

The Ch'íyáqtel (Tzeachten) First Nation – Importance of LAB FNLGR Toolkit

Presentation to FNLGR – **February 25,
2025**





Who we are

- The Halq'eméylem name for Tzeachten is Ch'íyáqtel meaning “the place of the fish weir”.
- Ch'íyáqtel is part of the Stó:lō Nation (people of the river) which includes 24 communities
- Stó:lō have been in Fraser Canyon and Valley area for over 10,000 years
- Always protected our title, boundaries and property (fishing, hunting and agricultural) rights
- Always exercised our jurisdiction self-determination

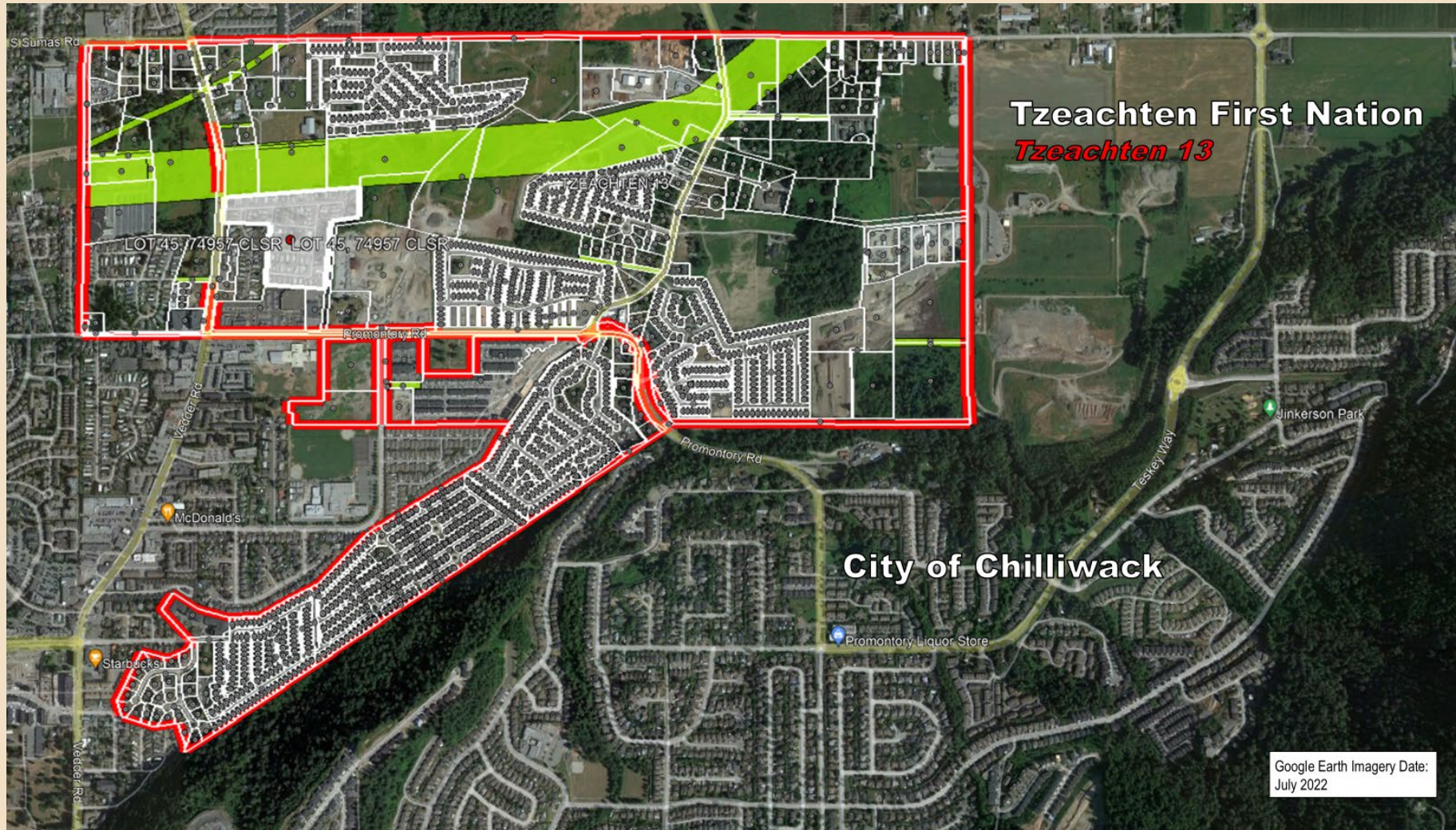


Ch'íyáqtel Lands



- Ch'íyáqtel Lands are surrounded by residential and commercial areas.
- There has been extensive development on our reserve, including a mix of commercial businesses and light industry.
- While there is a high demand for housing for community members, there is a very limited amount of community land available.
 - The BC Hydro transmission line, gas and petroleum pipelines, and gravel pits within and surrounding our land represent significant barriers to development.
- Expansion of the land base for community growth continues to be a priority.

Ch'íyáqtel Lands





Our People

- We have a total registered member population of 731.
- 58% of our members live on Ch'íyáqtel Lands. If we had more housing available, it is likely that more members would live in the community.
- We are a young population (under the age of 35) with a median age of 29 years compared to the rest of province with a median age of 42 years.
- However, almost ¼ of our population is over the age of 55 – both age groups play an important role in shaping our future!
- If past member population growth trends continue, our total membership could double in 25 years (if not more)

Our Colonial Story – Sound Familiar?



- Title and jurisdiction denied
- Moved from Traditional Territories to Reserves
 - Reserves represent less than 1% of traditional territory
- Means to fight to restore lands denied in 1927
- Been fighting to restore lands, fiscal powers and jurisdiction ever since



The Ch'íyáqtel Strategy

Embrace FMA-FA-Tulo Centre (Tax, Lands and Jurisdiction) Strategy

- Implemented Property Tax System – 1990
 - First service agreement with Chilliwack – 1992
- Implemented Fuel, Alcohol and Tobacco tax in 2000
- **Joined Framework Agreement on First Nations Land Management – 2006**
 - **Passed First Nations Land Code – 2008**
 - **Passed 18 more lands laws (2008-2024)**
- Joined First Nation Fiscal Management Act – 2007
 - Passed property tax and assessment laws – 2010
 - Passed borrowing agreement law – 2012
 - Passed financial administration law - 2015
 - Passed property transfer tax law – 2013
 - Accommodation operator law – 2024
- 6 graduates of Tulo Centre in Administration



Our Results – The 90-10 Story

- In 1990, approximately 10% of Tzeachten's total revenues were from our own sources and 90% was dependent on government
- In 2023, approximately 90% of Tzeachten's total revenue were generated by Tzeachten and 10% from the federal government
- We have begun to realize the vision of our elders
- Compared to local municipalities, Tzeachten is much farther ahead with regards to our federal transfer percentages.

Residential Lease Developments



AVONLEA



STONEY CREEK



AMBERWOOD



PROMONTORY LAKE ESTATES



HALCYON MEADOWS



ENGLEWOOD VILLAGE

Residential Lease Developments



IRON HORSE



BASE 10



SKYNEST



ENGLEWOOD COURTYARD



MALLOWAY VILLAGE



ENSLY ESTATES



The Value to Members

- More employment opportunities
- Higher incomes
- Health and recreation benefits to members
 - CAB program – Like a guaranteed income payment to support members for sports fees, school supplies, dental procedures any gaps between benefits and funding streams, funeral costs ad others
 - Other programs for members – summer camps, family outings, weaving class, language class, boys and girls groups, community feasts, food security
- Housing opportunities – currently 45 units, but more planned
 - Access to conventional mortgage financing and equity in their homes

\$12 million



23-unit town house development – Member Housing





15-unit townhouse development – Member Housing





Building Community Infrastructure



Playground and Community Gardens



Tzeachten Longhouse



Roads, Water Systems, and Sewers



CH'ÍYÁQTELAXWTEXW
Administration

100

Administration Building

The Political and Economic Strategy Supporting Ch'íyáqtel Self-Determination (How we did this)

- Standing on shoulders of Political Giants
- Past leaders have won recognition of title and rights
 - Our challenge was to find fastest and best way to implement and expand them
- Leaders who built and expanded FMA-FA-Tulo Centre framework figured this out
 - Created fastest way to implement tax and lands jurisdictions
 - Created fastest way to expand tax and lands jurisdictions
- Ch'íyáqtel focussed on implementing all the FA lands jurisdictions and FMA fiscal powers to build a competitive investment climate

The Economic Problem that We Must Solve – A Poor Investment Climate - Moving at the Speed of ISC



ADVANTAGES



COLONIAL LEGISLATION, POLICIES, AND RESTRICTIONS

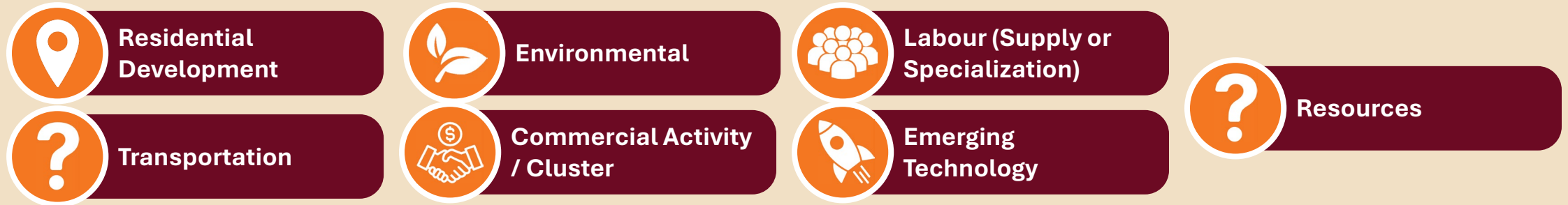


= HIGH TRANSACTION COSTS, LOW INVESTMENT, AND POVERTY

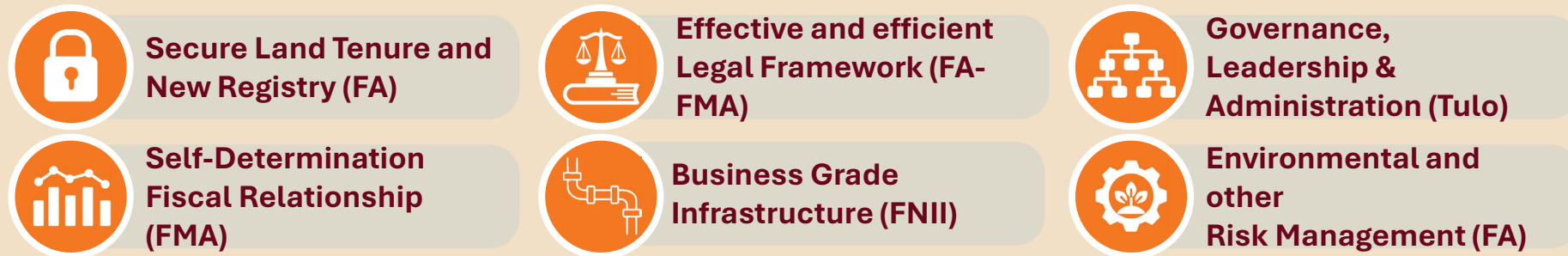
Moving at the Speed of Business – Why the FMA-FA-Tulo Centre Strategy Works



ADVANTAGES



First Nation Fiscal Powers and Jurisdictions

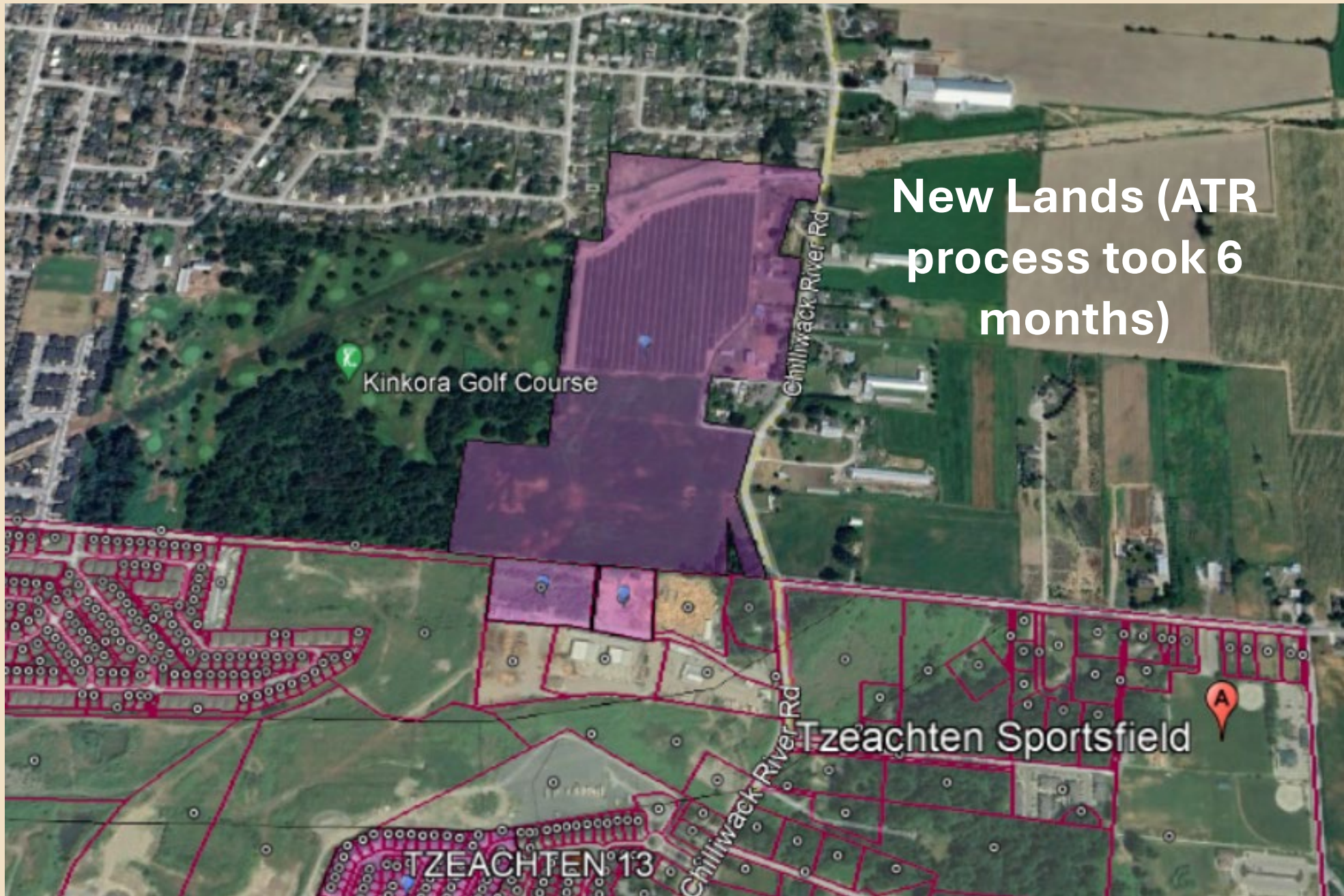


= INVESTMENT IN ADVANTAGES, MORE PUBLIC REVENUES, IMPROVED PUBLIC SERVICES

The Next Strategic Step – Winning Back the West with a Legislative Agenda and Economic Strategy



- Expanding our fiscal powers
 - First Nation Resource Tax
 - Fuel, Alcohol, Cannabis and Tobacco (FACT) sales tax
 - FACT excise tax and others
- Using our revenues to acquire more lands and build a strong investment climate
- **Adding lands to our jurisdiction in 90 days with legislative options for our title and a new land registry**
- Building more institutions to implement jurisdictions, fiscal powers and ATRs faster – The First Nation Assessment Authority, a New ATR institution
- Developing administrative capacity to move our economies at the speed of data to win the competition for investment
- Growing our economies, revenues, lands and jurisdictions to achieve better social, health, housing, and economic outcomes for our members



**New Lands (ATR
process took 6
months)**

Kinkora Golf Course

Chilliwack River Rd

Tzeachten Sportsfield

TZEACHTEN 13

Chilliwack River Rd



Importance of Increasing Lands Toolbox



- Key components to speeding up ATR's:
 - FNLGR
 - Lands title option
 - First Nations Assessment Authority
- With strong political support can move all parts of this agenda faster

Questions or Comments?

Chief Derek Epp
derek@tzeachten.ca
www.tzeachten.ca

