



Tsartlip First Nation (TFN) Community Information Package and Brainstorming Activity

Community Input – Your ideas are important

In order to create an economic development plan that reflects the wishes of TFN members, Leadership is seeking community input. We are asking community members what they want to see take place on MÁWUEĆ and on other TFN land? Community ideas will help create a community vision for the land and will also help create short-term and long-term planning strategies. Results of this survey and results of community input sessions will be posted for community information and discussion. Please take part in TFN's community visioning strategy.

Phase One includes:

1. Questionnaire
2. Community Input Meeting
3. MÁWUEĆ Tours
4. Community results and feedback

Community feedback meeting

A community feedback session is scheduled for July 29th from 6pm to 8pm. This meeting will be in person on the lower Tsartlip field. Light refreshments provided.

Community Sharing

This information package and questionnaire will be posted at ww.Tsartlip.com so that it is accessible to all community members. It will be delivered to on reserve houses but can also be emailed out or delivered upon special request. If you need assistance in filling out the survey please contact Yetsa Olsen @ 778-678-4224 or email yetsaolsen@tsartlip.com to book a time to book a one on one session with a student interviewer.

*Please discuss this with family and let them know about the resources available.

MÁWUEĆ Tours

Guided community tours of MÁWUEĆ are available upon request after July 29th. Please sign up at the community information meeting or call, Yetsa Olsen @ 778-678-4224 or email yetsaolsen@tsartlip.com to book a time.

COVID safe practices will be applied, family/household groups preferred.

Section A:

Contains an overview of MÁWUEĆ (Woodwyn Farm) and a questionnaire that has been split into two parts. Part one asks for input on uses of MÁWUEĆ that adhere to agriculture land use restrictions. Part two asks for input on other potential uses of MÁWUEĆ.

Section B:

TFN is seeking feedback regarding some areas of TFN land and potential economic development opportunities. This information will help Leadership determine where to focus administrative energy.

Please fill out the survey sections, put the completed survey in the envelope and return to the band office.

Personal Information:

Name (optional): _____

TFN Community Member Yes ___ No ___

Age group/s Under 18 ___ 19- 40 ___ 41- 60 ___ 61+ ___

Gender Male ___ Female ___ Non-Binary ___

Section A: MÁWUEĆ (Woodwyn Farm)

TFN purchased MÁWUEĆ in December 2020 after two years of negotiations between TFN, BC Housing and the Provincial government.

MÁWUEĆ is 193 acres of farmland that borders the north side of the Tsartlip First Nation. This land is currently zoned agricultural land and is governed by the Agricultural Land Commission. The designation limits short-term planning options to agriculture uses only. TFN will also have to pay property taxes on this land for the foreseeable future. With the purchase of the property came a lease that expires in September 2021. This lease allows a local farmer to farm grain on the majority of MÁWUEĆ.

Environmental assessments done on the property before the purchase identified some contaminants. Wanting the land returned to the TFN in good environmental condition, Chief & Council negotiated remediation dollars to do this work. This work includes the removal of oil off of the roadways, deconstruction of dangerous structures and general clean-up of the property. TFN members have been hired to do this work, money not spent on the remediation must be returned to the Province and it must be spent before the end of 2021.

Our remediation crew will be removing 5 dangerous structures from the property leaving us with multiple structural assets.

1. The main barn structure that sits at the front of the property has been used as a market, it has a large showroom space in the front and a room off of the back that could have possibly been used as a kitchen or butchering room (image #1).
2. Three smaller structures also remain at the front of the property, one office space (image #2) that needs some remediation work, one space that is currently being used as a lunchroom for our work crew (image #3) and one outdoor covered picnic space (image #4).
3. Hidden within the grove of cedars in the center of the property is a large building that has a wood working shop on the bottom floor and a large classroom on the upper floor (image #5)
4. A ranch style home is located near the centre of the property. It is currently in need of a major renovation (image #6).
5. A short distance down the road there is a home that has been used as a caretakers home (image#8), this unit also needs a major renovation.

Running through MÁWUEĆ is QENES, QENES has not been identified for any major remediation. Upon last inspection of the stream there were a few hundred juvenile trout spotted. Next to the house at the center of the property is a small man made pond (image #7), behind the caretakers home is a small orchard and at the back side of the property is approximately 3 acres of fenced in land that was used for livestock (image #9). C&C has put 11 cows in the fenced area. They require no care and attention other than water and are seen as simply a way of beginning to occupy some of the agricultural space. In the fall we will have them butchered for community food. There is access to the northeast side of MÁWUEĆ off of Mt. Newton Cross Rd.

Agricultural Land Use Activities (no change in land designation)

1. Currently turning fee simple land to reserve land is taking an average of 5-8 years. Should Tsartlip First Nation enter into the process to return MÁWUEĆ to reserve land status? Yes ___ No ___
2. Do you think we should raise livestock: Yes ___ No ___
 If yes, do you think that we should:
 - a. Raise livestock for community use only: Yes ___ No ___
 - b. Raise livestock to sell at market: Yes ___ No ___
 - c. For both Yes ___ No ___
3. If you would like to raise livestock, please check what livestock you would be most interested in.
 Cattle ___ Sheep ___ Pigs ___ Turkeys ___ Ducks ___
 Goats ___ Elk ___ Chickens ___ Other _____

4. Should we grow Fruit trees? Yes ___ No ___
5. Should we grow fruit and vegetables? Yes ___ No ___
6. Should we grow indigenous food crops? Yes ___ No ___
Which crops? _____.
7. Should we grow medicines? Yes ___ No ___
8. Should we grow grains? Yes ___ No ___
9. Should we grow Hemp? Yes ___ No ___
(hemp is a fiber that can be made into building materials, paper or clothing)
10. Should we grow Cannabis? Yes ___ No ___
11. Should we build greenhouses and grow nursery crops? Yes ___ No ___
12. Should we Bee keep? Yes ___ No ___
13. Would you like passive recreation & open land parks, such as walking trails and a park?
Yes ___ No ___
14. Should we have a temporary sawmill and wood processing?
Yes ___ No ___
15. Should we provide education & research opportunities? Yes ___ No ___
What are some education & research ideas that you think we should offer?

_____.
16. Should we produce or store Class A compost? Yes ___ No ___
17. Should we build and operate a food production and storage facility, such as a cannery?
Yes ___ No ___
18. Should we plant Fir and Cedars? Yes ___ No ___
19. Should we be actively stream keeping? Yes ___ No ___
20. Should we stock the stream or leave it natural? Stock ___ Natural ___
21. Should we build a trout pond? Yes ___ No ___
22. Would you like a community based farm retail business? Yes ___ No ___

What would you like to sell?

23. Should we have agricultural/cultural-tourist activities on Mecoweć? This may include agricultural activities that the general public can participate in, such as events, education or you-pick farming. Yes ___ No ___
If yes, what type of activities would you like to see?
_____.

24. Should we lease land to farmers? Yes ___ No ___

Land uses not permitted under the agricultural land use designation

Please **mark the level of priority** you have in each item listed:

1. Facility for events, (weddings, family reunions etc...)
High ___ Medium ___ Low ___
Comments: _____
2. Cultural Facility (museum), for repatriation of cultural items.
High ___ Medium ___ Low ___
Comments: _____
3. Multi-use outdoor recreational space.
High ___ Medium ___ Low ___
Comments: _____
4. Trades training center.
High ___ Medium ___ Low ___
Comments: _____
5. Small home manufacturing warehouse
High ___ Medium ___ Low ___
Comments: _____
6. Community housing.
High ___ Medium ___ Low ___
Comments: _____
7. Mini golf Course
High ___ Medium ___ Low ___
Comments: _____

8. Please list additional ideas:

Section 2: TFN land and potential economic development opportunities

TFN is creating an umbrella company to oversee TFN businesses and separate them from politics. The name for this company is the Tsartlip Group of Companies (TGC). This currently includes eight business entities, The Meadows, The Pump, MÁWUEĆ, The Boat Ramp, Bear Mountain, TFN Construction, The Campsite and Mayne Island. Separating economic development and holding it under an umbrella company protects our community from any legal liability that comes with owning a business. TFN businesses were previously managed or overseen by the TFN Administrator, but Leadership found this an inefficient and ineffective way to run both economic and community development. With the intention of growing both economic and community opportunities we have separated our businesses and have contracted a CEO, Andrew Leech to set up a development office. Please see TFN’s website tsartlip.com for Andrew’s bio. Currently this position is a one-year contract, during this time Andrew is also creating business governance policies, legal, accounting and governance support, file management, an asset overview and a review of potential opportunities. Below is a basic summary of each of the files currently identified.

**Circle or check the option/s that you agree with, please expand on these ideas.
What do you want to see and what do you not want to see happen with TFN land?**

How important is it that Tsartlip First Nations creates our own wealth?
Not important ___ Somewhat important ___ Neutral ___ Very important ___ Essential ___

The Pump

The Pump is TFN’s first major business. Being our first major investment and not wanting to get into a partnership and with low investment capital, TFN built the biggest convenience store that our budget would allow. However, there has always been a plan to expand the items offered in this space. TFN has applied for business planning and feasibility study funding through ISC and will continue to work toward Pump improvements and expansion.

1. Do you agree with expanding The Pump in order to offer additional products?
Y ___ N ___

2. What kind of products would you like to see at the Pump?

Mayne Island

Mayne Island is an important place to our community. It is 322.9 acres of mixed mature forest, highly valued sensitive ecosystems and has numbers of culturally sensitive sites. In the late 90's TFN selectively logged 12,000m³ and received \$713,000 in net revenue, of which \$189,000 was put in trust. This money remains in trust. Currently, Mayne Island is experiencing major erosion on the Active Pass side of the property, in 2000 TFN had a study done on this erosion that resulted in BC Ferry's wake being identified as a major factor. BC Ferry's resisted conversation and responsibility on this issue in 2000, TFN will continue to pressure for a resolution. There are many options for our Mayne Island land, please provide us with your ideas.

- 1. Do you think that Mayne Island should leave as is? Y ___ N ___
- 2. Do you think that TFN should conduct a small scale timber salvage harvest on Mayne Island? Y ___ N ___
-This includes clean-up of fallen trees and cutting down already dead trees.
- 3. Do you think that TFN should conduct another selective harvest, like what was previously done? Y ___ N ___
- 4. Do you think that TFN should clear cut portions of the land? Y ___ N ___
- 5. Do you think that TFN should build a marina on Mayne? Y ___ N ___
- 6. Do you think that TFN should put a campsite on Mayne? Y ___ N ___
- 7. Do you think that TFN should build cabins or Yurts on Mayne? Y ___ N ___
- 8. Do you think that TFN should develop a lodge or resort on Mayne? Y ___ N ___
- 9. Do you think that TFN should build community housing on Mayne? Y ___ N ___
- 10. Do you think that TFN should re-establish the trail along Active Pass? Y ___ N ___
- 11. Do you think that TFN should seek to buy properties adjacent to the Mayne Island land? Y ___ N ___
- 12. Do you think that TFN should seek conservation based agreements on the land? Such as an a agreement to leave the land as is and developing a carbon credit for its environmental value? Y ___ N ___

13. Additional Comments:

Tsartlip Construction Ltd. (TCL)

In order to better manage TFN’s heavy equipment, TFN has created a construction company that can hold, care for and put these assets to work. With the assistance of a Tale’Awtxw Aboriginal Capital Corporation grant TFN now owns a large excavator, a small excavator, a forklift and a bobcat. TCL is actively pursuing direct award and closed bid contracts, once we have secured contracted work we will ramp up our staffing. TCL will be overseen by the Tsartlip Group of Companies Board and is currently setting up governance documents including and Environmental Health and Safety Plan. TFN will be looking to train heavy machine operators. Equipment and operators will be utilized for work at the Farm, TFN infrastructure projects and construction related work in our territory.

- 1. Do you think that TFN should pursue joint ventures/partnerships where TFN would create a mutually beneficial relationships with other contractors in order to be awarded multi-million dollar ground altering works contracts/opportunities in our territory?

Y ___ N ___

*without this we will not have the capacity to be awarded major project.

- 2. Do you think that TFN should only express interest in small contracts? Y ___ N ___

- 3. Additional Comments:

Bear Mountain

Our Bear Mountain property has 22 acres and is currently restricted by the District of Highlands ‘Green Belt’ zoning bylaws, we pay \$1800.00 of taxes on this property per year. This property is located between Bear Mountain Golf Course and Finlayson Arm Rd.

- 1. Do you think that we should leave the property as it is? Y ___ N ___

- 2. Do you think that we should sell the property for the current market value? Y ___ N ___

- 3. Do you think that we should negotiate a zoning change so that TFN can develop property? Y ___ N ___

*This option would raise the property value.

- 4. Do you think that we should pursue opportunities to utilize this property for the highest profit? Y ___ N ___

- 5. Additional Comments:

Partnerships/ Interim Benefit Agreements & Revenue Sharing Opportunities

There are other opportunities in our territory to create partnerships or benefit agreements that are not on TFN owned land. These types of agreements can create financial and employment benefits without having any negative impacts on our community.

- 1. Do you think that TFN should seek benefit from these types of agreements?
Y ___ N ___

- 2. Additional Comments:

One opportunity that has just been put on our table is with a company that is proposing building a gondola from Bear Mountain to the top of Mt. Finlayson. This would not be located on our property but could bring incredible financial benefit to our community. The company is seeking political support and a cultural element to their plan, they are NOT seeking land or financial investment. With minimal environmental impact and utilizing Victoria’s tourism industry, in return for our support and partnership TFN could acquire a % of the ownership with yearly financial benefits.

- 1. Do you think that we should further research this opportunity? Y ___ N ___

- 2. Additional Comments:

Campsite

TFN Campsite has been out of commission for several years. In order to re-create a campsite business TFN would need to invest minimum of \$100,000.00 to upgrade the land. This would include installation of a new waterline, campsite pads, dangerous and dead tree removal, installation of additional bathrooms and an overall cleanup. There have been other businesses proposed for this site that the community has been resistant to but that does not mean that there are no ideas that would work.

- 1. Do you think that TFN should leave the campsite as it is? Y ___ N ___

2. Do you think that TFN should invest in a clean-up and leave as is? Y ___ N ___
3. Do you think that TFN should re-build a campsite? Y ___ N ___
 If yes,
 - a) Should the campsite have 75- 100 sites? Y ___ N ___
 - b) Should it have 30- 75 sites? Y ___ N ___
 - c) Should it have less than 30 with some rental cabins? Y ___ N ___
4. Do you think that TFN should develop the campsite into other business? Y ___ N ___
 If yes, what type of business do you think would be appropriate?

5. Additional Comments:

Hovey Rd

Hovey Road spans from West Saanich Rd to Hovey Rd (behind Fairground property). Currently this road is undeveloped and gazetted to municipal jurisdiction. TFN has negotiated for this roadway to be returned to TFN property, this process is near completion. Many CP holders on Hovey Rd have no access to their properties or to building family housing or business. There are also 20 acres of Band land that would be suitable for additional Band housing on Hovey Rd.

1. Do you think that TFN should leave Hovey Rd as is? Y ___ N ___
2. Do you think that TFN should install rough road infrastructure? Y ___ N ___
3. Do you think that TFN should install road infrastructure and water/sewer services.
 Y ___ N ___
4. Additional Comments:

Boat Ramp

The Boat Ramp has just had a safety upgrade and will be opening back up to the public soon. In order to address pay problems with the launch and to expand the services provided (ie. Fishing supplies and bottled drinks, etc.) TFN has moved the Membership registration office to the health centre and created a small office to house Boat Ramp goods and staff. A staff position was posted to cover weekends because throughout the summer we will utilize the summer student

program during the weekdays. We are currently working on marketing, pricing, operations and a staffing plan. Membership usage will remain free. We are also seeking funds to do further work to upgrade infrastructure, such as, security cameras, public washrooms, paving and signage.

1. Do you think we should leave the boat ramp as it is? Y ___ N ___
2. Do you think that we should operate a full time marina? Y ___ N ___
3. Do you think it should be staffed ___ or, operated with a mechanical gate ___?
4. Do you think we should operate a small bait shop? Y ___ N ___
5. Do you think that we should expand the dock? Y ___ N ___
6. Do you think that we should create a marine stewardship office? Y ___ N ___
7. Do you think that we should dredge to allow for launching larger boats? Y ___ N ___
8. Additional Comments:

Seaweed Farm

TFN recently has received a presentation from Cascadia Seaweed. Cascadia Seaweed has several different partnership options that range from rental payments to TFN ownership. This company grow seaweed, it creates jobs, a healthy revenue base and has no negative effect on the environment.

1. Do you think that TFN should look further look into this opportunity? Y ___ N ___
2. Additional Comments:

Cannabis Retail

TFN has been given several presentations regarding Cannabis retail opportunities. This type of business creates jobs and a sustainable revenue source, it is also known to be safe in operation and in product.

1. Do you think that TFN should further look into this opportunity? Y ___ N ___

If yes, should we:

- a) Invest our own source revenue so that we are full owner? ___ or,
- b) Partner with an investor to limit our expenses. ___

2. Should TFN create policies and a regulatory system that would allow community members to start their own Cannabis retail store in TFN? Y ___ N ___

3. Additional Comments:

Image #1: Main Barn



Image #2: Office space



Image #3: Lunchroom for our work crew



Image #4: Outdoor covered picnic space



Image #5: Wood working shop and classroom



Image #6: Ranch style house



Image #7: Pond



Image #8: Caretaker's home



Image #9: Fenced in land



Image #11: Property layout

