



**Comprehensive Community Planning**

- Session Three: Preparing to Plan Part Two
- - Day 2 AM -



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**Zoning and Land Use Decision Continued**



- How does the Land Use Plan connect to the CCP?
  - LUP direction included in / taken from the CCP
    - Vision, values, goals, priorities
  - Level of detail
    - CCP high level land use information
    - LUP detailed information at smaller scale

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**What is Land Use Planning?**



- Map(s)
  - of the 'town site', of the reserve, of the traditional territory
- Zoning
  - areas for particular uses
- Uses
  - protected, special mgmt, residential, commercial, etc.
- Text
  - e.g. zoning bylaw; elaborating on the map

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### Land Use & Planning Decisions

- Land use implications
  - the environment
  - our ability to enjoy the land, water
  - Treaty and Aboriginal rights
    - to fish, hunt, practise traditions
  - focusing development opportunities
    - allowing; restricting; protecting for future

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### Why Land Use Plan?



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### Why Land Use Plan?



Figure 18. A visible-band satellite image of the Athabasca River and an adjacent Suncor tailings pond illustrates the dangerous juxtaposition of contaminated ponds (left) and the Athabasca River

Timoney, 2007

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Land Use Decisions

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Why do land use planning...

- Growth management
- Resource protection
- Reduce/avoid natural hazards
- Human Health
- Create community
- Protect TAR
- Negotiate partnership, shared vision

Other reasons?

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Land Use Decisions

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Why Land Use Plan?

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Land Use Decisions

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- Protection / Conservation
  - Not “Keep out” but how we use it...
  - Cultural
  - Ecological feature (species at risk / habitat)
  - For future economic needs (e.g. selective cut for years to come versus clear cut today)
  - Etc.

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Zoning and Land Use Decisions cont.

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- Reduce / avoid natural hazards
  - Minimize risk to people, to infrastructure
    - human health/lives, money (insurance, repairs)
  - Hazard mapping
    - avoiding landslide areas; flood risk areas; erosion, etc.
  - Link to climate change adaptation planning

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Zoning and Land Use Decisions cont.

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© 2006 Gary Brantch

[www.dsc.discovery.com](http://www.dsc.discovery.com)

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Zoning and Land Use Decisions cont.

- Human Health
  - Separating industrial activities from residential areas
  - Peace and well-being
  - Creating communities
    - friendly, walk-able places
    - nearby amenities (school, recreation, shop)

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Why Land Use Plan?



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Land Use Decisions



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### Why Land Use Plan?



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### Why Land Use Plan?

- Development & Infrastructure decisions require money, long-term use



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### Zoning and Land Use Decisions cont.

- Development and Infrastructure Decisions
  - High capital costs
  - Long-term use
  - Operational & maintenance costs
  - Technology choices

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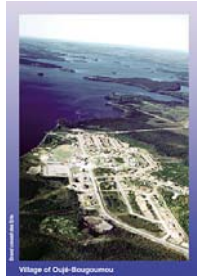
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### Zoning and Land Use Decisions cont.

- Energy Decisions

- Energy choices
- Efficiency
- Conservation
- Minimizing need/load



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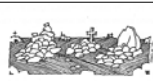
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### Why create zones?



Incompatible Users - Zoning can be used to separate activities which could conflict with one another (e.g., because of noise, odor or safety hazard).



Protect Special Features - Zoning can prohibit development in some areas to protect special features (e.g., open space, historic features, forest areas).

From: Community Planning Manual  
Hilderman, Witty, Crosby, Hanna 1990

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### Why create zones?



Defile Land Development - Zoning can restrict certain types of development on some lands but permit development of others.



Regulate Site Development - Zoning regulations can control how development occurs within a zone. e.g., minimum lot size, separations between buildings.

From: Community Planning Manual  
Hilderman, Witty, Crosby, Hanna 1990

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### Land Use Planning in First Nations

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Additional value...

- Applies the community vision to the land
- Enables First Nation engagement
- Uses land wisely, effectively, efficiently
- Defines suitable land and resource use
- Resolves land and resource conflicts
- Provides business investment certainty

Other Benefits?

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### How Has This Been Done...

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#### Examples of Land Use Plans



Sechelt First Nation



Slammon First Nation

Land Use Plans

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### Land Use Plan Examples

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Land Use Plans



Community Development Plan

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## Land Use Plans

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**General Contents**

- Introduction to the process, the principles
  - Purpose, scope, how the community was involved
- Background information on the area, its people, and its resources
- Vision, Issues, Goals and Priority Actions

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## Land Use Plans

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**General Contents cont'd**

- Implementing the Plan
  - Specific strategies (negotiating, developing partnerships, asserting rights)
- Monitoring and Evaluation

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## Land Use Plans and Scale

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*E.g. Sechelt Nation Territory*

Figure 2: Scales of Planning for the shisháh Nation Land Use Plan

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**Land Use Plans and Scale**

Can be regional  
– traditional territory  
– settlement area

E.g. Sechelt Nation Territory



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**Land Use Plans and Scale**

Can be site specific  
– reserve base

Woodstock FN  
Future Development



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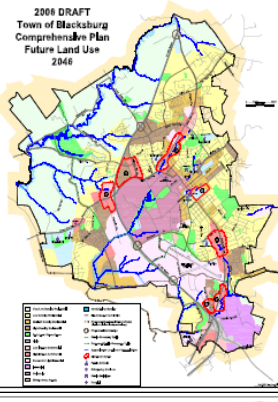
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**Land Use Plans and Scale**

Can be site specific  
– town site

E.g. Town of Blacksburg, Virginia



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### Zoning and Land Use Designations

#### First Nation Use Area Designations

- Benefit the people of the area by not affecting traditional use and occupancy (rights & title)
- Provide a description of what activities are allowed and not allowed, where they can occur or not occur and how such activities should be managed within the zone
- Common Examples
- Special Examples

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### Common Zoning and Land Use Definitions

#### Protected Areas

- prohibit, through legal means, logging, mining, and oil, petroleum, natural gas or hydro-electric development or other activities that significantly and adversely affect habitat.
- still remain open for activities such as hunting, trapping or fishing.
- respect First Nation's rights and agreements



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### Common Zoning and Land Use Definitions

#### Special Management Zones

- Areas where all land uses / resource developments are possible as long as conditions outlined in the LUP are met and approvals are obtained
- Special cultural or environmental features take precedent



E.g. Barkley Sound Hupacasath

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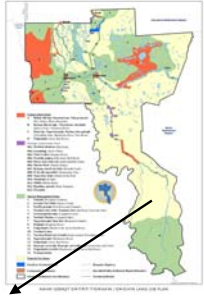
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### Common Zoning and Land Use Definitions

- General Use Zones
  - Areas where all land uses are possible with the necessary regulatory approvals
  - Imposes no conditions
  - No specific resources identified as needing protection



E.g. Gwich'in (yellow area)

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### Special Zoning and Land Use Definitions

- Cultural Education Areas
  - Areas where significant cultural lessons on the land are learned
  - E.g. vision questing, first fruit ceremony, ancestral village sites



E.g. Owl Creek Lil'wat FN (pink area)

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### Special Zoning and Land Use Definitions

- Special Infrastructure Corridors
  - areas identified as potential corridors for the pipeline
  - From these areas will determine the most feasible route and must comply with 4 rules



E.g. Dehcho LUP (yellow areas)

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Zoning and Land Use Decisions

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**Group Discussion**

What is your experience with Land Use Planning?

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