Huu-ay-aht First Nations

Framework Plan

April 2025

HUU-AY-AHT FIRST NATIONS
FRAMEWORK PLAN



huu ay aht
ANCIENT SPIRIT. MODERN MIND

Forum

URBAN STRATEGIES INC .

Huu-ay-aht First Nations

Framework Plan

April 2025

Land Acknowledgment

The area considered as part of this Framework Plan encompasses the traditional, ancestral and unceded territory of the Huu-ay-aht First Nations, which is located within the Barkley Sound region on the West Coast of Vancouver Island. The Huu-ay-aht First Nations are a self-governing modern treaty Nation, and have stewarded the lands, waters and resources within their ḥahuuli (ha-houlthee, traditional territory) in accordance with the long held sacred principles of ʔiisaak (iisaak, respect), ʔuuʔałuk (uu-a-thluk, taking care of), and hišuk ma c̓awak (hishuk matsa̓wak, everything is connected) since time immemorial.

In Partnership with:

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Forum

Prepared by:

URBAN STRATEGIES INC .

How to Use and Interpret this Framework Plan

This Framework Plan ("Framework Plan" or "Plan") describes the vision for the future development of key areas of Huu-ay-aht's (HFN) Ḥahuuḥi (Huu-ay-aht Traditional Territory) in a sustainable, resilient, and coordinated manner.

Exact standards related to the development of parcels, the placement of buildings, and the need of supportive infrastructure is expected to be established through additional due diligence and feasibility reviews. This Framework Plan may be used to ensure the Huu-ay-aht legislative framework and suite of policies that regulate the development of land are updated and appropriately reflect the intent and direction of the Framework Plan.

The document is comprised of three chapters that describes a vision for the future of the Ḥahuuḥi (Huu-ay-aht Traditional Territory):

Executive Summary

Provides a high-level overview of the key elements of the Framework Plan.

Chapter 1: Introduction & Process

Outlines the scope of the Framework Planning project, including the planning and engagement process as well the physical opportunities and considerations.

Chapter 2: Framework Plan

Identifies the project mission and principles as well as the proposed land uses, mobility systems, and open space network for the Ḥahuuḥi. This chapter is broken into four subsections exploring Anacla (2.4), Bamfield (2.5), Coastal Destinations and Landmarks (2.6), and the broader Traditional Territory (2.7).

Chapter 3: Implementation

Summarizes the potential projects that implement the vision of the Framework Plan.

KEY TERMS AND ABBREVIATIONS USED IN THE FRAMEWORK PLAN

HFN: Huu-ay-aht First Nations

Ḥahuuḥi: Huu-ay-aht Traditional Territory)

HGB: Huu-ay-aht Group of Businesses

Ha'wiih: Herditary Chiefs

Nananiiqsu: Huu-ay-aht Elders

TSL: Treaty Settlement Lands

WCT: West Coast Trail

BMSC: Bamfield Marine Science Centre

OCP: Official Commmunity Plan

ACRD: Alberni-Clayoquot Regional District

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Executive Summary

Through extensive consultation and engagement with Huu-ay-aht citizens and the project Steering Committee*, a Mission Statement and a series of guiding principles were developed to guide the direction for the Framework Plan.

I. Mission Statement of the Plan

The Plan envisages a connected network of distinct, healthy, and sustainable coastal communities with a wide range of uses that support the needs of citizens and residents, celebrates Huu-ay-aht culture, and fosters a growing diversity of businesses and economies.

Over time, the Ḥahuuṭi (Traditional Territory) will attract additional citizens to return, and draw visitors to experience the area's natural beauty.



* Steering Committee included members of Huu-ay-aht (HFN) Government, Huu-ay-aht Group of Businesses (of HGB), Ḥaw̓iiḥ (hawiih Council), and Forum

II. Framework Planning Principles

The Principles establish values for the project that ensures the Plan meets the needs and desires of the community.

The principles were formed largely by using citizen input to focus on key themes and priorities raised as part of the engagement process.

PRINCIPLE 1:
Support a complete and prosperous Ḥahuuṭi

PRINCIPLE 2:
Foster a diverse economy that unlocks the wealth of the Ḥahuuṭi

PRINCIPLE 3:
Create welcoming destinations and showcase landmarks

PRINCIPLE 4:
Connect people and places

PRINCIPLE 5:
Best practices in sustainability and resilience

III. Process and Engagement

The Framework Plan was advanced over the course of four phases that took place between 2023 and 2024.

The ideas and recommendations in this Plan were derived by multiple workshops with members of Huu-ay-aht First Nations Executive Council, Ḥaw̓iiḥ (hawiih) Council, Nananiiqsu, and the Anacla Planning Committee to understand the ambitions of the Nation.

Community engagement was also foundational. This plan was developed by engaging with community members to learn about the history of the land and priority of its citizens.

Engagement took place in 5 locations as well as Online, reaching over 190+ attendees:

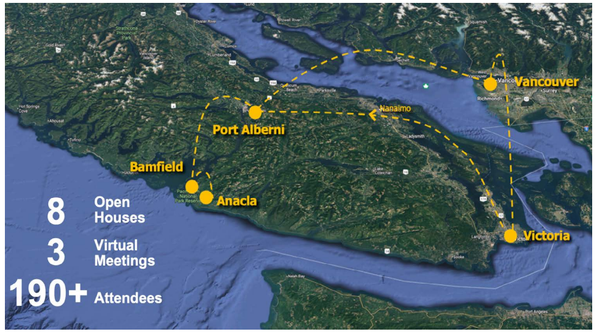






Figure 1. Locations and Photos of Engagement Events

IV. Scope and Purpose of the Framework Plan

A Framework Plan is a long-term vision that guides the coordinated physical development of land over a long term horizon (eg. 20-30 years). The Plan illustrates a flexible vision, including potential land uses, open spaces and mobility networks.

The Plan provides recommendations across the Huu-ay-aht Ḥahuuƚi, which is located in the Barkley Sound region on the West Coast of Vancouver Island.

While recommendations are proposed across the Huu-ay-aht Ḥahuuƚi, this Plan focuses on Anacla and Bamfield, where existing communities are established, and where future growth is anticipated.

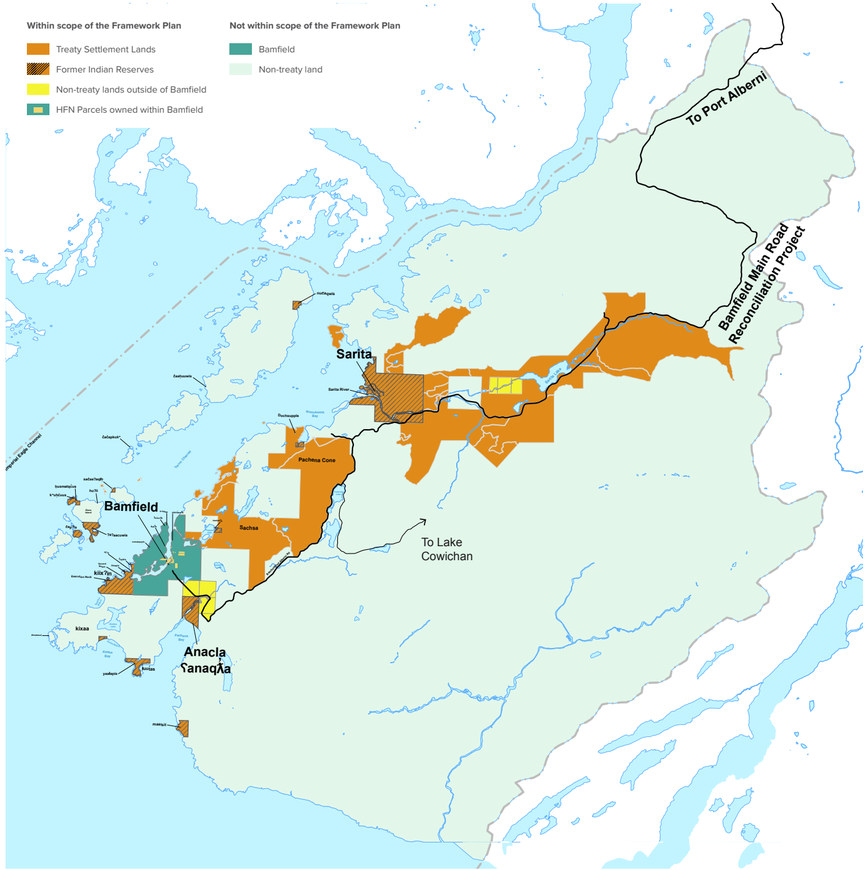


Figure 2. Scope of the Framework Plan within the Traditional Territories

KEY ELEMENTS OF THE FRAMEWORK PLAN

- **Protecting, conserving, and better connecting** natural areas and waterways.
- **Enhanced primary streets** with infrastructure to support walking, cycling, and moving around without a car.
- **New housing opportunities** with capacity to deliver between 300 and 900 units over time.
- **New roads** providing access to natural and tourism destination such as Clutus and Second Beach.
- **Regional connectivity** by land, air, and water including a community shuttle to connect communities .
- **New main streets and village centres** with retail, commercial, and light industrial spaces to diversify economic opportunities.
- New and improved **community and cultural spaces** that provide social infrastructure and space for community gathering.

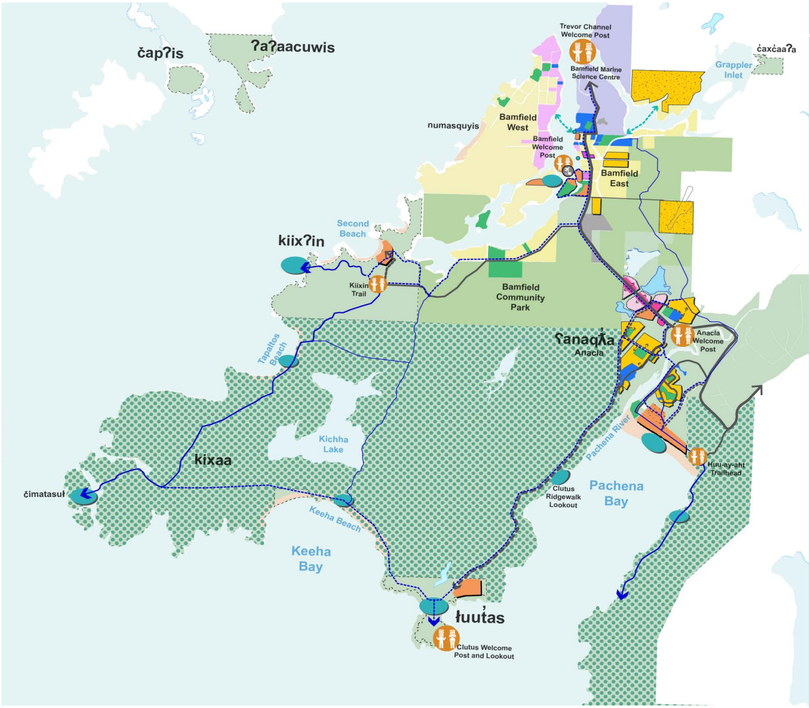




Figure 3. Proposed Framework Plan

V. Anacla Framework

The Framework Plan for Anacla envisions the preservation of Lower Anacla, expansion of Upper Anacla and the creation of two new subcommunities.

A commercial-focused Village Centre along Bamfield Main Road and a new residential area called Pachena Heights are envisioned. These areas are weaved into the natural environment to connect people and nature.

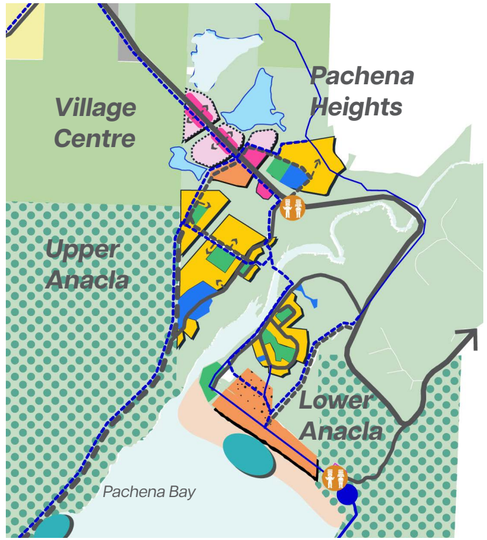


Figure 4. Anacla Framework

- Mixed use/Commercial
- Mixed use/Commercial (long-term)
- Residential
- Community Amenities/Services
- Arrival Points with Welcome Posts
- Tourism
- Cultural/Natural Destination
- Parks
- Multiuse Trail
- Existing/Proposed Road



Figure 5. Anacla Framework Layers Axonometric

Land Uses
(Places to live, work, learn, and gather, etc.)

Open Spaces
(Parks, beaches, and open spaces, etc.)

Mobility
(Connections, roads, trails, multi-use paths, etc.)

Framework Plan



Figure 6. Anacla Vision - Artist Impression

THE FRAMEWORK PLAN FOR ANACLA SUPPORTS THE POTENTIAL FOR

- **A new commercial node** along Bamfield Main Road with a visitors centre, retail and commercial uses. Together this has the potential to accommodate upwards of 25,000 sq.m (270,000 sq.ft) of commercial and light industrial space.
- **Community growth at Upper Anacla**, including new housing, and expanded community uses around the House of Huu-ay-aht and Government building.
- **Anacla new housing** opportunities with potential for over 300 new townhouses, single detached, and semi-detached houses. Anacla's improved main streets can deliver capacity for hundreds of additional apartments integrated into mixed use buildings.
- **Investment in Pachena Beach** with additional camp sites and amenities for ecotourism, in a manner that protects culturally significant spaces.
- **A new pedestrian bridge** connecting Lower and Upper Anacla

VI. Bamfield Framework

The Framework Plan for Bamfield envisions the redevelopment of Huu-ay-aht owned lands with commercial, tourism, and residential uses.

The development of these lands responds to the needs of Bamfield residents and Huu-ay-aht citizens, while enabling the Nation to develop new uses and businesses that could aid in the diversification and growth of economic opportunities

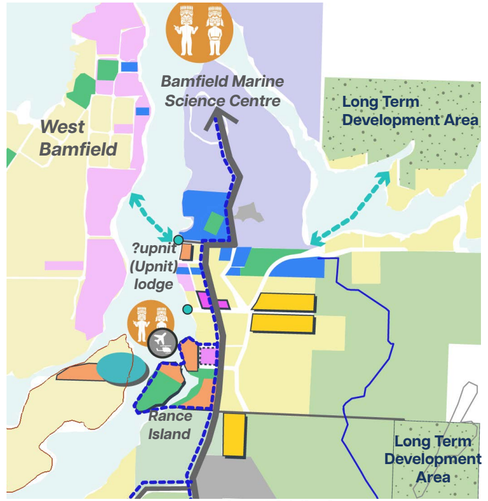
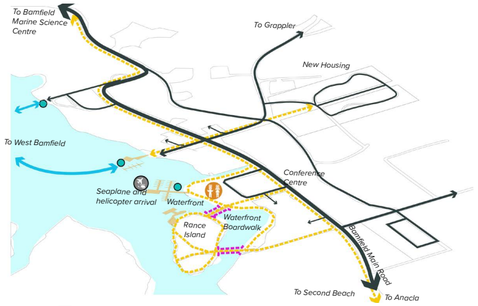


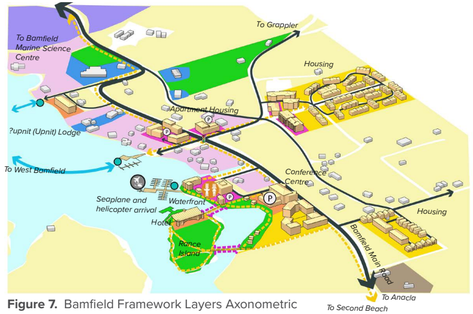
Figure 8. Bamfield Framework



Land Uses
(Places to live, work, learn, and gather, etc.)



Mobility
(Connections, roads, trails, multi-use paths, etc.)



Framework Plan

Figure 7. Bamfield Framework Layers Axonometric

THE FRAMEWORK PLAN FOR BAMFIELD SUPPORTS THE POTENTIAL FOR

- **Shops, restaurants, and a potential marina** connected by a new waterfront boardwalk along East Bamfield.
- **A landmark hotel** and Huu-ay-aht cultural interpretation park on Rance Island accessible only by pedestrian bridges.
- **Expanded dock** potential to accommodate additional moorage, ferry service and/or seaplane arrivals.
- **A potential new conference centre** along Bamfield Main Road to support tourism.
- **A vibrant mixed use main street** with improved landscaping, retail, housing, and hotel uses through the development of existing Ostroms, the Market, Hacas Inn and ?upnit (Upnit) Lodge sites.
- **New housing** with potential to accommodate approximately 130 new townhouses and more than 100 apartments, with more housing potential in Long Term Development Areas.

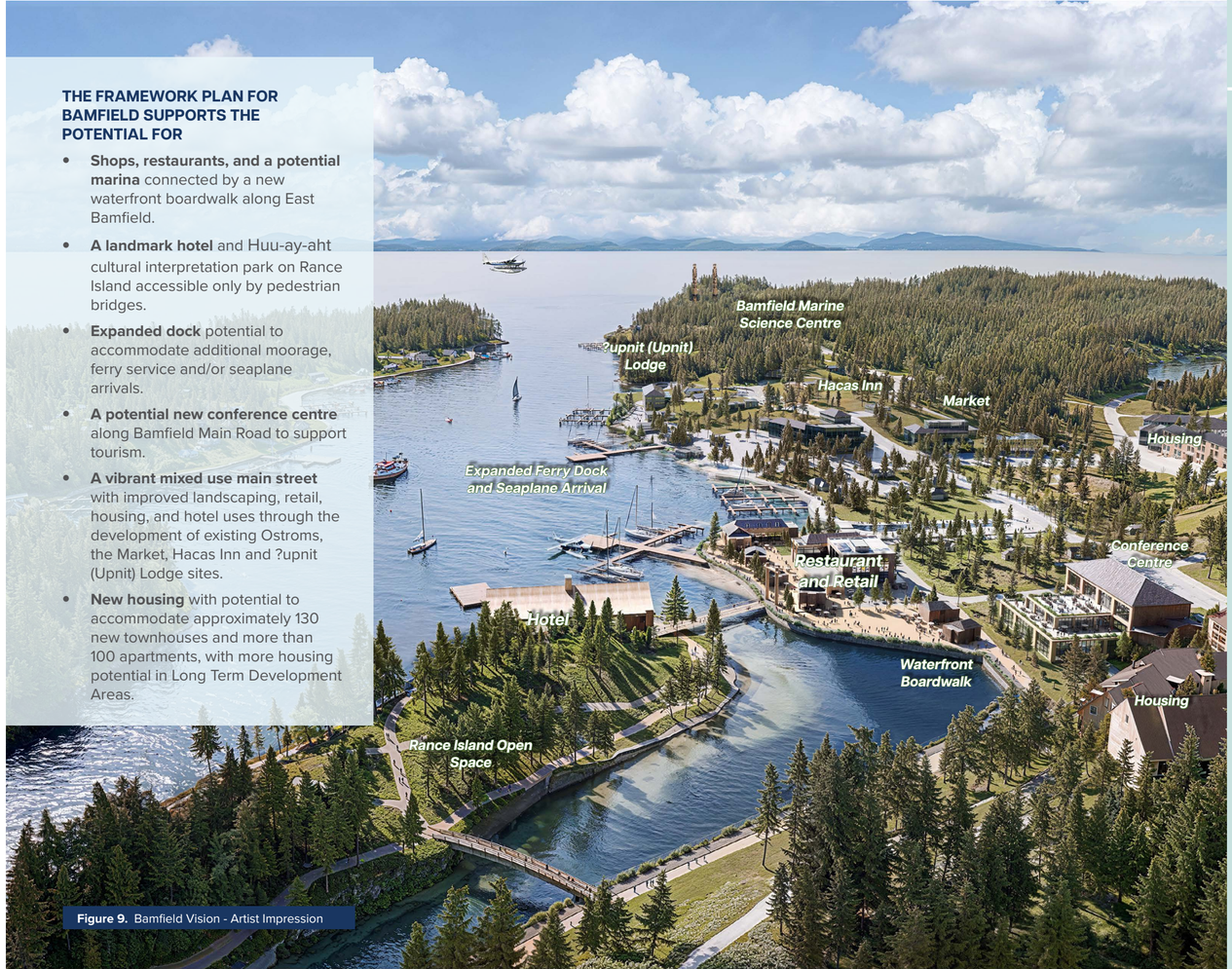


Figure 9. Bamfield Vision - Artist Impression

VII. Coastal Destinations and Landmarks

The Framework Plan supports the creation of three key tourism nodes (Pachena Beach, Second Beach, and Clutus) and multiple other destinations along the coastline.

Together, this has the potential to create a regionally significant ecotourism draw that welcomes visitors to the Ḥahuuṯi.

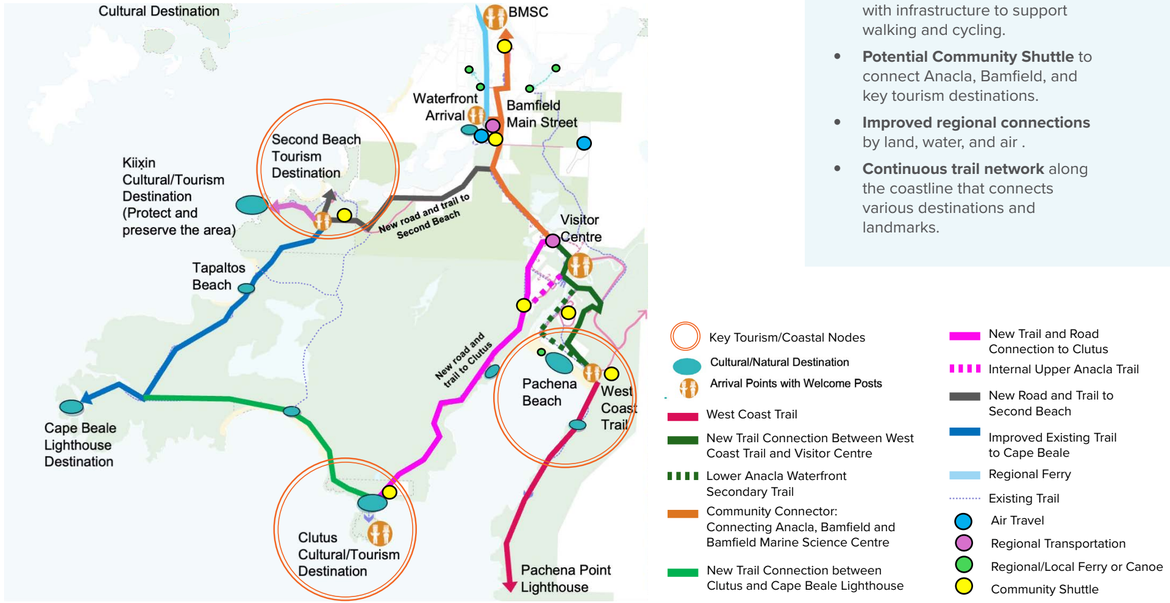


Figure 10. Coastal Destinations Framework

THE FRAMEWORK PLAN SUPPORTS THE POTENTIAL FOR

- **Three major destinations/key tourism nodes**: Clutus, Second Beach and Pachena Beach.
- **Potential new roads** to Clutus and Second Beach.
- **Primary streets enhancements** with infrastructure to support walking and cycling.
- **Potential Community Shuttle** to connect Anacla, Bamfield, and key tourism destinations.
- **Improved regional connections** by land, water, and air .
- **Continuous trail network** along the coastline that connects various destinations and landmarks.



Figure 11. Coastal Destination - Artist Impression

VIII. Priority Projects

Five projects have been identified as having the most potential for immediate focus, prioritization, and implementation. Priority Projects may be advanced in the near term while laying the foundation for future development.

To support the implementation of key projects identified by Huu-ay-aht council, staff and their development partners (Forum), a high-level implementation table has been prepared that identifies the potential range of considerations.

These projects are intended to suggest priorities but are subject to change.

#	Project	Project Code	Ownership / Jurisdiction	Project Leadership*	Enablers & Other Considerations	Implementation Sequence
1	**Utility and Infrastructure Planning**	n/a	n/a	• **Huu-ay-aht Government** • Forum	n/a	n/a
2	**Review and redevelopment of existing HFN Group of Businesses parcels located in Bamfield** **Hacas Inn, ʔupnit (Upnit) Lodge and Market may be first priority sites**	**EC-B1** **LU-B1** **EC-B2**	Huu-ay-aht Fee Simple (ACRD)	• **HFN Group of Businesses** • Huu-ay-aht Government • Forum	• Coordination with ACRD and Updates to Bamfield OCP • Due diligence conclusions (environmental remediation, archaeological, etc.)	• Market and feasibility analysis to study long-term redevelopment potential of HFN Group of Business Parcels • Consult with Huu-ay-aht Citizens, residents of Bamfield & ACRD • Determine preferred option • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Secure technical approvals required (i.e. rezoning, subdivision, etc.) • Begin construction
3	**Second Beach Tourism Destination and Reintroduce Kiix?in Tours**	**EC-O6**	Huu-ay-aht TSL ACRD (access / servicing)"	• **HFN Group of Businesses** • Huu-ay-aht Government • Forum	• Coordination with ACRD • Coordination with Kiix?in Research and Development Improvements & conservation plan • Due diligence conclusions (environmental remediation, archaeological, etc.)	• Retain design and consultant team to develop concepts for Expanded Second Beach Tourism Node, in a manner that is respectful to the Kiix?in historic site and tour program. • Determine preferred project(s) and redevelopment approach(s) • Consultation with Huu-ay-aht citizens and residents of Bamfield • Consultation with ACRD Staff for road improvements • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Update Land use Framework & Secure technical approvals required (i.e. rezoning, subdivision, etc.) • Secure any required agreements (i.e. servicing, road / right-of-way, easements, etc.) with ACRD to facilitate construction • Begin construction

*bolded text represents the project lead (subject to change)

These projects are intended to suggest priorities but are subject to change.

#	Project	Project Code	Ownership / Jurisdiction	Project Leadership*	Enablers & Other Considerations	Implementation Sequence
4	**Anacla Visitor and Cultural Centre**	**LU-A1**	**Huu-ay-aht TSL**	• **Huu-ay-aht Government**	• Master plan / Community Plan for Upper Anacla (project #9) • Coordination with upgrades to Bamfield Main Road & trail • Consider Parking, Bus terminal	• Finalize location for Visitor Centre based on the HFN Framework Plan • Finalize design and specs for Visitor Centre including program and parking area and design for integration with future roads and trail network envisioned in Anacla, that are identified in the Framework Plan. • Secure additional funding if required • Approve design and location by Council or People's Assembly (if required) • Begin construction
5	**Development sites available for housing (Across Anacla and Bamfield)**	**LU-A4** **LU-A5** **LU-B3** **LU-B4** **LU-B5**	**Huu-ay-aht TSL** **Huu-ay-aht Fee Simple Bamfield (ACRD)**	• **Huu-ay-aht Government** • Anacla Planning Committee • Housing & Infrastructure Teams • HFN Group of Businesses	• Coordinations with ACRD and Updates to Bamfield OCP • Due diligence completed (environmental remediation, archaeological, etc.)	• Retain master planning / design consultant team to develop detailed plans for new residential communities (i.e. Fee Simple Lands in Bamfield) • Market and feasability analysis and shortlisting of preferred projects • Consultation with Huu-ay-aht citizens, residents of Bamfield & ACRD • Determined preferred option and phasing plan • Secure approval by Council or People's Assembly (if required) • Secure technical approvals required (i.e. land use update, rezoning, subdivision, etc.) • Secure funding & potential partnerships for delivery • Begin Construction

*bolded text represents the project lead (subject to change)



1.0 Introduction & Process

1.1 Scope of the Framework Plan

A Framework Plan is a long-term vision that guides the coordinated physical development of land over a long term horizon (eg. 20-30 years). The Plan defines a flexible vision, potential land uses, open spaces and mobility networks.

The Plan provides recommendations across the Huu-ay-aht Ḥahuuḥi, which is located in the Barkley Sound region on the West Coast of Vancouver Island.

While recommendations are proposed across the Huu-ay-aht Ḥahuuḥi, this Plan focuses on Anacla and Bamfield, where existing communities are established, and where future growth is anticipated.

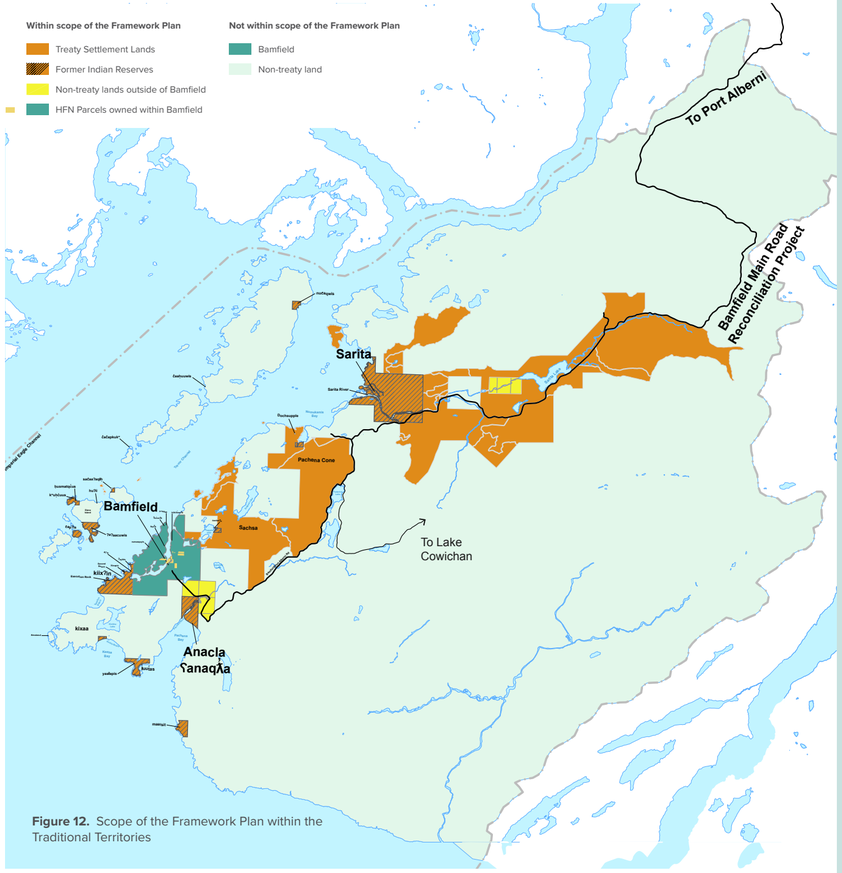


Figure 12. Scope of the Framework Plan within the Traditional Territories

1.2 The Reason for a Framework Plan

Until recently, the Huu-ay-aht Ḥahuuƚi which measures approximately 784 square kilometres, and the current 86 square kilometres of Treaty Settlement Land, of land in the Barkley Sound area has been difficult, and in some cases dangerous to access.

In 2020, Huu-ay-aht First Nations partnered with the Province of British Columbia to upgrade Bamfield Main Road (an 85 kilometer gravel logging road). The project was completed in October 2023, dramatically improving accessibility of Huu-ay-aht Ḥahuuƚi with the rest of Vancouver Island.

With this substantial investment, Huu-ay-aht First Nation has identified a tremendous opportunity to leverage these newly accessible lands to achieve long term goals for the community that not only includes generating economic prosperity, but more importantly, the development of a community that supports the return of citizens to choose to live on the Ḥahuuƚi for generations to come. The Huu-ay-aht First Nation has established a goal of having 50% of citizens live on the Ḥahuuƚi by 2033 (where only 19% typically reside in the early 2020s).

To explore future development opportunities, Huu-ay-ayt First Nations issued a national Request for Proposal (“RFP”) between 2021 to 2023, to select a development partner. This extensive process led to selection of Forum Asset Management, an award-winning Canadian real estate and equity firm, as development partners

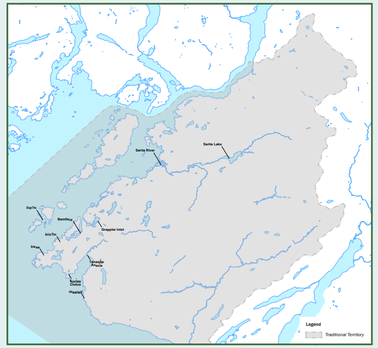
This Framework Plan was prepared by the Huu-ay-aht government and Forum to help guide future change and development within the Ḥahuuƚi.

The Plan envisions a strong, self-governing, and self-reliant Nation that grows with a holistic view of sustainability based on the three sacred principles of ʔiisaak, ʔuuʔałuk, Hišuk ma c̓awak.

The Evolution of Huu-ay-aht’s Ḥahuuƚi

The lands have an extensive history, from an abundant traditional territory, to colonial settlement and reclamation of traditional lands and urban development.

Before 1800



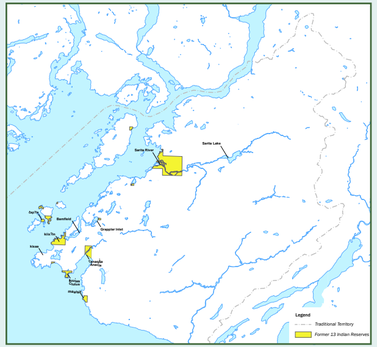




LEGACY & PRE-CONTACT HISTORY

The Huu-ay-aht First Nations have a long history in the traditional territories and have stewarded lands that extend from Tsusiat Falls in the south to the Deer Group Islands in the northwest in the Imperial Eagle channel, and to Coleman Creek in the Alberni Inlet to the northeast since time immemorial. During this time, it is estimated that the population was around 10,000.

Late 1800s





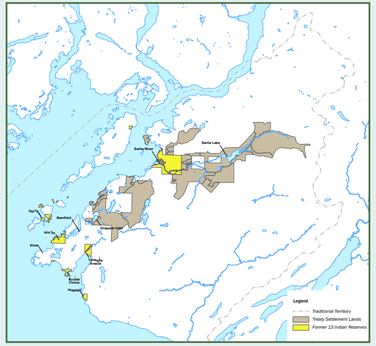


POST-CONTACT HISTORY

When colonization occurred in the late 1800s the Huu-ay-aht people were forced to lived on 13 small Indian Reserves. During this time, the Huu-ay-aht people were denied access to most of their traditional sites within the territory.

The Huu-ay-aht people faced many difficulties and challenges, and their population declined significantly.

2011





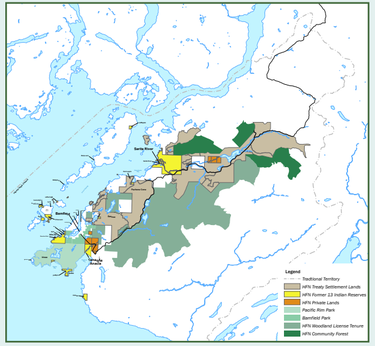


MODERN TREATY NATION

In the 1990s Huu-ay-aht people started a treaty negotiation process with fourteen other nations of the Nuu-chah-nulth Tribal Council. The Maa-Nulth Treaty was signed in 2011, which establishes full ownership and self governance of the treaty settlement land.

Huu-ay-aht First Nations have since become a government member of the Alberni-Clayoquot Regional District and have established a Government-to-Government relationship with the Province of British Columbia

Today







NEW INVESTMENT & INDEPENDENCE

Since the finalization of the Treaty Agreement in 2011, Huu-ay-aht First Nations have undertaken a series of transformative investments and initiatives to support the longterm sustainability and prosperity of the lands.

Key initiatives include upgrading the Bamfield Main Road with chip sealing, entering into a partnership agreement to acquire ownership and ensure sustainable management of forestry resources in the area, and investment in a number of properties and businesses within the Bamfield - Anacla area.

1.3 Framework Planning Process

The Framework Plan was advanced over the course of four phases that took place between 2023 and 2024.

The ideas and recommendations in this Plan were derived by multiple workshops with members of Huu-ay-aht First Nations Executive Council, Ḥaw̓iiḥ (hawiih) Council, Nananiiqsu, and the Anacla Planning Committee to understand the ambitions of the Nation.

Community engagement was also foundational. This plan was developed by engaging with community members to learn about the history of the land and priority of its citizens.

In total 190+ participants were engaged across 8 Open House events and 3 Virtual Meetings. Open Houses and other engagement sessions (including with elders, knowledge keepers, hereditary chiefs, and relevant stakeholders) were held in Anacla, Bamfield, Port Alberni, Nanaimo, Parksville, Vancouver, Victoria and Online.

Each Round of engagement followed the same format with in-person and virtual public open houses held in the various communities where Huu-ay-aht citizens reside.



Figure 14. Project site visit

More details about each phase of the process are summarized below:

Phase 1

Listening & Learning

Dec 2023 - March 2024

Learning about the Huu-ay-aht lands, values and traditions and sites of importance. This process is supported by a series of in-person workshops, discussions and focused sessions with key knowledge keepers, elders as well as members of Huu-ay-aht First Nations Executive Council to help inform the project team's understanding of the area. In addition, the team conducted a series of site visits and tours of the land to gain a better understanding of the physical opportunities, constraints and existing conditions.

Phase 2

Visioning

March - June 2024

Developing a shared project vision and exploring how the project can achieve key priorities for Huu-ay-aht First Nations. This phase included developing a vision statement, principles, Framework Plan Themes, and initial mapping of physical opportunities. This phase included a significant engagement component, including key visioning sessions and workshops with Executive Council and key members from Hawiih Council, HFN Group of Businesses and other government staff. It also included public open houses and consultation sessions to inform Huu-ay-aht citizens and the general public about the process, and to ask about their priorities for the future of the lands.

Phase 3

Exploring Options

June - August 2024

Developing Options, strategies and concepts for an overarching physical structure for the Treaty Lands and broader Ḥahuuḥi. This phase included reporting back to the community on the vision, principles and key structuring ideas for the Framework Plan that were informed by the priorities and perspectives shared by citizens and community members in Phase 2. Several public open houses were held to share the emerging ideas and guiding principles. In addition, the project team held several in-depth design workshops to present more detailed designs for priority projects, focus areas and emerging frameworks.

Phase 4

Developing Plan & Design Guidelines

October-December 2024

Preparing preferred physical structure, Framework Plan document and describing recommended design guidelines and implementation methods. The final phase includes the preparation of the final Framework Plan and supporting report, as well as refinement to all design materials and concepts shared to date. In this phase, the project team has finalized the draft frameworks for all focus areas, and will present the final plan for approval at the People's Assembly.

Figure 13. Project Process

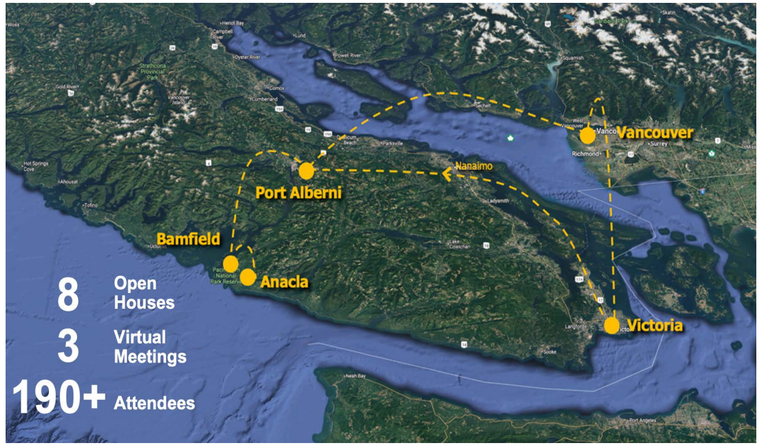


Figure 15. Open House Locations





Figure 16. Images from Open House Events

Over the course of the engagement, 8 key themes from the citizens:

1. Plan for a diversity of **housing** types, tenures and affordability levels.
2. Desire for new **community and recreation facilities.**
3. Desire for multi-purpose **culture and learning** spaces.
4. Prioritize cultural and **eco-tourism.**
5. Support for **sustainable and Indigenous-owned businesses.**
6. Support for **improved connections** on the lands.
7. Desire to preserve **natural areas** and habitats.
8. Celebrate and promote awareness of **Huu-ay-aht culture** and history.

This feedback informed the ideas, projects and strategies in this Framework Plan.

1.4 Physical Development Considerations

The Huu-ay-aht ẖahuuḥi offers a unique opportunity to accommodate new development to meet the needs of existing and future citizens. Key opportunities and constraints were identified by engaging and hearing the stories about the history of the lands, as well as a physical assessment of the lands today.

UPPER AND LOWER ANACLA ARE NOT WELL-CONNECTED

Upper and Lower Anacla are physically disconnected, which poses a significant challenge for HFN citizens residing in these communities and for tourists seeking seamless mobility. The transportation network in both Upper and Lower Anacla ends abruptly, lacking continuity.

GETTING AROUND IS CHALLENGING

The mobility network in Anacla, Bamfield, and nearby coastal destinations lacks a clear hierarchy. Currently, streets are primarily designed for cars, resulting in unsafe conditions for pedestrians and cyclists. Key intersections are poorly defined, and several destinations are challenging to locate.

OPEN SPACES ALONG THE COASTLINE ARE DIFFICULT TO ACCESS

The coastline features many beaches and landmarks (e.g., lighthouses and natural or cultural areas), many of which lack trails. The existing trails are often inaccessible or difficult to locate. Similarly, the waterfront in East Bamfield does not address the waters edge, preventing the community and tourists from accessing the water easily.

CONNECTIONS TO POINTS OF INTEREST ARE LIMITED

Bamfield Main Road offers access to many points of interest, but communities and natural cultural areas like Sarita, Poet Nook, and Frederick Lake are largely undeveloped, with limited amenities for citizens or attractions for visitors. An improved regional and local mobility network provides an opportunity to better access these points of interest.

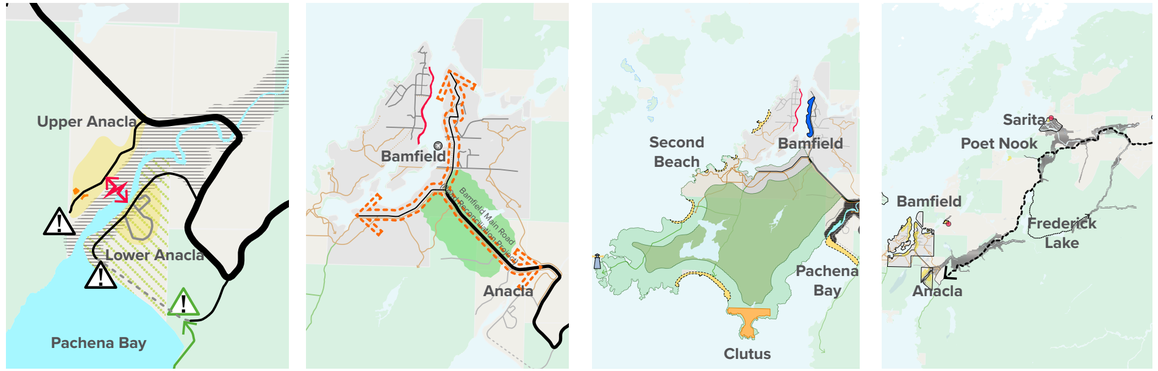


Figure 17. Physical Development Considerations Diagrams



In recent decades, new development has been focused in Upper Anacla, outside of the flood limit and tsunami areas.



There is limited connectivity between Upper and Lower Anacla.



The coastline is dotted with beaches and landmarks (ie. lighthouses). However, these spaces are not easily accessible. There are opportunities to better utilize and access special areas and landmarks along the coastline.



There is no major access point to Sarita.



Streets are designed primarily for car movement. There are few amenities to make traveling comfortable for cyclists or pedestrians.



The trailhead to the West Coast Trail is undefined. The trail does not clearly integrate into the rest of the Anacla's mobility network.

Figure 18. Images of the Site



2.0 Framework Plan

2.1 Mission Statement

Through extensive consultation and engagement with Huu-ay-aht citizens, as well as key leaders and decision makers, a Mission Statement and a series of guiding principles were developed to chart a path for the Framework Plan.

The Plan contemplates a connected network of distinct, healthy, and sustainable coastal communities with a wide range of uses that support the needs of citizens and residents, celebrates Huu-ay-aht culture, and fosters a growing diversity of businesses and economies.

Over time, the Ḥahuuƫi will attract additional citizens to return, and draw visitors to experience the area's natural beauty.

Overall, this Plan will guide responsible and sustainable development in keeping with the Nation's three sacred principles, which include ʔiisaak (Greater Respect); Hišuk ma c̓awak (Everything is One); and ʔuuʔałuk (Taking Care Of).



2.2 Framework Plan Principles

The Principles establish values that ensure the plan meets the needs and desires of the community.

The principles were formed largely by using citizen input to focus on key themes and priorities raised as part of the engagement process.



PRINCIPLE 1:

Support a complete and prosperous Ḥahuuḥi

The Huu-ay-aht Ḥahuuḥi will include a diverse mix of uses and activities including housing, community and cultural amenities and facilities, and hospitality and tourism services to generate prosperity for the Huu-ay-aht First Nation, and to provide a diverse and healthy lifestyle for those living in the Ḥahuuḥi. Attracting the right blend of uses and amenities will be a key ingredient in fostering a safe and healthy community. A key component will be sufficient social infrastructure to support the health and wellbeing of citizens.



PRINCIPLE 2:

Foster a diverse economy that unlocks the wealth of the Ḥahuuḥi

Fostering a robust, diverse and sustainable economy is at the core of responsibly unlocking the wealth of the Ḥahuuḥi and generating prosperity for the Huu-ay-aht First Nations. The economy of the future will provide a diversity of employment opportunities for Huu-ay-aht citizens and other residents, and will prioritize industries that balance environmental and economic needs such as tourism, sustainable forestry and hospitality, while celebrating the unique indigenous culture and heritage of the Huu-ay-aht people.



PRINCIPLE 3:

Create welcoming destinations and showcase landmarks

The Framework Plan will recognize and celebrate the range of existing destinations, landmarks and cultural sites of importance to create a unique tourism destination. New facilities and landmarks may be created to showcase Huu-ay-aht culture and values that welcome visitors to the Ḥahuuḥi. Certain areas may have restricted or limited public access, while others will be celebrated as focal points of Huu-ay-aht culture. These destinations will embody the Huu-ay-aht slogan: Ancient Spirit, Modern Mind.



PRINCIPLE 4:

Connect people and places

A successful Framework Plan will require a series of convenient, accessible and safe connections across the territory to help connect communities and to facilitate business and tourism activities. These connections will include consideration for all modes of transportation, including walking and cycling, and will consider improvements to the existing trail network as needed. Alternative means of access to the territory will also be considered, including by water and air.



PRINCIPLE 5:

Best practices in sustainability and resilience

Sustainability and resilience will be woven into the fabric of the Framework Plan for the Huu-ay-aht Ḥahuuḥi. The Framework Plan will draw upon local and international best practices and tap into traditional indigenous knowledge to ensure the ḥahuuḥi can be resilient in the face of present and future challenges. This will include not only environmental sustainability, but consideration of natural hazards, as well as social and economic sustainability to support a resilient and healthy community and a circular economy.

2.3 The Framework Plan

A Framework Plan is a long-term vision that guides physical change and development over a 20-30 year horizon. The Plan identifies land uses, open spaces and mobility networks within the Ḥahuuḥi.

The Framework Plan is broken into 4 subsections (Anacla (2.4), Bamfield (2.5), Coastal Destinations and Landmarks (2.6), and the broader Traditional Territory (2.7)), each with its own geography, key objectives, and key takeaways.

The legend below describes the elements within the Framework Plan (right).





Figure 19. Framework Plan

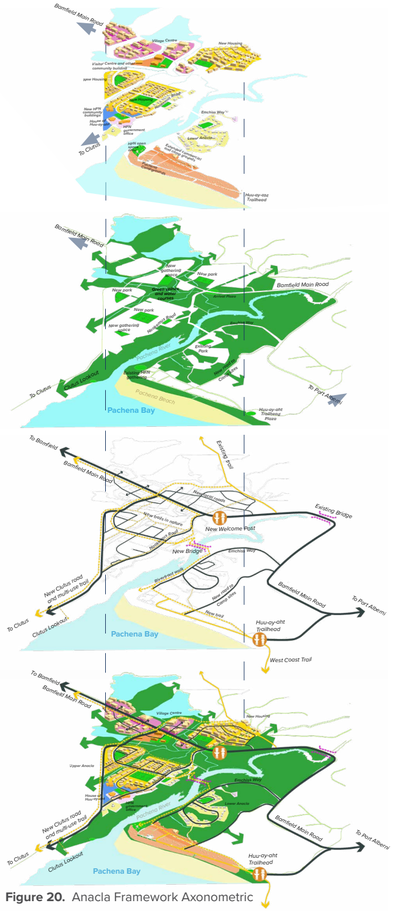
2.4 Anacla Framework

The Framework Plan for Anacla envisions the preservation of Lower Anacla, expansion of Upper Anacla and the creation of two subcommunities.

A commercial-focused Village Centre along Bamfield Main Road and a new residential area called Pachena Heights are envisioned. These areas are weaved into the natural environment to connect people and nature.

Anacla is the heart of the Huu-ay-aht community. It may support the needs of citizens by accommodating a range of housing and community services, and support the local economy by integrating tourism activities.

Opportunities to share and celebrate the Huu-ay-aht culture may be integrated throughout Anacla.



Land Uses
(Places to live, work, learn, and gather, etc.)

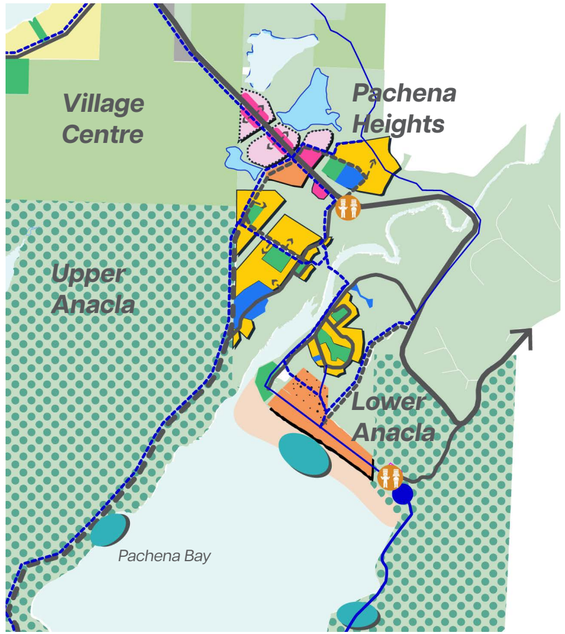
Open Spaces
(Parks, beaches, and open spaces, etc.)

Mobility
(Connections, roads, trails, multi-use paths, etc.)

Framework Plan

Figure 20. Anacla Framework Axonometric

2.4.1 Anacla Land Use



Mixed use/Commercial
Mixed use/Commercial (long-term)
Residential
Residential(Long-term)
Community Amenities/Services
Tourism
Cultural/Natural Destination
Parks and Open spaces
Parks Canada
Other Open Spaces/Parks
Multiuse Trail
Existing/Proposed Road
Arrival Points with Welcome Posts

Figure 21. Anacla Framework

THE FRAMEWORK PLAN FOR ANACLA SUPPORTS THE POTENTIAL FOR

- **A new commercial node** along Bamfield Main Road with a visitors centre, retail and commercial uses. Together this has the potential to accommodate upwards of 25,000 sq.m (270,000 sq.ft) of commercial and light industrial space.
- **Community growth at Upper Anacla**, including new housing, and expanded community uses around the House of Huu-ay-aht and Government building.
- **New housing** opportunities with potential for over 300 new townhouses, single detached, and semi-detached houses. Anacla's improved main streets can deliver capacity for hundreds of additional apartments integrated into mixed use buildings.
- **Investment in Pachena Beach** with additional camp sites and amenities for ecotourism, in a manner that protects culturally significant spaces.
- **A new pedestrian bridge** connecting Lower and Upper Anacla

2.4.2 Anacla Mobility

The Plan envisions new and enhanced connections throughout Anacla promoting multiple modes of transportation to move around.

Key priorities include facilitating safe and convenient travel options beyond the private automobile so that residents and citizens can access a range of destinations within the community by foot, bike, vehicle or in the future by community shuttle. This will provide a range of accessible choices, and encourage more sustainable modes beyond the use of the private automobile.

A range of potential improvements are suggested:

- **Bamfield Main Road improvements:** A multi-modal pedestrian and cycling trail - with lighting, improved signage, and emergency phones - is recommended. This trail would serve as a community connector, linking Anacla with Bamfield, and providing a safe, fully separated route that runs parallel to the Bamfield Main road.
- **Pedestrian connections:** New pedestrian trails throughout Upper Anacla, Lower Anacla and Pachena Heights are recommended.
- **New roads:** Several new roads are envisioned to build out a new street network serving Upper Anacla, Lower Anacla, Pachena Heights and connect to the proposed Clutus tourism node.
- **Welcome posts:** Welcome posts are recommended to mark important thresholds into the Traditional Territory. These posts are planned at the trailhead for the West Coast Trail, as well as along Bamfield Main Road at the entrance to the Anacla Village Centre.
- **Pedestrian bridge:** A new pedestrian bridge spanning the Pachena River to link Upper and Lower Anacla is envisioned. This bridge would not only connect these two communities, but also create a continuous trail system that extends from Upper Anacla, the Pachena Bay Campground, and the West Coast Trail. In addition to improving mobility, this connection point could offer an alternate evacuation route for residents of lower Anacla to reach higher ground in the event of a tsunami.



Figure 22. Anacla Framework Mobility

2.4.3 Anacla Open Spaces

The Anacla community has potential to be deeply integrated and connected with Nature.

Water represents a life force and an essential element for Huu-ay-aht culture that is used in ceremony and rituals, for transportation, and as a source of food and sustenance. The existing waterways also define the topography of Anacla.

A range of potential improvements are suggested:

- **Respect Existing Waterways:** The plan for Anacla may respect the existing waterways, including streams, creeks and the Pachena River, as essential building blocks to integrate the future residential community into the natural fabric of the landscape. New development in Anacla is envisioned to frame and connect Huu-ay-aht citizens with these landscapes.
- **Integrating water into the design of the community**: Water is celebrated. Development is envisioned to front watercourses, allowing Huu-ay-aht citizens to connect with it for various purposes, whether for cultural ceremony, ritual, enjoyment and recreation, or to continue to provide a source of food and nourishment for Huu-ay-aht and the surrounding natural ecosystem
- **Weaving development and nature**: Weaving the urban fabric into the nature results in community building that is sensitive to the natural environment. This form of development is envisioned to promote sustainable development, and the natural protection of existing natural habitats and ecosystems.
- **New parks and recreation:** Landscaped green and open spaces are envisioned to punctuate the built environment with usable recreation and gathering spaces. This could include central lawns, sports fields, or children's play areas.



Figure 23. Anacla Framework Open Space

2.4.4 Key Anacla Projects

The Framework Plan identifies projects and initiatives across Huu-ay-aht's ḥahuuḥi. Within Anacla, these include new uses and programs (land uses), new opportunities for tourism and placemaking, and new strategies to improve the ability to move around (mobility). Several projects that can be advanced by Huu-ay-aht First Nations government or Executive Council directly, and do not require substantial external collaboration or agreements with third parties / interest holders. Others require partnerships with external decision makers and agencies. All potential projects are to be implemented according to the priorities set out by the Nation. These projects are intended to suggest priorities but are subject to change.

	PROJECTS WITHOUT EXTERNAL DECISION MAKERS	PROJECTS WITH EXTERNAL DECISION MAKERS
LAND USE AND COMMUNITY	**LU-A1 ANACLA VILLAGE CENTRE** A series of commercial, retail, and industrial uses providing space for entrepreneurs and businesses. **LU-A2 INTERNAL COMMUNITY NODE** An expanded node of community uses by the existing House of Huu-ay-aht and the Government building. **LU-A3 MAIN ROAD COMMUNITY NODE** New community uses servicing Anacla and Bamfield residents. **LU-A4 UPPER ANACLA HOUSING** New housing in Upper Anacla. **LU-A5 PACHENA HEIGHTS HOUSING** New housing in a new subcommunity north of Bamfield Main Road	
ECONOMIC DEVELOPMENT	**EC-A1 VISITOR CENTRE** A tourism welcome area that includes parking and regional /local transportation to local destinations. Includes space that showcases Huu-ay-aht history and culture and retail and amenities for visitors. **EC-A2 PACHENA CAMPGROUND EXPANSION ON TSL** Expansion of camp sites, the integration of small retail uses, and space for equipment rentals and services. **EC-A3 ANACLA WELCOME POST** A welcome post by Nookemus Road to signal arrival to Anacla. **EC-A4 HUU-AY-AHT PARKS CANADA TRAIL HEAD** A welcome post at the end of the West Coast Trail to signal arrival on the ḥahuuḥi.	Canadii **EC-A5 PACHENA CAMPGROUND EXPANSION ON CAMP ROSS** Development of expanded tourism uses on former Camp Ross lands.
MOBILITY	**MB-A1 ANACLA PEDESTRIAN BRIDGE** A pedestrian bridge that connects Lower and Upper Anacla. **MB-A2 COMMUTER SHUTTLE** Local shuttle service for Anacla residents to travel between the Pachena Bay area (not on the map to the right)	BRITISH COLUMBIA **MB-A3 BAMFIELD ROAD IMPROVEMENTS (MULTI-USE TRAIL)** Integration of a multi-use pathway along Bamfield Road, to improve connections between Anacla and Bamfield. Canadii **MB-A4 CLUTUS RIDGE ROAD** An access road and a multi-use path to Clutus to unlock the land in Clutus.



Figure 25. Anacla Projects

2.4.5 Anacla Character

Within the Anacla structure, there are 4 sub-districts, each envisioned with their own unique character:

The Village Centre is intended to be the new commercial centre for Anacla that frames Bamfield Main Road and features a mix of uses including new housing, commercial retail uses, and light industrial. This area should be the heartbeat of citizen entrepreneurship in the community and feature a visitor centre.

Upper Anacla is envisioned to be the primary focal point for cultural and community functions of the Huu-ay-aht First Nations and be the main housing area.

Lower Anacla is envisioned to remain as an important node for the housing for Huu-ay-aht First Nations as well as a tourism node with the Pachena Bay campsites.

Pachena Heights is envisioned as a future residential area with complimentary community facilities and recreation uses to support the growth of the community over time.

Images to the right capture the varying characters imagined across the various subcommunities.

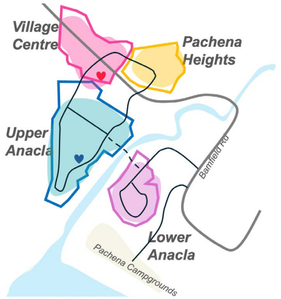


Figure 26. Anacla Character Areas



Mixed use village centre example



Community gathering spaces activated with commercial/cultural uses



Ground related housing connected with active transportation layers to the rest of the community



Housing integrated with nature



Example of camp sites



Example of commercial spaces in Pachena Bay

Figure 27. Community Mixed Use Precedents



Figure 29. Upper Anacla Community and Visitor Centre Vision - Artist Impression

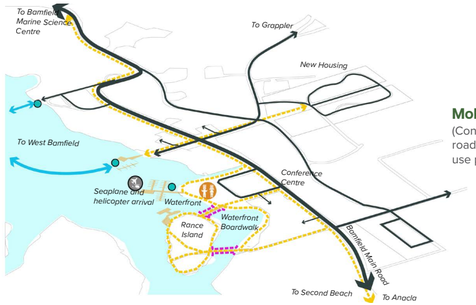
2.5 Bamfield Framework

The Framework Plan for Bamfield envisions the redevelopment of Huu-ay-aht owned lands with commercial, tourism, and residential uses.

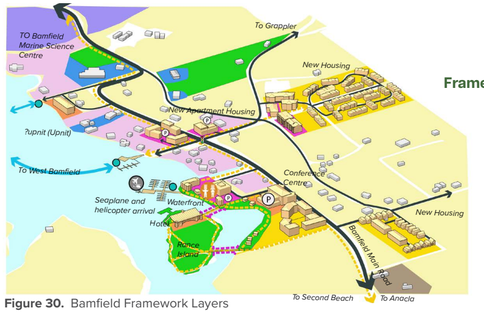
The development of these lands responds to the needs of Bamfield residents and Huu-ay-aht citizens, while enabling the Nation to support uses that can aid in the diversification and growth of economic opportunities that support Huu-ay-aht First Nations as well as the local community.



Land Uses
(Places to live, work, learn, and gather, etc.)



Mobility
(Connections, roads, trails, multi-use paths, etc.)



Framework Plan

Figure 30. Bamfield Framework Layers

2.5.1 Bamfield Land Use

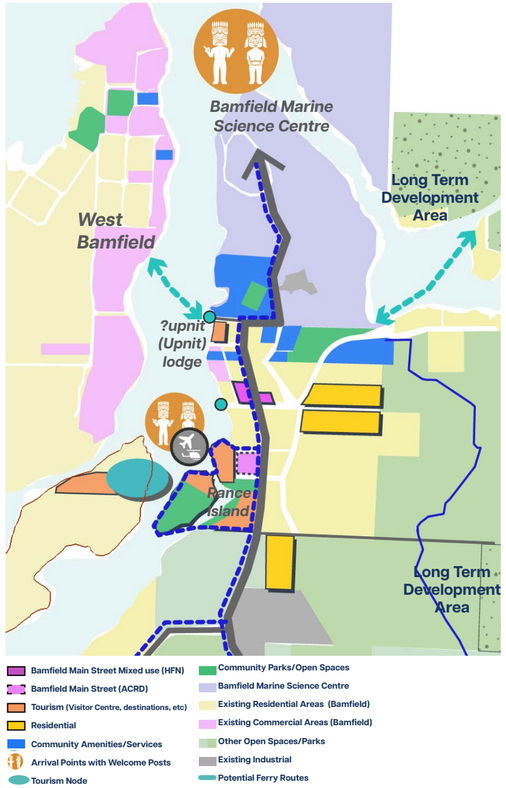


Figure 31. Bamfield Land Use Plan

THE FRAMEWORK PLAN FOR BAMFIELD SUPPORTS THE POTENTIAL FOR

- **Shops, restaurants, and a potential marina** connected by a new waterfront boardwalk along East Bamfield.
- **A landmark hotel** and Huu-ay-aht cultural interpretation park on Rance Island accessible only by pedestrian bridges.
- **Expanded dock** potential to accommodate additional moorage, ferry service and/or seaplane arrivals.
- **A potential new conference centre** along Bamfield Main Road to support tourism.
- **A vibrant mixed use main street** with improved landscaping, retail, housing, and hotel uses through the development of existing Ostroms, the Market, Hacas Inn and ?upnit (Upnit) Lodge sites.
- **New housing** with potential to accommodate approximately 130 new townhouses and more than 100 apartments, with more housing potential in Long Term Development Areas.

2.5.2 Bamfield Mobility

The Framework Plan for Bamfield envisions an enhanced mobility network to facilitate movement of people, cars, bikes, and service vehicles while improving wayfinding and unlocking the long-term potential of key sites in the area.

Key Improvements to the Bamfield mobility network contemplated by the Framework Plan includes:

- **Bamfield Main Road improvements:** A multi-modal pedestrian and cycling trail - with lighting, improved signage, and emergency phones - is recommended. This trail would serve as a community connector, linking Anacla with Bamfield, and providing a safe, fully separated route that runs parallel to the Bamfield Main road.
- **Waterfront Boardwalk:** A new waterfront boardwalk is envisioned to create a continuous pedestrian link between emerging tourism destinations along the waterfront, including potential hotels, restaurants, and other commercial and tourism uses. The boardwalk also has the potential to expand and connect to Rance Island.
- **Improvements to Streetscape and Wayfinding:** General investment in sidewalks and other pedestrian infrastructure, improved wayfinding and signage, and better definition of primary and secondary streets are imagined to facilitate travel across Bamfield
- **Ferry Improvements:** In addition to road and land connections, there is an opportunity to improve water connections that would to help facilitate travel both between east and west Bamfield, as well as between Bamfield and Port Alberni.
- **Float Plane and Regional Transport Terminal:** Within the waterfront node, an expanded dock and regional transport terminal is contemplated to accommodate regular and expanded float plane schedule to connect Bamfield with a range of destinations throughout southwest BC, including Victoria, Nanaimo and Vancouver.
- **Welcome Posts:** In addition to the new roads, trails and other connections, two new Welcome Posts are proposed introduced to mark important thresholds and signal the arrival for citizens and tourists onto the Traditional Territory. They include a welcome post at BMSC, and one along the new waterfront boardwalk.



Community Connector with a safe multi use pathway


Welcome post: Gateway to the community


Cultural public arts on waterfront


Frequent local ferry


Improved streetscape with all modes of transportation and mix of uses


Nature Trails

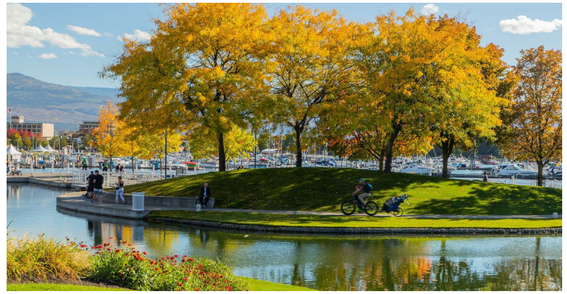
Figure 32. Mobility Precedents

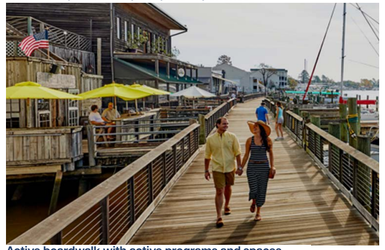
2.5.3 Bamfield Open Space

The community parks and open space areas that are envisioned on the Huu-ay-aht land holdings are primarily located within the tourism and waterfront node.

New and improved public spaces such as parks and open spaces, have the opportunity support a multi-functional waterfront, and provide amenity and recreation opportunities for residents and visitors alike. Key Improvements to the Bamfield open space system that are contemplated by the Framework Plan may be further explored:

- **Improved pedestrian experience throughout**: Amenities such as seating, landscaping, wayfinding and cultural interpretative signage are envisioned throughout Bamfield.
- **Boardwalk as an open space**: While the waterfront boardwalk serves a mobility function, it also has the potential to be a key waterfront destination that supports community life and tourism activity.
- **Waterfront Plaza**: An arrival point near the sea plane dock is envisioned as a special place of meeting and welcome within Bamfield.
- **Rance Island Open Space**: A large landscaped area on Rance Island is envisioned. This space has the potential to integrate art, native plants, and other teaching about Huu-ay-aht history and its culture.


Waterfront parks and open space experience


Active boardwalk with active programs and spaces


Boardwalk as a connector



Improved wayfinding, signage and lighting


Improving regional transportation modes

Figure 33. Open Space Precedents

2.5.4 Key Bamfield Projects

This Plan identifies several projects across Bamfield. These projects are compiled below and illustrated to the right. All projects require coordination with the ACRD and in some instances, coordination with additional external decision makers and have potential to be implemented according to the priorities set out by the Nation. These projects are intended to suggest priorities but are subject to change.

LAND USE AND COMMUNITY

LU-B1 MARKET
Redevelopment of the lands into a mixed use development that retains a market that sells fresh produce, groceries, and serves healthy pre-packaged meals.

LU-B2 WATERFRONT RETAIL & BOARDWALK
Shops and restaurants animating a new boardwalk.

LU-B3 BINNACLE NORTH NEW HOUSING
New housing.

LU-B4 BINNACLE SOUTH NEW HOUSING
New housing.

LU-B5 GRAPPLER NEW HOUSING
New housing.

ECONOMIC DEVELOPMENT

EC-B1 HACAS INN
Hospitality and accommodations.

EC-B2 ʔUPNIT (UPNIT) LODGE
Redevelopment of Upnit Lodge site for improved hospitality space.

EC-B3 CONFERENCE CENTRE & PARKING STRUCTURE
Redevelopment to support waterfront hotel and conference centre with surplus parking to support east and west Bamfield.

EC-B4 WATERFRONT WELCOME POST
A welcome post by the waterfront boardwalk.

EC-B5 RANCE ISLAND PARK & HOTEL
Waterfront hotel, set in a curated landscaped open space, overlooking the Bamfield Inlet.

EC-B6 BMSC WELCOME POST
A welcome post at the mouth of the Bamfield Inlet, visibly by land and water.

MOBILITY

MB-B1 BAMFIELD ROAD IMPROVEMENTS (MULTI-USE TRAIL)
Integration of a multi-use pathway along Bamfield Road, to improve connections between Anacla and Bamfield.

MB-B2 EXPANDED DOCK
Expanded dock with additional moorage, and seaplane and helicopter arrival.



Figure 34. Bamfield Projects

2.5.6 Bamfield Character

A mix of uses are envisioned for the Huu-ay-aht owned lands within Bamfield, including new housing and tourism uses such as hotels and restaurants.

Parcels located along the waterfront are envisioned with a boardwalk and active uses like retail, commercial, and food amenities, while parcels located further away are envisioned to be more suitable for longer-term housing development. Coordination with the ACRD Bamfield Official Community Plan will be required to implement and realize these projects. Several key land use areas are planned, each with their own unique character:

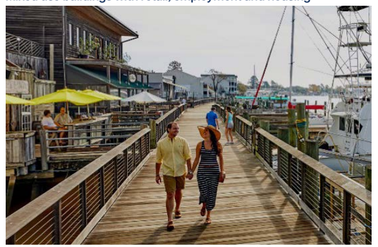
Bamfield Main Street Mixed Use Area is intended to foster a vibrant mixed-use environment that prioritizes retail and other street-level commercial uses, creating space to support citizen entrepreneurship within the community. Above the first floor, there is potential for residential or tourism accommodations, helping to create additional housing opportunities

Waterfront Tourism Area is envisioned as a vibrant destination featuring a range of visitor-focused uses, including hotels, conference centres, restaurants, bars or brewpubs, and outdoor recreational spaces. This dynamic tourism node is envisioned to provide amenities and recreational opportunities for both residents and visitors. Non-Huu-ay-aht owned parcels near the waterfront is envisioned to develop in a similar manner.

Residential Areas are envisioned to develop primarily with new housing, focusing on low-rise to mid-rise building forms. This approach aligns with Bamfield's existing scale and character, while also addressing the need for a broader range of housing options to support the local workforce and student population


Mixed use buildings with retail, employment and housing

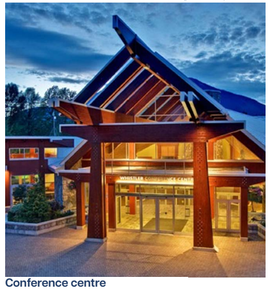

Apartment housing on the main street


Improving waterfront experience on East Bamfield



Providing variety of housing types and tenures


Improved streetscape experience of the main streets


Conference centre


Cultural/natural experience on Rance Island

Figure 36. Character Precedents



Figure 37. Bamfield Vision - Artist Impression

2.6 Coastal Destinations and Landmarks

The Framework Plan supports the creation of three key tourism nodes (Pachena Bay, Second Beach, and Clutus) as well as multiple other destinations along the coastline.

Together, this has the potential to create a regionally significant ecotourism draw that welcomes visitors to the Ḥahuuḥi.

Improving access and connectivity to natural areas and cultural spaces can help support a tourism strategy for the Nation.

By investing in new destinations and amenities, Huu-ay-aht First Nations can transition towards a more diversified and resilient economy with increased opportunity for citizen entrepreneurship that no longer relies as heavily on resource extraction. Key interventions proposed along the coastline are located on Huu-ay-aht-owned lands or on lands owned by other entities and jurisdictions, such as Parks Canada. In these cases, close collaboration and partnership may be required to coordinate and implement the vision.

The proposed projects and strategies will enhance accessibility to these coastal destinations and landmarks, allowing more individuals to connect with the land and create lasting memories. This, in turn, will encourage people to return time and again.



Figure 38. Coastal Landmarks & Destinations Demonstration Plan

Key Tourism Nodes

THE FRAMEWORK PLAN SUPPORTS THE POTENTIAL FOR

- **Three major destinations/key tourism nodes**: Clutus, Second Beach and Pachena Beach.
- **New roads** to Clutus and Second Beach.
- **Primary streets enhancements** with infrastructure to support walking and cycling.
- **Potential community shuttle** to connect Anacla, Bamfield, and key tourism destinations.
- **Improved regional connections** by land, water, and air.
- **Continuous trail network** along the coastline that connects various destinations and landmarks.



Figure 39. Keeha Beach

2.6.1 Mobility

New and improved connections by air, land and sea is proposed to unlock the coastline and facilitate access to key destinations.

Improvements to the mobility network are envisioned to improve access to the range of coastal landmarks and destinations through potential new roads and multi-use paths and improved regional connections, such as shuttle buses, float plane terminals and enhanced ferry / boat connections.

2.6.2 Open Space and Trails

The Framework Plan identifies a series of looping coastal trails to connect destinations with each other and beyond.

The open space network will be made more accessible and enhanced by investing in a range of cultural and natural destinations along the coastline. This is envisioned to include an improved trail and hiking network, with opportunities to integrate learning and cultural experiences that describe the Huu-ay-aht history and culture.s.

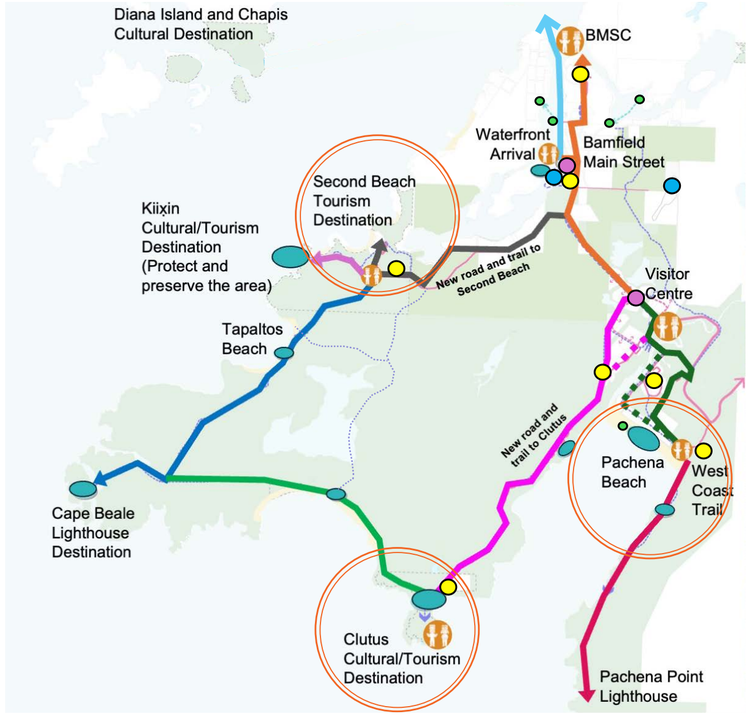


Figure 40. Coastal Destinations Framework

2.6.3 Land Use and Tourism Nodes

Coastal tourism destinations contemplated by the Framework Plan may include:

- **Second Beach Tourism Node** is envisioned as a notable tourism destination, featuring small eco-cabins or vacation rentals with views overlooking the beach. An improved trail network and tour system are also planned to sensitively enhance access to Kiix?in, the historic capital of the Huu-ay-aht
- **Pachena Bay Tourism Node** is envisioned to accommodate the future expansion of the existing campground, with additional beachfront cabins, glamping tents, and other vacation rentals. This development ha the potential to optimize the Pachena Bay campground, further establishing it as a key economic driver and income source for the Huu-ay-aht First Nations
- **Clutus Tourism Node** is envisioned to integrate a high-end hotel, with exceptional views overlooking the Pacific Ocean. The hotel could be designed with exceptional standards of sustainable construction, and integrate design features that celebrate Huu-ay-aht iconography or culture. The hotel could offer unique culinary experiences and/or chartering services for eco and adventure tourism could be provided.



Figure 41. Tourism Nodes Precedent Images

2.6.4 Key Projects

The Framework Plan identifies a number of projects across the broader coastline and along Bamfield Main Road that have potential to be implemented according to the priorities set out by the Nation. These projects are intended to suggest priorities but are subject to change.

	PROJECTS WITHOUT EXTERNAL DECISION MAKERS	PROJECTS WITH EXTERNAL DECISION MAKERS
ECONOMIC DEVELOPMENT		**EC-04 CLUTUS HOTEL AND LOOK OUT** An access road with a multi-use path to Clutus to unlock allow for the development of a signature hotel overlooking the Pacific. **EC-05 PACHENA ROAD AND TRAIL TO CLUTUS** New access road to from Upper Anacla to Clutus including lookout points over Pachena Bay. **EC-06 SECOND BEACH TOURISM DESTINATION AND REINTRODUCE KIIX?IN TOURS** Eco-tourism destination. Second beach requires a new access road
MOBILITY		**MB-02 IMPROVED PARKS CANADA TRAIL NETWORK** Improve trail network to improve connections between Second Beach, Kiix?in gate, Cape Beale lighthouse, and West Coast trail head.



Figure 42. Future Framework Plan - Projects Across Coastline

2.7 Traditional Territory

Additional points of interest locates just off the Bamfield Main Road has the potential to celebrate land, history, and culture.

While the Framework Plan has a close focus on the areas immediately surrounding Bamfield and Anacla, the Huu-ay-aht ẖahuuḥi covers a much larger geographic area. This area contains a range of important natural, cultural and historical sites that may be celebrated and invested in over time to support the long-term health and sustainability of the Huu-ay-aht peoples.

Further study and design may be required to develop detailed strategies, however the Plan provides initial ideas to activate and improve these secondary points of interest.

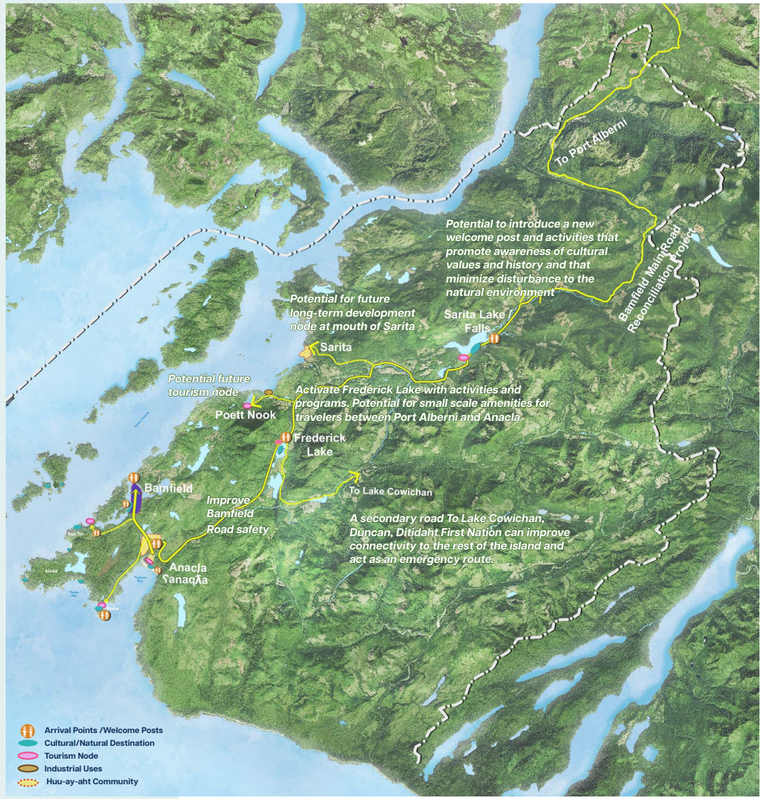


Figure 43. Traditional Territory demonstration plan

2.7.1 Key Objectives

Several key projects and objectives for the broader Territory are recommended, each with their own unique benefits:

Introduce welcome posts and gateways: Along Bamfield Main Road, welcome posts or gateways at key points of arrival into the Huu-ay-aht ẖahuuḥi are recomended. Posts and markers could be enhanced with information, additional interpretive signage, or other elements to describe the history and culture of the traditional territory.

Activate lakes and natural areas: Beyond Bamfield and Anacla, there are a variety of notable natural features, including Frederick Lake, Sarita Lake, Sarita Falls, and Sarita River. Over time, these areas are envisioned to include amenities such as rest stops and convenient food establishments, providing services midway between Anacla and Port Alberni. Additionally, trail infrastructure and recreational activities like mountain biking or canoe rentals are envisioned to allows these points of interest to support outdoor experiences and foster additional economic activity.

Celebrate historic and culturally significant sites: Certain places such as the Sarita River, referred to as “the Heart of the People” by the Huu-ay-aht First Nations, and the traditional winter village of Numukamis at the mouth of the Sarita River, hold particular significance for Huu-ay-aht peoples. These areas could evolve into larger cultural nodes or hubs over time, supported by improved access, signage, wayfinding, and the addition of cultural services and facilities. Further discussions and consultations with Huu-ay-aht interest holders is needed to determine the appropriate level of intervention in these locations



Figure 44. Eco Tourism and Gateway Opportunities

KEY ELEMENTS OF THE COASTAL DESTINATIONS AND LANDMARKS FRAMEWORK PLAN

- Improved connectivity throughout the Traditional Territory with potential for new and upgraded roads and trails including Lake Cowichan New Road
- Consider activating lakes and natural areas for recreational use around Frederick Lake, Sarita Lake, Falls, and River.
- Consider potential long term development at the mouth of the Sarita River
- Consider Poett Nook for increased recreational, tourism, and industrial uses over time.

2.7.2 Key Projects

The Framework Plan identifies a number of projects across the broader traditional territory with potential to be implemented according to the priorities set out by the Nation. These projects are intended to suggest priorities but are subject to change.

	PROJECTS WITHOUT EXTERNAL DECISION MAKERS	PROJECTS WITH EXTERNAL DECISION MAKERS
ECONOMIC DEVELOPMENT	**EC-01 SARITA LAKE NODE** Rest stop with tourism amenities and camp sites. **EC-02 FREDERICK LAKE NODE** Rest stop with tourism amenities. **EC-03 POETT NOOK NODE** Camp sites and potential industrial node.	
MOBILITY		**MB-01 ROAD TO LAKE COWICHAN** Road upgrades to create a second easily accessible route to the ḥahuuḥi.

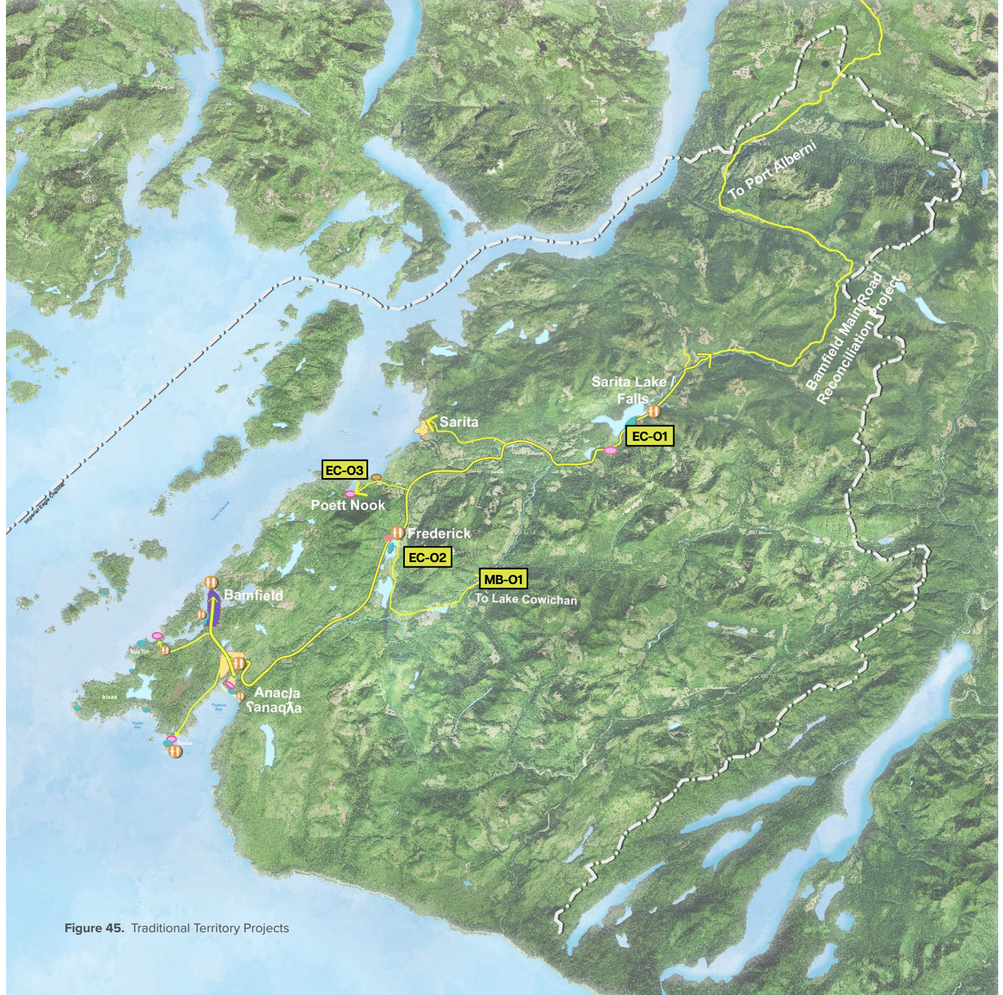


Figure 45. Traditional Territory Projects



3.0 Implementation

3.1 Required Updates to Huu-ay-aht Planning Framework

In order to implement recommendations in the Framework Plan and realize the long-term changes envisioned, a series of steps can be taken. This section begins to outline some of key actions, decisions, and next steps that may be addressed by Huu-ay-aht First Nations upon adoption and approval of this Framework Plan document.

The next stage of work will ensure the Huu-ay-aht legislative framework and suite of policies that regulate the development of land within Huu-ay-aht Treaty Lands are updated and appropriately reflect the content and direction of the Framework Plan.

In particular, the following Regulations and policy guidance documents may need to be updated to effectively implement the Framework Plan:

- Land Use Plan & Regulation
- Zoning Regulation

In addition to the above regulations, it may be important to conduct a comprehensive review of a variety of other regulations and Acts to ensure consistency across the legislative framework as well as to identify any legislative requirements or Act amendments that may be required in addition to regulation updates.

In order to implement these updates to the Huu-ay-aht Planning Framework, Huu-ay-aht First Nations may retain a planning consultant to updates and bring forward the range of new content that may be required.

A robust engagement process may be required to secure all amendments and updates to legislation and regulations, to make sure the planning framework has the full support of Huu-ay-aht Citizens living both within the Ḥahuuƚi and those who reside elsewhere.

3.2 Related Initiatives and Studies

- Negotiation for or acquisition of Crown Lands or other additions to the Treaty Land base
- Investment in new community, health or social services infrastructure
- Partnership with transportation providers or investment in regional transportation infrastructure and services (i.e. community shuttles, ferry service, float plan, etc.)

3.3 Integration with ACRD

The Alberni Clayoquot Regional District (ACRD) is undertaking its own long range planning initiatives for the broader regional district as well as with a specific focus on Bamfield. At the time of drafting this Framework Plan document, the ACRD has prepared a Bamfield Development Capacity Study, which is an attempt to quantify the degree of development that can be anticipated in Bamfield over the short, medium and long-term to assess whether servicing capacity is sufficient to meet this forecasted growth over a range of scenarios.

In tandem with this development capacity study, the ACRD held a referendum for Bamfield residents on a sewage tie-in project. The proposed Bamfield sewer collection system bylaw did not receive voter assent.

The ACRD is now planning to launch a review and update of the Bamfield Official Community Plan (OCP), which is slated to occur in 2025 – 2026. The updated OCP will outline permitted and prohibited uses across lands within Bamfield, and will include a vision and policies for change and future growth in the area. It is imperative that Huu-ay-aht First Nations coordinate directly with ACRD and their relevant consultants who are undertaking the study to ensure that the vision for Huu-ay-aht land holdings within the Bamfield area spelled out within the Framework Plan is adequately protected for and permitted under the revised OCP framework and land use designations that are implemented.

This process is expected to take place in 2025 and run for approximately 12 months. ACRD has already demonstrated good faith and a strong commitment to engagement with Huu-ay-aht First Nations through the Framework Planning process, as well as various other initiatives. Close collaboration may be essential to ensure an integrated land use framework is achieved across the various jurisdictions and to realize a successful and implementable vision for Bamfield.

3.4 Overview of Land Development and Approvals Process

While there are a range of strategic parcels and land holdings within the Huu-ay-aht hahuuli, that each have their own set of unique site-specific constraints, opportunities and stakeholder or partnership considerations, the following distills some overarching principles for major development projects within the area.

These are separated into two categories:

1. Development projects on Treaty Settlement Lands.
2. Development projects on Private Fee Simple Land owned by Huu-ay-aht First Nations subject to ACRD jurisdiction.

DEVELOPMENT PROJECTS ON TREATY SETTLEMENT LANDS

Development on Treaty Settlement Lands is subject to the Huu-ay-aht legislative framework, including the Community Planning and Development Act, Land Use regulation and Zoning Regulation, among others. Development of housing, community amenities and services, or retail / commercial projects may require a series of amendments in order to move forward.

A generalized sequence for Development on TSL is briefly summarized below:

- Determine whether project conforms with Land Use Plan. If not, an application to amend the Land Use Plan may be required, which may require approval at the People's Assembly. If yes, move to next step.
- Determine whether subdivision approval is required. If yes, file an application for subdivision approval, and obtain conditional and final approval. If no, move to next step.
- Determine whether project is compliant with Zoning Regulation. If no, then an application to amend the Zoning Regulation or a variance application may be required. If yes, then move to next step.
- Determine whether the project is located within a Development Permit Area. If yes, a Development Permit Application will be required. If no, then move to building permit stage.
- If all previous stages have been completed and/or if the project is compliant with all of the above listed regulations and plans, then a building permit application will be required to permit construction.
- Once building permits are approved, construction can proceed. Following construction, an inspection or series of inspections will be required prior to building occupancy.

DEVELOPMENT PROJECTS ON PRIVATE FEE SIMPLE LAND OWNED BY HUU-AY-AHT FIRST NATIONS SUBJECT TO ACRD JURISDICTION

Development on privately held fee simple land is subject to the ACRD jurisdiction and planning regulatory framework. For land within the boundaries of Bamfield, development is also subject to the Bamfield Official Community Plan, whereas fee simple lands outside the Bamfield area are only subject to ACRD zoning bylaw and development regulations. Development of housing, community amenities and services, or retail / commercial projects may require a series of amendments in order to move forward.

A generalized sequence for Development on fee simple lands under ACRD jurisdiction is briefly summarized below:

- If project is located within Bamfield, determine whether project conforms with Bamfield OCP Policies. If not, an OCP amendment may be required, which will require approval by ACRD. If project is not located within Bamfield, move to next step.
- Determine whether subdivision approval is required. If yes, file an application for subdivision approval, and obtain approval from ACRD. If no, move to next step.
- Determine whether project is compliant with ACRD Zoning Bylaw. If no, then a rezoning application will be required. If yes, move to next step.
- Building permits will be required for all projects within ACRD jurisdiction.

3.5 Priority Projects

While feasibility studies should be completed to fully define and commit to medium- and long-term Future Projects (as identified in Section 3.6), the immediate focus should be on implementing Priority Projects that can be realistically advanced in the near term while laying the foundation for future development.

Priority Projects include:

- **Utility and Infrastructure Planning**
- **Market Analysis and Redevelopment of HFN Group of Businesses parcels in Bamfield prioritizing Hacas Inn, ?upnit (Upnit) Lodge and Market**
- **Development of Second Beach Tourism Destination and Reintroduction of Kiix?in Tours**
- **Anacla Visitor and Cultural Centre**
- **Development sites available for housing**

These projects are intended to suggest priorities but are subject to change.

3.6 Project Implementation

To support the implementation of key projects identified by Huu-ay-aht council, staff and their development partners (Forum), a high-level implementation table has been prepared that identifies a range of considerations including potential partners, consultation required, sequencing Strategies, jurisdiction and ownership. These projects are intended to suggest priorities but are subject to change.

PRIORITY PROJECTS

#	Project	Project Code	Ownership / Jurisdiction	Project Leadership*	Enablers & Other Considerations	Implementation Sequence
1	**Utility and Infrastructure Planning**	n/a	n/a	• **Huu-ay-aht Government** • Forum	n/a	n/a
2	**Review and redevelopment of existing HFN Group of Businesses parcels located in Bamfield** **Hacas Inn, ʔupnit (Upnit) Lodge and Market may be first priority sites**	**EC-B1** **LU-B1** **EC-B2**	Huu-ay-aht Fee Simple (ACRD)	• **HFN Group of Businesses** • Huu-ay-aht Government • Forum	• Coordination with ACRD and Updates to Bamfield OCP • Due diligence conclusions (environmental remediation, archaeological, etc.)	• Market and feasability analysis to study long-term redevelopment potential of HFN Group of Business Parcels • Consult with Huu-ay-aht Citizens, residents of Bamfield & ACRD • Determine preferred option • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Secure technical approvals required (i.e. rezoning, subdivision, etc.) • Begin construction
3	**Second Beach Tourism Destination and Reintroduce Kiix?in Tours**	**EC-O6**	Huu-ay-aht TSL ACRD (access / servicing)"	• **HFN Group of Businesses** • Huu-ay-aht Government • Forum	• Coordination with ACRD • Coordination with Kiix?in Research and Development Improvements & conservation plan • Due diligence conclusions (environmental remediation, archaeological, etc.)	• Retain design and consultant team to develop concepts for Expanded Second Beach Tourism Node, in a manner that is respectful to the Kiix?in historic site and tour program. • Determine preferred project(s) and redevelopment approach(s) • Consultation with Huu-ay-aht citizens and residents of Bamfield • Consultation with ACRD Staff for road improvements • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Update Land use Framework & Secure technical approvals required (i.e. rezoning, subdivision, etc.) • Secure any required agreements (i.e. servicing, road / right-of-way, easements, etc.) with ACRD to facilitate construction • Begin construction

*bolded text represents the project lead (subject to change)

These projects are intended to suggest priorities but are subject to change.

PRIORITY PROJECTS

#	Project	Project Code	Ownership / Jurisdiction	Project Leadership*	Enablers & Other Considerations	Implementation Sequence
4	**Anacla Visitor and Cultural Centre**	**LU-A1**	**Huu-ay-aht TSL**	• **Huu-ay-aht Government**	• Master plan / Community Plan for Upper Anacla (project #9) • Coordination with upgrades to Bamfield Main Road & trail • Consider Parking, Bus terminal	• Finalize location for Visitor Centre based on the HFN Framework Plan • Finalize design and specs for Visitor Centre including program and parking area and design for integration with future roads and trail network envisioned in Anacla, that are identified in the Framework Plan. • Secure additional funding if required • Approve design and location by Council or People's Assembly (if required) • Begin construction
5	**Development sites available for housing (Across Anacla and Bamfield)**	**LU-A4** **LU-A5** **LU-B3** **LU-B4** **LU-B5**	**Huu-ay-aht TSL** **Huu-ay-aht Fee Simple Bamfield (ACRD)**	• **Huu-ay-aht Government** • Anacla Planning Committee • Housing & Infrastructure Teams • HFN Group of Businesses	• Coordinations with ACRD and Updates to Bamfield OCP • Due diligence completed (environmental remediation, archaeological, etc.)	• Retain master planning / design consultant team to develop detailed plans for new residential communities (i.e. Fee Simple Lands in Bamfield) • Market and feasability analysis and shortlisting of preferred projects • Consultation with Huu-ay-aht citizens, residents of Bamfield & ACRD • Determined preferred option and phasing plan • Secure approval by Council or People's Assembly (if required) • Secure technical approvals required (i.e. land use update, rezoning, subdivision, etc.) • Secure funding & potential partnerships for delivery • Begin Construction

*bolded text represents the project lead (subject to change)

FUTURE PROJECTS

#	Project	Project Code	Ownership / Jurisdiction	Project Leadership	Enablers & Other Considerations	Implementation Sequence
6	**Bamfield Waterfront Node and Rance Island**	**LU-B2** **EC-B3**	**Huu-ay-aht Fee Simple (ACRD)**	• **HFN Group of Businesses** • Huu-ay-aht Government • Forum	• Coordination with ACRD and Updates to Bamfield OCP • Due diligence conclusions (environmental remediation, archaeological, etc.)	• Retain design team for detailed development concept • Develop options for tourism destination & waterfront node • Consult with Huu-ay-aht Citizens residents of Bamfield & ACRD • Determine Preferred Option • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Secure technical approvals required (i.e. rezoning, subdivision, etc.) • Begin Construction
7	**Welcome Posts**	**EC-A3** **EC-B4** **EC-B6**	**Huu-ay-aht TSL** **Parks Canada** **BMSC**	• **Huu-ay-aht Government** • BMSC • Parks Canada		• Study optimal location for Welcome Post based on the recommended locations in the Framework Plan • Consult and secure agreement to allow welcome posts on BMSC and Parks Canada land for West Coast Trail and BMSC posts • Determine design process (design criteria, artist selection) • Approve design of welcome posts • Begin construction
8	**Anacla Pedestrian Bridge**	**MB-A1**	**Huu-ay-aht TSL** **Provincial Government (Pachena River)**	• **Huu-ay-aht Government**	• Due diligence conclusions (engineering feasibility, etc.)	• Retain consultants for bridge design • Undertake due diligence to understand technical constraints • Develop options for bridge • Consultation with Huu-ay-aht citizens and Anacla residents • Identify preferred option for bridge • Secure approval by Council or People's Assembly (if required) • Secure funding • Begin Construction

FUTURE PROJECTS

#	Project	Project Code	Ownership / Jurisdiction	Project Leadership	Enablers & Other Considerations	Implementation Sequence
9	**Anacla Village Centre Master Plan, Internal Community Node and Main Road Community Node**	**LU-A1** **LU-A2** **LU-A3**	Huu-ay-aht TSL Government of British Columbia (Bamfield Main Road)	• **Huu-ay-aht Government**	• Anacla Framework Plan • Infrastructure Planning & Technical Due Diligence • Coordinate upgrades to Bamfield Main Road and street network	• Retain master planning consultant team to develop detailed master plan for Anacla • Identify development options & phasing • Consultation with Huu-ay-aht citizens and residents of Anacla • Consultation with Provincial Government with regard to Bamfield Main Road • Determined preferred option and phasing plan • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Begin Construction
10	**Pachena Campground Expansion on TSL and on Camp Ross Lands**	**EC-A2** **EC-A5**	Huu-ay-aht TSL Parks Canada	• **HFN Group of Businesses** • Huu-ay-aht Government • Forum		• Retain design and consultant team to develop concepts for Expanded Pachena Bay Tourism Node • Identify sequence and phasing of development based on the priorities • Consultation with Huu-ay-aht citizens and residents of Lower Anacla • Consult with Parks Canada • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Begin Construction
11	**Clutus Hotel and Look Out and Clutus Ridge Road**	**EC-04** **EC-05**	Huu-ay-aht TSL Parks Canada	• **HFN Group of Businesses** • Huu-ay-aht Government • Forum		• Retain design team for development concept • Develop options for Tourism destination • Consult with Huu-ay-aht Citizens • Consult with other stakeholders (Parks Canada) • Determine Preferred Option • Secure approval by Council or People's Assembly (if required) • Secure funding & partnerships • Begin Construction

FUTURE PROJECTS

#	Project	Project Code	Ownership / Jurisdiction	Project Leadership	Enablers & Other Considerations	Implementation Sequence
12	**Road to Lake Cowichan**	**MB-01**	**British Columbia** **ACRD**	• **Government of British Columbia** • ACRD	• Funding and political support	• Technical and environmental review • Retain design and engineering team • Develop options with corresponding budget and construction designs • Select preferred option • Secure necessary approvals • Secure funding • Begin construction
13	**Improved Parks Canada Trail Network**	**MB-02**	**Parks Canada** **Huu-ay-aht TSL**	• **Huu-ay-aht Government** • HFN Group of Businesses		• Retain design team for trail alignment and design • Consult with Parks Canada • Consult with Huu-ay-aht and Bamfield Citizens • Determine preferred option • Secure approval by Council or People's Assembly (if required) • Secure funding & partnerships • Begin construction
14	**Expanded Dock**	**MB-B2**	**ACRD**	• **HFN Group of Businesses** • Huu-ay-aht Government	• Coordination with ACRD and Updates to Bamfield OCP • Due diligence conclusions (environmental remediation, archaeological, etc.)	• Retain design team for development concept • Consult with transportation agencies • Develop options for expanded dock • Consult with Bamfield residents Huu-ay-aht Citizens • Determine preferred option • Secure approval by Council or People's Assembly (if required) • Secure technical planning approvals from the ACRD • Begin construction
15	**Secondary Tourism Nodes Along Bamfield Main Road**	**EC-01** **EC-02** **EC-03**	**Huu-ay-aht TSL**	• **HFN Group of Businesses** • Huu-ay-aht Government		• Retain design and consultant team to develop concepts for rest stops, campgrounds, or other recreational or commercial. • Explore options • Consultation with Huu-ay-aht citizens • Determine preferred option(s) • Secure approval by Council or People's Assembly (if required) • Secure funding & potential partnerships for delivery • Begin construction





Appendix

Appendix A: Engagement Process

Listening and working with community members to learn about the history of the lands is the foundation of the project.

The engagement objectives to be carried throughout the process are summarized below:

- **Respect Huu-ay-aht sacred principles throughou**t the Framework Plan process.
- **Build awareness of the Framework Plan** process amongst Huu-ay-aht citizens, residents within the Bamfield area and surroundings, and other key audiences, and ensure regular updates and notices are shared throughout the process.
- **Highlight challenges and opportunities** about the physical, environmental, social and economic benefits the Framework Plan project can offer to Huu-ay-aht citizens, and the broader community.
- **Ensure authentic and ongoing conversations occur** throughout the project and that learnings are documented as they are shared.
- **Encourage public participation** through the use of a mix of engagement tools and techniques that are accessible to the various audiences.
- **Report back to the various audiences on how their input influenced the process** and final design/ outputs.

Engagement on the Framework Plan was separated into 3 rounds. The first round of engagement was focused on introducing the project and team, and asking Huu-ay-aht citizens about their priorities and objectives for future growth and change within the traditional territory. The second round of engagement introduced the project vision, including a mission statement, guiding principles and initial structuring ideas for future growth and development across the lands. The third and final round of engagement focused on providing an overview of the draft Framework Plan.

In total 190+ participants were engaged across 8 Open House events and 3 Virtual Meetings.

Open Houses and other engagement sessions (including with elders, knowledge keepers, hereditary chiefs, and relevant stakeholders) were held in Anacla, Bamfield, Port Alberni, Nanaimo, Parksville, Vancouver, Victoria and Online.

Each Round of engagement followed the same format with in-person and virtual public open houses held in the various communities where Huu-ay-aht citizens reside. In each round, virtual open houses were also held to provide citizens and residents with the opportunity to engage if they could not join one of the in-person events.



Figure 47. Open House Locations



Figure 48. Open House Events

Over the course of the project and the engagement process 8 key themes were established by the citizens

1. Plan for a diversity of **housing** types, tenures and affordability levels





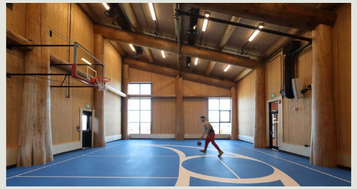


What We heard...

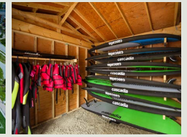
"Provide Housing with affordable rents"

"Opportunities for home ownership"

2. Desire for new **community and recreation facilities**







What We heard...

"Introduce a community garden"

"Places for kids to play"

3. Desire for multi-purpose **culture and learning** spaces







What We heard...

"Places for culture and traditional crafts"

"Passing down traditional knowledge - drum making, basket weaving, carving"

4. Prioritize cultural and eco **tourism**







What We heard...

"Support year-round tourism"

"We'd like to see a hotel or resort on beachfront"

5. Support for **sustainable and Indigenous-owned businesses**







What We heard...

"Grocery store and healthy food options"

"Native art gallery or cafe with local art "

6. Support for **improved connections** on the lands







What We heard...

"Easy access between Upper and Lower Anacla"

"Natural paths for families and dog walking"

"Public transportation for elders"

7. Desire to preserve **natural areas** and habitats







What We heard...

"Sensitive development to protect the environment"

"Protection of animal habitats"

8. Celebrate and promote awareness of **Huu-ay-aht culture** and history







What We heard...

"Signs throughout the territory to explain about Huu-ay-aht culture"

"Celebrate Huu-ay-aht culture and cuisine in tourism offerings"



Keeha Bay, Source: Huu-ay-aht Investment Deck

HUU-AY-AHT FIRST NATIONS

FRAMEWORK PLAN

Framework Plan Project Logo was guided by Councilor Edward R. Johnson. The logo incorporates the four Great Spirits:

ABOVE

LAND

HORIZON

UNDERSEA