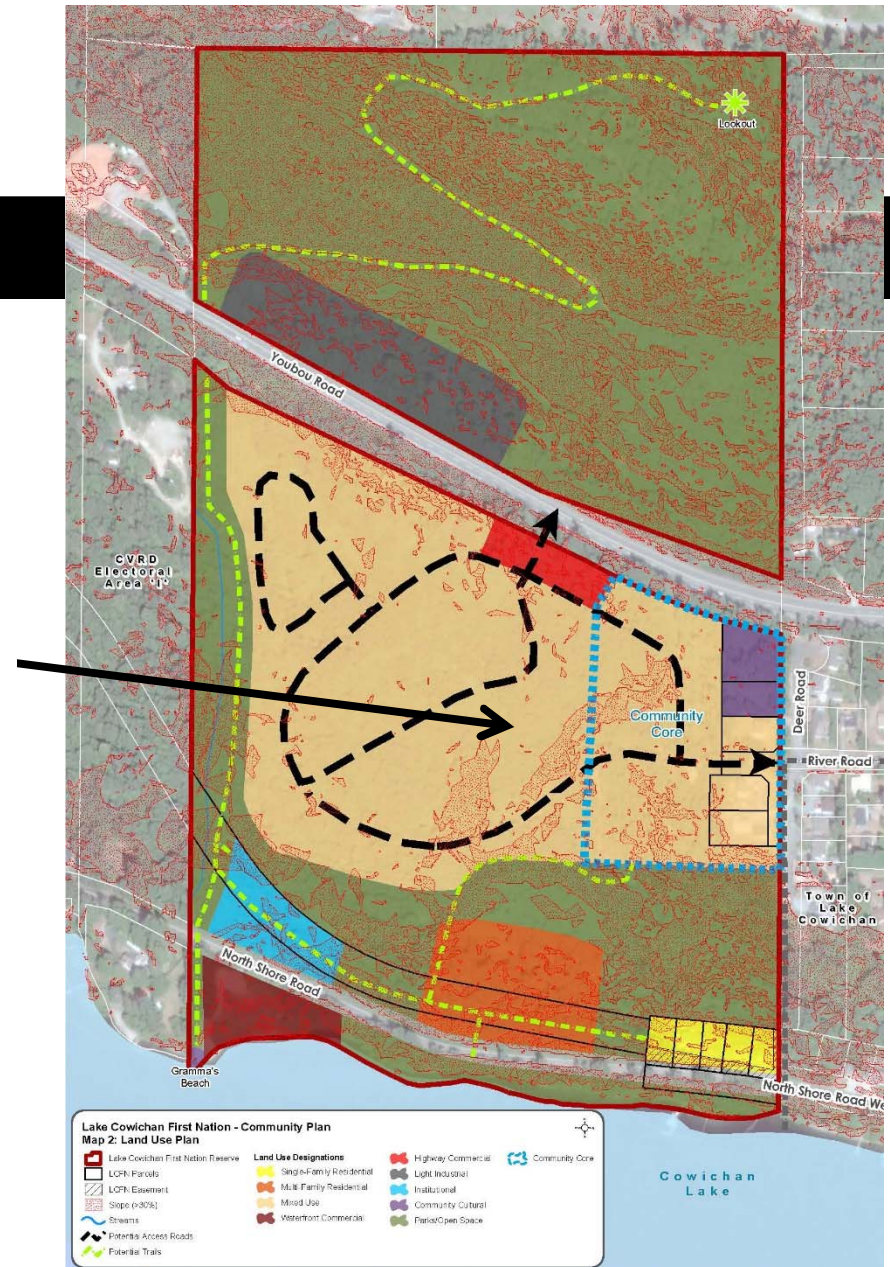


Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

This Mixed Use designation supports a wide range of residential, institutional / community uses and neighbourhood (small scale) commercial development. Suggested uses within the Mixed Residential designation include:

- Residential
- Administrative Offices (Band Office, Health Centre)
- Neighbourhood Commercial
- Daycare
- Cemetery
- Parks, Playgrounds and Sports fields
- Pools
- Schools
- Pet Hotel



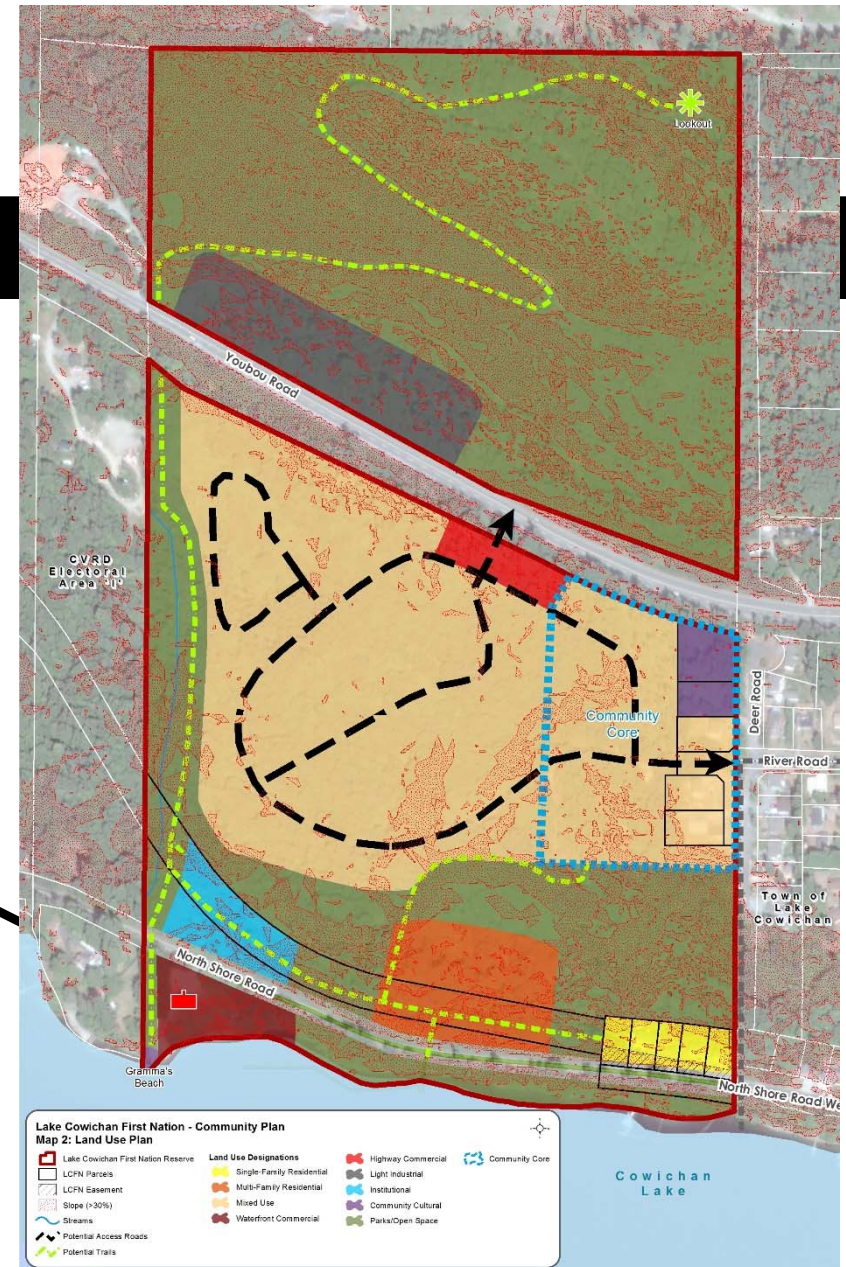
Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

The Waterfront Commercial designation supports a mix of commercial and recreational uses.

The following uses are supported by the community:

- Restaurant
- Café
- Craft Shop
- Beer and Wine Store
- Marina
- Canoe/Kayak Rentals Shop



Lake Cowichan First Nation Comprehensive Development Plan

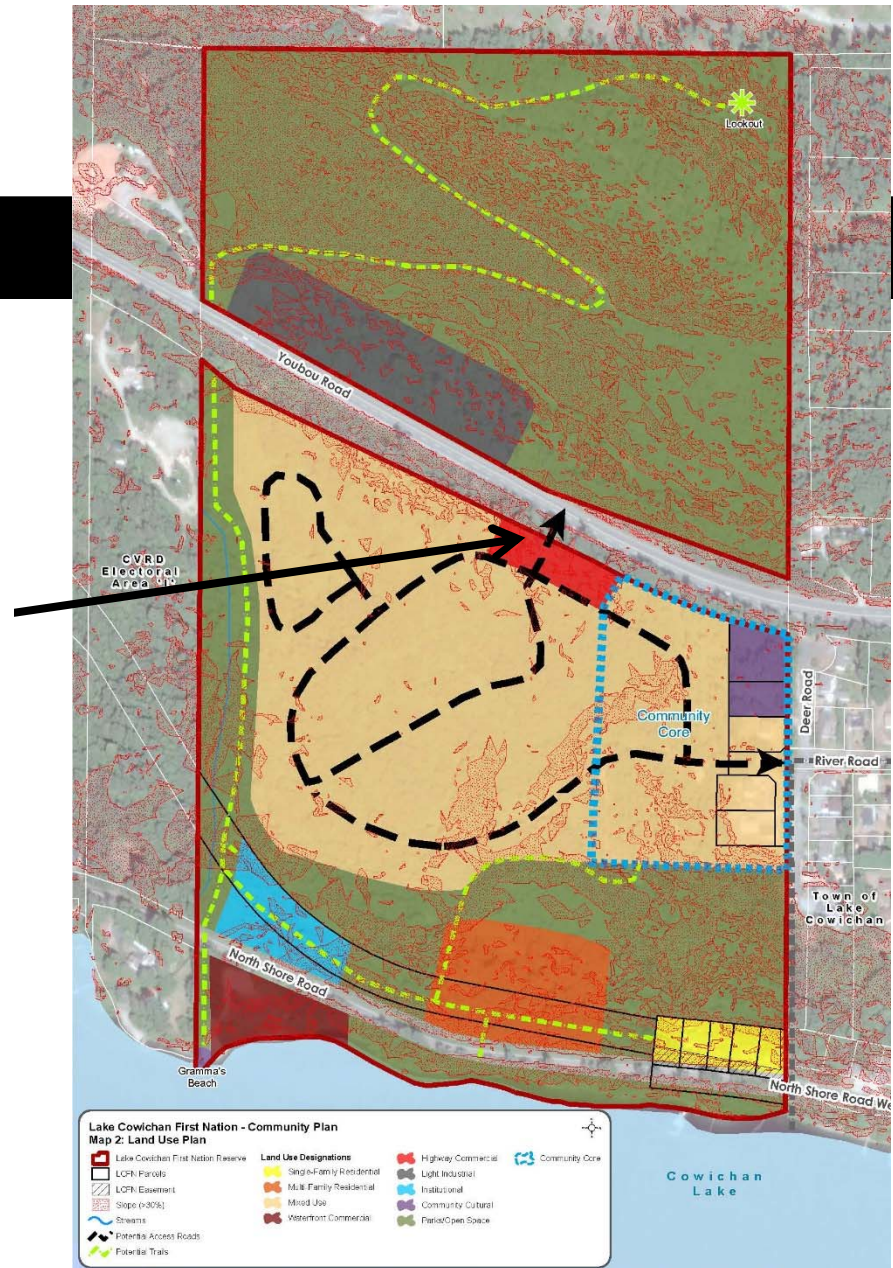
PROPOSED LAND USE PLAN 2017

A small portion of the Reserve has been retained for Highway Commercial uses along Youbou Road.

Supported uses for the Highway Commercial designation include:

- Craft shop
- Neighbourhood Commercial
- Beer and wine store
- Smoke Shop
- Pet Hotel

Although the Crown Lands near Sunfest may be a better location for Highway Commercial, we felt it would be good to include some on the current Reserve lands at this time.



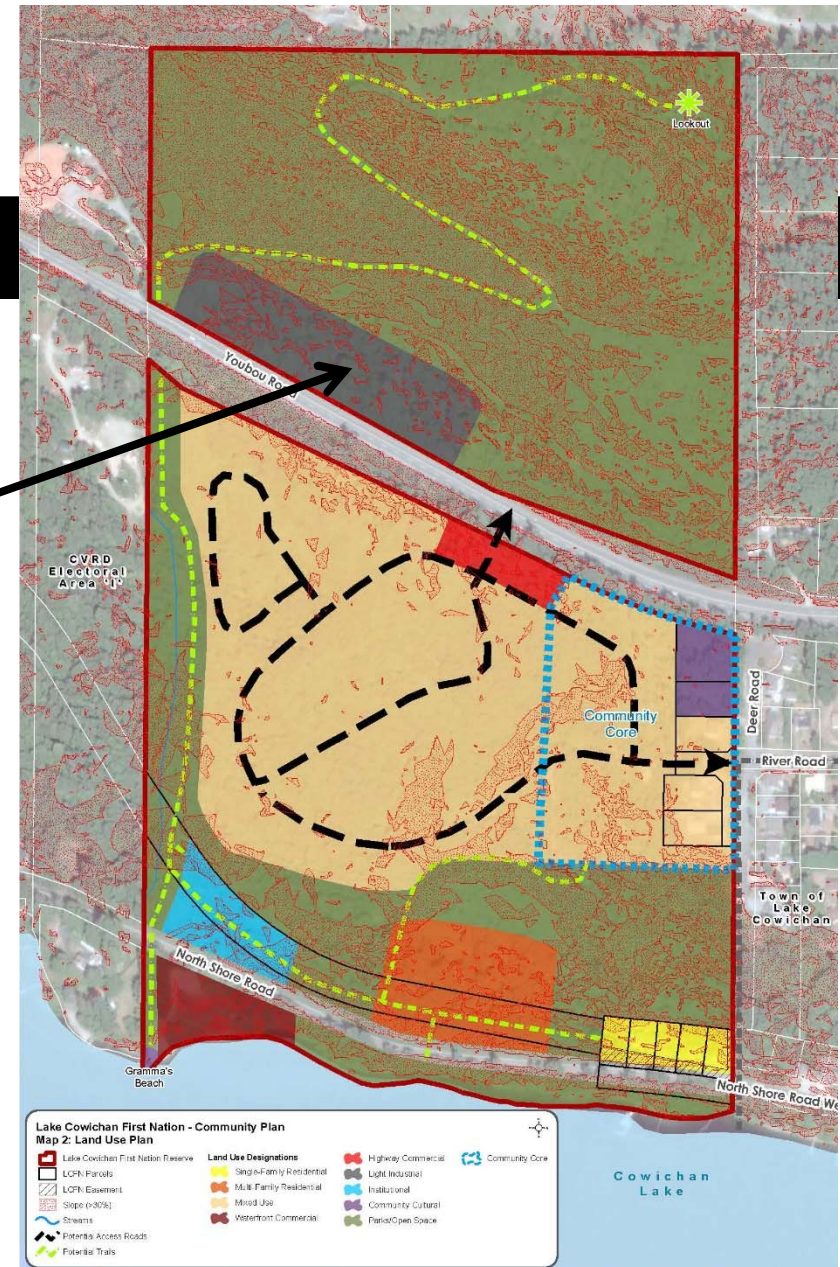
Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

It is suggested that a small light industrial development would be the most productive use of the northern portion of the Reserve.

Supported uses for the Light Industrial designation include:

- Building supplies
- Automotive repair and fueling
- Manufacturing and processing
- Food services
- Storage and warehousing facilities
- Wholesaling and distribution



Lake Cowichan First Nation Comprehensive Development Plan

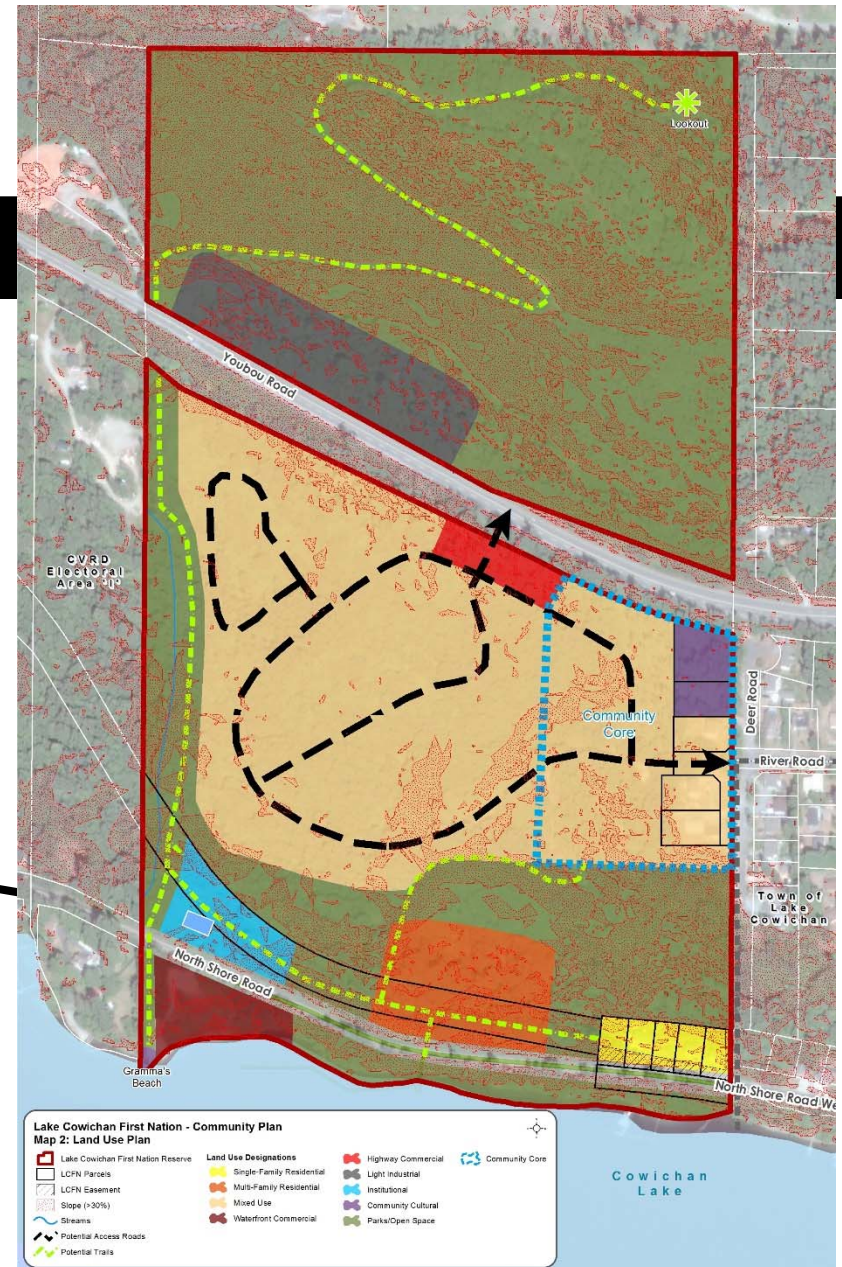
PROPOSED LAND USE PLAN 2017

The Institutional designation supports administrative and community facility uses.

Potential uses that are supported under this designation include:

- Health Centre
- Band Administration Office
- Daycare
- School
- Playgrounds

Health Centre

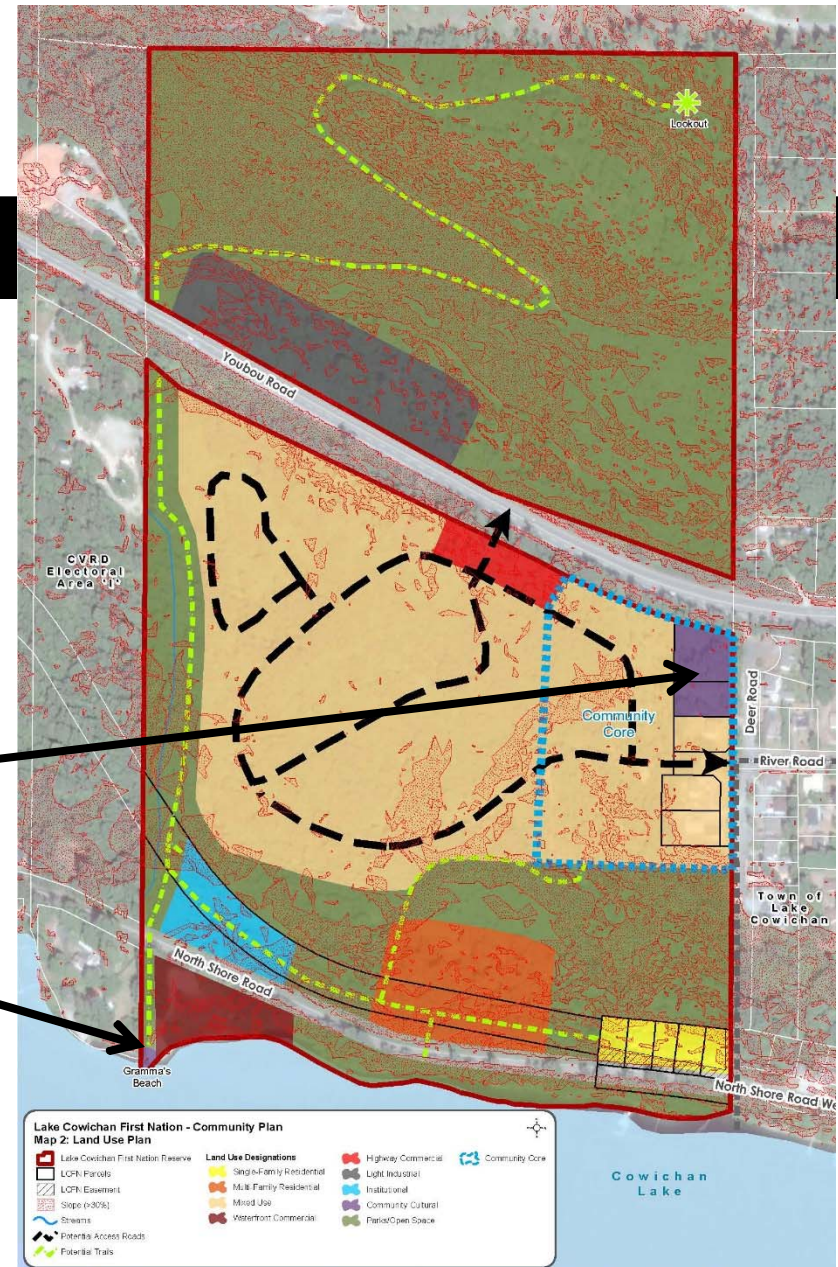


Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

The Cultural Reserve designation has been established for the protection of culturally significant places on the Lake Cowichan First Nation Reserve.

This designation is currently applied to Gramma's beach and the existing and future expansion area for the cemetery.



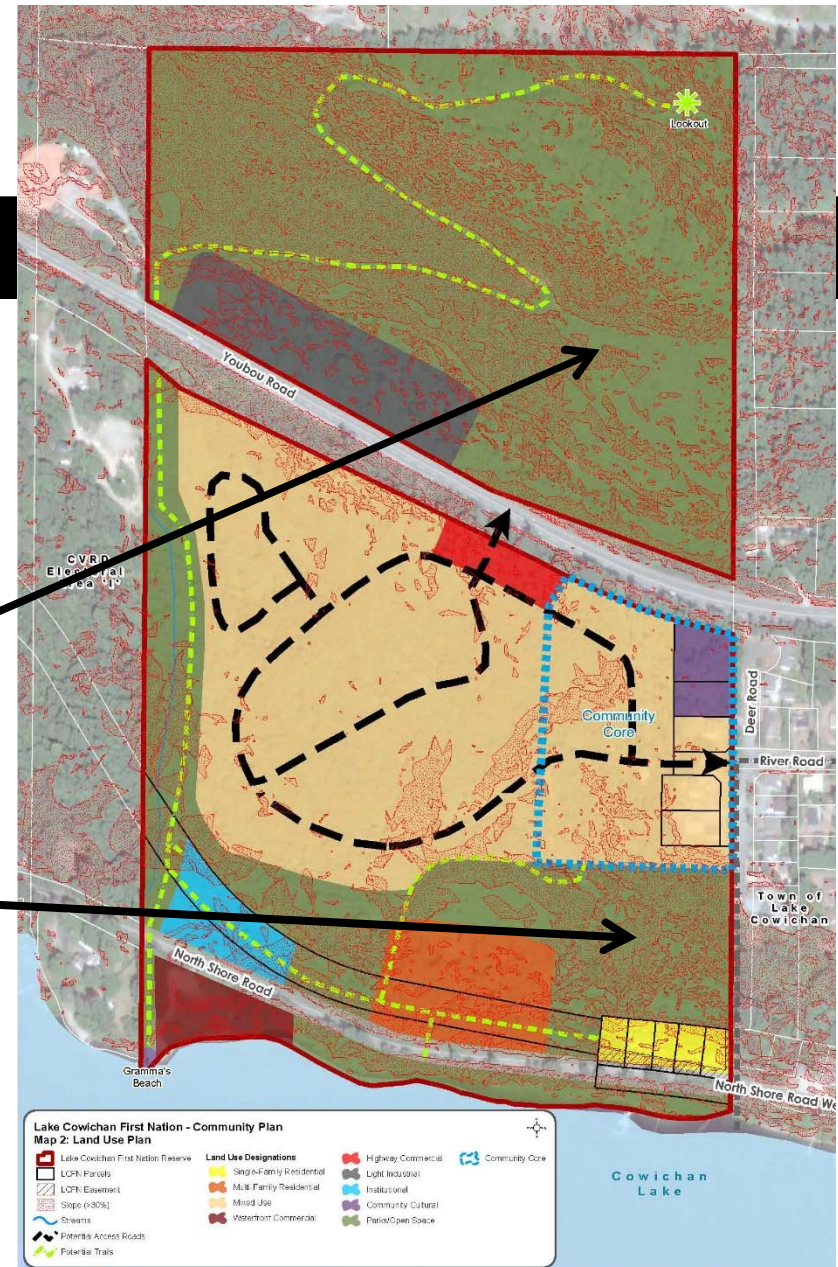
Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

This designation has been established for the protection and preservation of habitat areas, riparian areas and natural hazard areas with slopes greater than 30%.

Generally, development is not permitted within this designation, however the following low environmental impact uses are supported:

- Community trails, boardwalks and walkways
- Parks
- Zipline



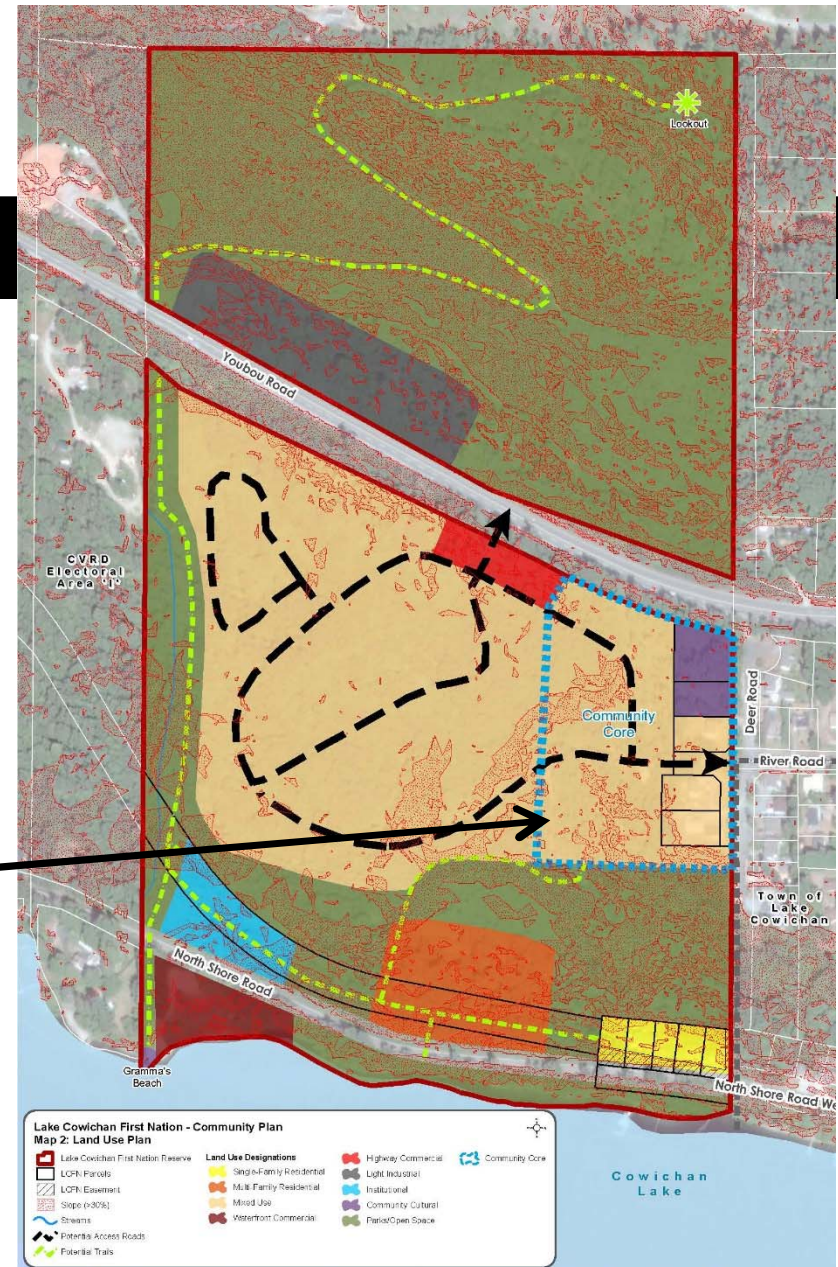
Lake Cowichan First Nation Comprehensive Development Plan

PROPOSED LAND USE PLAN 2017

Defining a community core is a priority for the Nation and has been identified as a key goal within the CDP.

The Community Core currently holds the Nation's administration office and some member housing.

A community core will support the Nation's goal of having a central place for gathering and a defined area allocated for future member housing, a school and community facilities.



NEXT STEPS

- LCFN Community Members approve 2017 Land Use Plan **March 2017**
- Land Code Vote – **end of March 2017**
- Comprehensive Development Plan is finalized **April 2017**



Lake Cowichan First Nation

**Comprehensive Community
Development Plan**

March 2013 (Amended March 2017)



URBAN
systems



URBAN
systems



APPENDIX B
COMMUNITY SURVEY
2016 Survey Update

Lake Cowichan First Nation

COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

Lake Cowichan First Nation (LCFN) is currently in the process of updating our Community Development Plan, which was last updated in 2012. Since then, there have been a number of significant opportunities for developing future economic development, infrastructure, and residential housing to ensure that we are well positioned for future generations.

Because of these potential opportunities, we are reaching out to you to share your thoughts and ideas and help in the formation of the future development of our community. Your responses will aide in the update of the Community Development Plan for how our community lands should be used.

If you have any questions or concerns regarding the questions on this survey, please do not hesitate to contact me at your convenience. I can be reached at the following contact information:

Thank you,

Aaron Hamilton
Director of Operations
aaron.hamilton@lakecowichanfn.com

Lake Cowichan First Nation

**COMMUNITY DEVELOPMENT PLAN 2016
COMMUNITY SURVEY**

I GENERAL

1. What three things do you like best about your community?

1. _____

2. _____

3. _____

2. What three things would you most like to change about your community?

1. _____

2. _____

3. _____

3. Imagine your community 20 years from now, please describe what you see.

Lake Cowichan First Nation

**COMMUNITY DEVELOPMENT PLAN 2016
COMMUNITY SURVEY**

II. HOUSING

4. Do you live On-Reserve?

Yes No (Skip to question 10)

5. Please rate the condition of your house. What condition would you say your house is in? (*Please ✓ one box*)

Good Fair Poor

6. Do you feel that you need changes to your house to make it easier to live in?

Yes No

If **YES**, what changes do you need? Please mark your top three choices with (1, 2, 3).

- Accessibility (e.g. ramps)
- Energy Efficiency (e.g. more efficient windows, furnace, appliances)
- Health & Safety (e.g. mold, electrical, roof)
- Interior Finishing (e.g. carpet, paint, kitchen, bathroom)
- Exterior Finishing (e.g. lawn, garden, driveway, exterior paint)
- Other (Please Specify) _____

Please provide a brief description on your choices.

Lake Cowichan First Nation

**COMMUNITY DEVELOPMENT PLAN 2016
COMMUNITY SURVEY**

7. How many people currently live in your household?

- 1 2 3-4 5+

8. Does the size of your house meet your present family needs?

- Yes No

If **NO**, why?

9. In the next 5 years, what will your housing needs be?

- Bigger house
 Smaller house
 Additional housing for extended family
 No change
 Other (Please Specify) _____

10. In your opinion, should new housing be built for any of the following groups? (Feel free to ✓ more than one box)

- | | |
|---|--|
| <input type="checkbox"/> Single parent families | <input type="checkbox"/> Single adults |
| <input type="checkbox"/> People with disabilities | <input type="checkbox"/> Elders |
| <input type="checkbox"/> Other (Please Specify) _____ | |

Lake Cowichan First Nation

COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

11. Do you live Off-Reserve?

- Yes No (Skip to question 16)

12. What type of housing do you currently live in?

- Single Detached House Townhouse Apartment
 Duplex
 Other (Please Specify) _____

13. If you live Off-Reserve, please indicate the reason why?

- My family lives off-reserve
 Access to housing
 Access to jobs
 Better access to education and training opportunities
 Other (Please Specify) _____

14. Where do you currently live?

- Town of Lake Cowichan Duncan
 Other (Please Specify) _____

15. What would it take for you to move On-Reserve?

- Band provided housing
 Land to build your own house
 Job opportunities
 Education and training opportunities
 Other (Please Specify) _____

Lake Cowichan First Nation

**COMMUNITY DEVELOPMENT PLAN 2016
COMMUNITY SURVEY**

III. LAND USE/ECONOMIC DEVELOPMENT

16. What types of land uses do you think are currently lacking on Lake Cowichan First Nation?

17. Are you aware of any areas of special or cultural significance on your Reserve lands?

Yes No

If you answered **YES**, please provide a brief description.

18. Are you aware of any wildlife habitat on Reserve lands?

Yes No

If you answered **YES**, please provide a brief description.

Lake Cowichan First Nation

**COMMUNITY DEVELOPMENT PLAN 2016
COMMUNITY SURVEY**

19. Do you think there is enough Reserve land to meet our housing, cultural, commercial, industrial and cultural needs?

- Yes No

Please explain

20. Would you be in support of leasing land for economic development purposes?

- Yes No

If **NO**, please explain:

Lake Cowichan First Nation

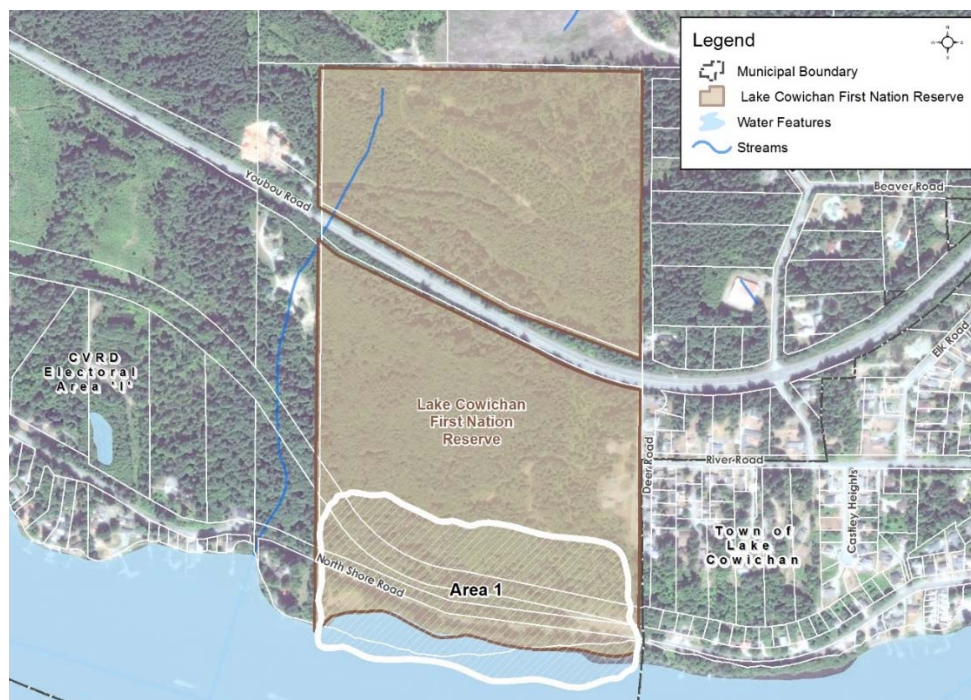
COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

21. Through community consultation and workshops, the below land uses were developed with community members for Area 1 (see map below).

Please circle the proposed land uses along the waterfront that you are most excited about!

- Café
- Marina
- Health Centre
- Condos
- Canoe Rentals/
Day-Use Wharf
- Assisted Living
- Craft Shop in
Café
- Beer & Wine Store
- Other (Please Specify)

What makes you most excited about these land uses? Please provide a brief description on your choices.



Lake Cowichan First Nation

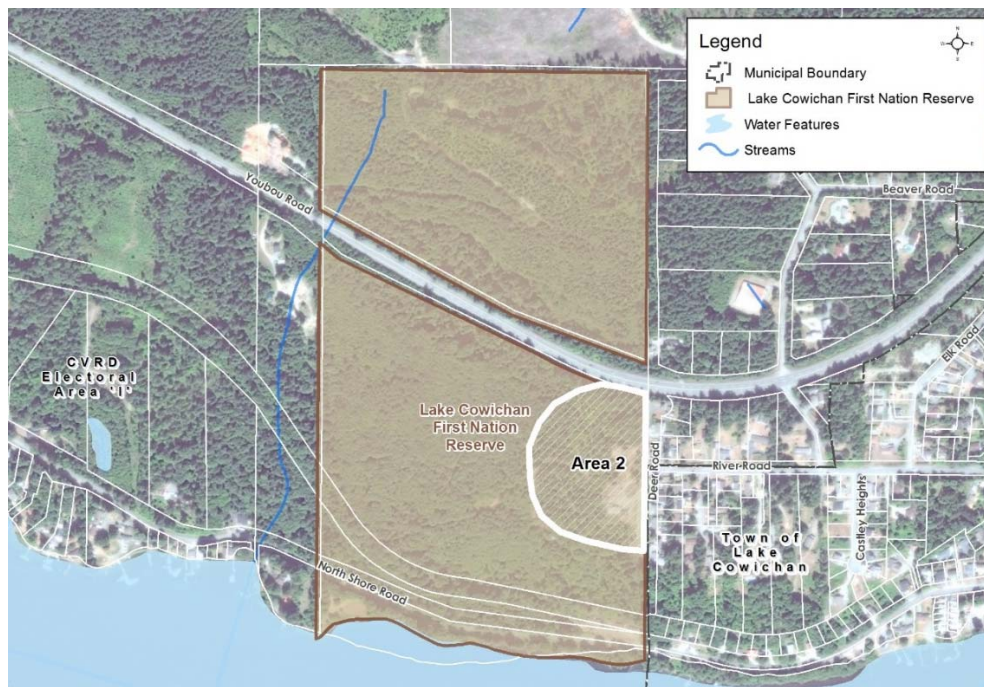
COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

22. During a recent workshop, held in July of this year, the below land uses were identified by community members for the main community on Lake Cowichan First Nation Reserve for Area 2 (see map below).

Please circle the proposed land uses within the main community that you are most excited about!

- Member Housing
- Band Office
- Expansion of Cemetery
- Community Park
- Community Centre
- Longhouse
- Other (Please Specify) _____

What makes you most excited about these land uses? Please provide a brief description on your choices.



Lake Cowichan First Nation

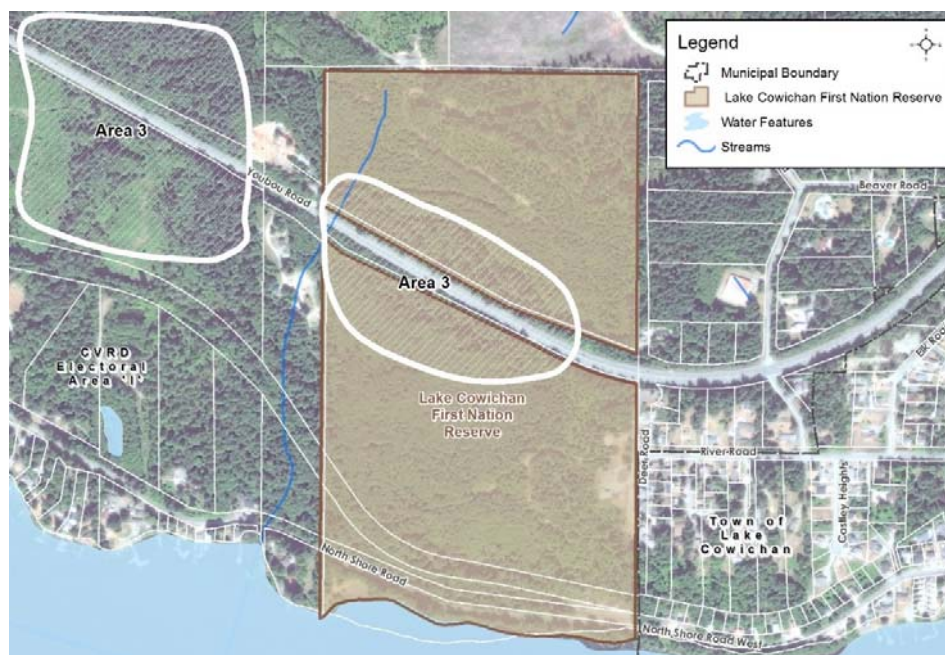
COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

23. At a recent community workshop, held in July 2016, the below land uses were identified by community members for Area 3. Area 3 covers land on and off of Lake Cowichan First Nation Reserve (see map below).

Please circle the proposed land uses on/off-reserve that you are most excited about.

- Gas Station
- RV Park
- Cabins
- Hotel/Motel
- Recreation/
Community Centre
- Other (Please Specify) _____
- Campground
- Residential (Leases)
- Liquor Store
- Pool
- Zip lines/
water park
- Pet Hotel
- Elder Housing
- Gift Shop
- Park
- Community
Smoke Shop

What makes you most excited about these land uses? Please provide a brief description on your choices.



Lake Cowichan First Nation

COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

IV. INFRASTRUCTURE

24. Are you satisfied with the following:

	YES	NO
• Heating Source/System (ie. Nat. gas/electricity)	<input type="checkbox"/>	<input type="checkbox"/>
• Water System	<input type="checkbox"/>	<input type="checkbox"/>
• Sewage System	<input type="checkbox"/>	<input type="checkbox"/>
• Garbage Collection	<input type="checkbox"/>	<input type="checkbox"/>
• Roads & Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>
• Drainage	<input type="checkbox"/>	<input type="checkbox"/>
• Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>
• Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>

If you answered **NO** to any of the above, please give the reasons below.

25. Are you happy with the way that the roads are maintained?

Yes No

If **NO**, which of the following should be done to improve the situation? (*Feel free to ✓ more than one box*)

- | | |
|---|--|
| <input type="checkbox"/> Grading | <input type="checkbox"/> paving |
| <input type="checkbox"/> Fill potholes | <input type="checkbox"/> road widening |
| <input type="checkbox"/> Other (Please Specify) _____ | |

Lake Cowichan First Nation

COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

V SKILLS AND EDUCATION (ABOUT YOU)

The following questions are about your skills and education. We are collecting this information in order to get an understanding of individual's education and training needs and in order to determine how the LCFN can help you in reaching your training and employment goals.

26. Please indicate your gender:

Male

Female

27. Which age group do you belong to?

14-18 years old

19-25 years old

26-35 years old

36-45 years old

46-55 years old

56-65 years old

66+ years old

28. What is the highest grade or level of education that you have completed?

Less than Grade 12

Grade 12 without diploma

Grade 12 with diploma (or equivalent)

Apprenticeship or trades

College certificate or diploma

University – Degree

Other (Please Specify) _____

Please provide a brief description of your education.

Lake Cowichan First Nation

COMMUNITY DEVELOPMENT PLAN 2016 COMMUNITY SURVEY

29. What is your current employment status?

- Full-time student
- Retired, no longer working
- Unable to work due to disability
- Full-time homemaker or caregiver
- Employed, full-time
- Employed, part-time
- Employed, seasonal
- Self-employed
- Unemployed, looking for work
- Other (Please Specify) _____

30. If you are currently employed, would you like to have a different job?

- Yes No

If **YES**, what type of job would you like?

Lake Cowichan First Nation

**COMMUNITY DEVELOPMENT PLAN 2016
COMMUNITY SURVEY**

VI FINAL COMMENTS

31. Do you have any other comments or suggestions?

Thank you for taking the time to complete the community survey. Your comments will play a vital role in shaping the future of our community.

Tear off section

Once you have completed your survey, please fill out this form, detach it from the survey and submit it to me to be eligible to win a prize.

(Prize is to be determined)

NAME: _____

PHONE NUMBER: _____