



‘i’ cun ‘uw ‘i’ **COMMUNITY PLANNING**

Nanaimo River No 3 | Nanaimo River No 4
White Farm | 1150 & 1160 Maughan Road
Armishaw Lands

Book 5 of 6
July 8, 2025

At this time, all information is accurate



hay cep qa' for taking the time
to learn more about

'i' cun 'uw 'i'
COMMUNITY PLANNING

Help turn our shared vision for the future into reality.
We need your heart and mind to help shape what's
ahead for our Nation. Your voice matters.

Through the 'i' cun 'uw 'i': Community Master Plan,
we are working together to renew our presence
throughout the Lands and Waters we love,
starting with the opportunities we have today.



We invite you to share your
feedback on the future of these
land parcels by scanning the
QR code or visiting
www.snuneymuxw.ca/cp



hul'qumi'num language

Throughout this booklet, we have included
Snuneymuxw hul'qumi'num' including
the words listed below. Our language
connects us to the wisdom and knowledge
of our Ancestors.

hay cep qa'

Thank you
Said to more than one person

hay ch qa'

Thank you
Said to one person

'i' cun 'uw 'i'

I am here

**"The Land, I am here.
The Ancestors, I am here.
The residents, I am here.
All three, in our hearts and minds, have
been invisible. We are working to restore
their voices and honour our way of being."**

— Joan Brown
Director, Syu wen'ct

Overview

This booklet shares information about the potential future plans for the following parcels of land:

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OUR
BRILLIANT
ANCESTORS



Mary Rice with her daughters
Emma Johnson (née Rice) and
Ellen Wyse (née Rice)



Nanaimo River No 3

PARCEL SIZE: 270.4 acres **OWNERSHIP TYPE:** Reserve Land

OVERVIEW

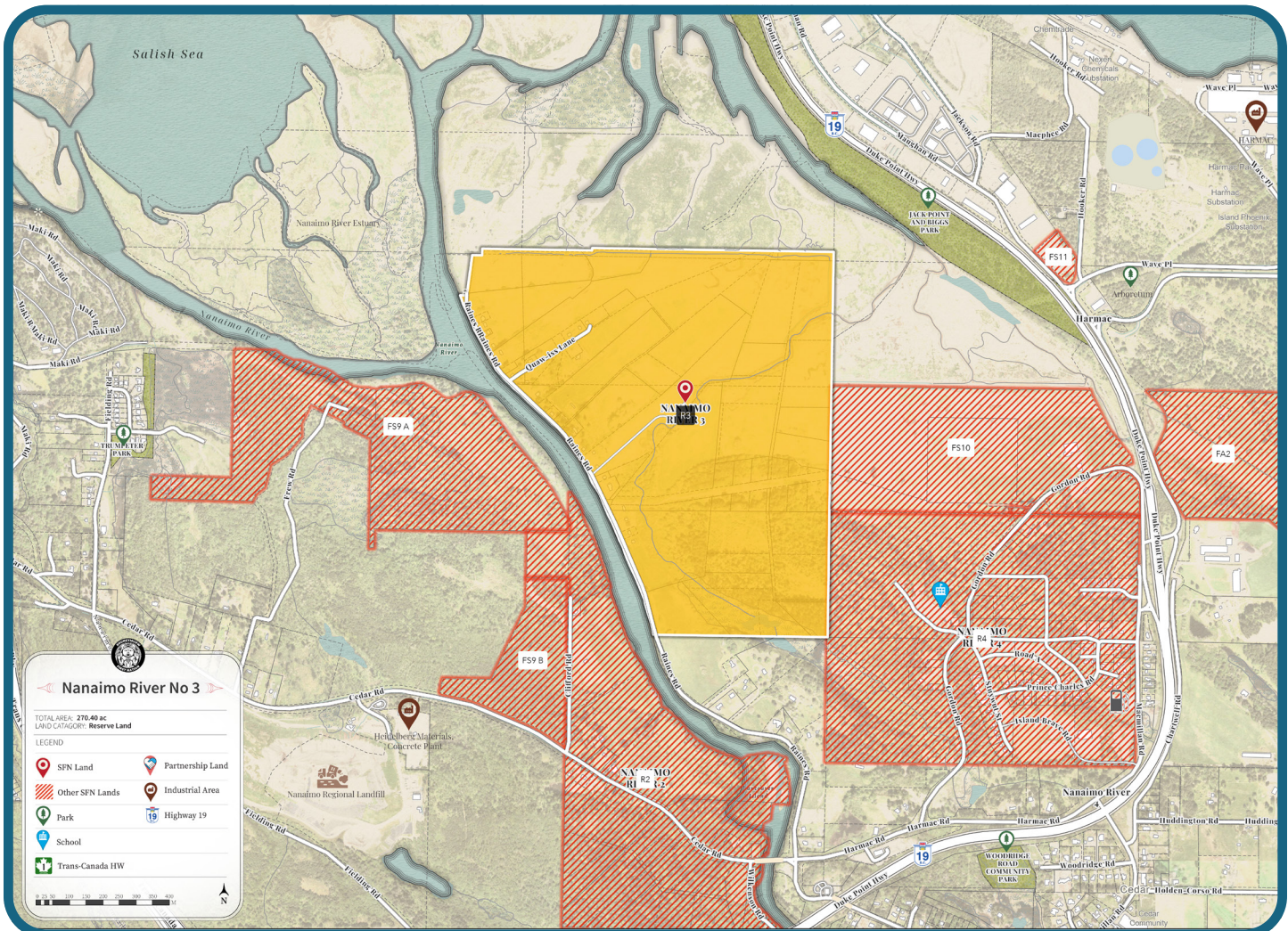
Located on the east bank of the Nanaimo River, directly across from IR 2 and the Sandstone parcels, this land is the largest Snuneymuxw reserve. The area is largely undeveloped, with a cluster of member **hulélum** (homes) along Raines Road.

MORE INFORMATION

Situated within the river's floodplain and near the estuary, this serene and picturesque landscape supports rich biodiversity and a sensitive ecosystem. While the area is prone to flooding, it offers excellent opportunities for river-based recreation, bird-watching and wildlife viewing.

OPPORTUNITIES

- Potential for land-based educational and cultural activities.
- Relatively flat topography and scenic beauty.
- Potential for eco-tourism, river-based recreation and birdwatching.





RAINE ROAD & NANAIMO **staluw'** (RIVER) LOOKING SOUTH



NORTH VIEW TO NANAIMO ESTUARY



EXISTING DEVELOPMENT ON SITE



Nanaimo River No 4

PARCEL SIZE: 197.18 acres **OWNERSHIP TYPE:** Reserve Land

OVERVIEW

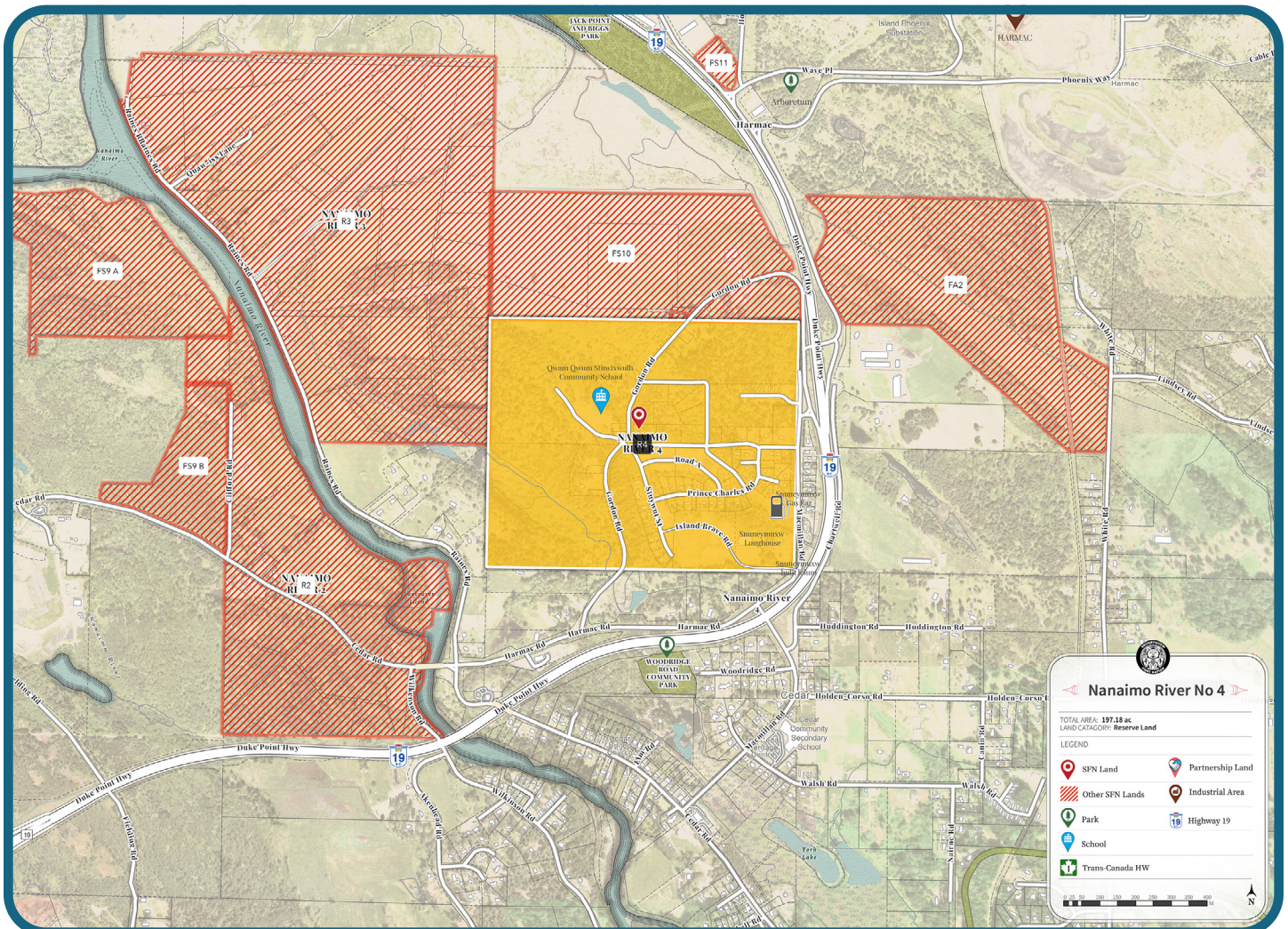
Nanaimo River No 4 is a growing Snuneymuxw hub, featuring significant development initiatives focused on housing and community well-being.

MORE INFORMATION

The parcel includes family homes, the affordable rental project la'lum'utul, a Longhouse, qwam qwum stuwxwulh School, hul'it lelum wellness centre, a lacrosse box and a gas bar.

OPPORTUNITIES

- Relatively flat topography with proximity to Duke Point Highway and ferry terminal.
- Significant availability of band-owned developable land.
- Potential to serve as a hub to all nearby reserves and Snuneymuxw lands.
- Ongoing initiatives may attract members to move home to Snuneymuxw territory.





QWAM QWAM COMMUNITY SCHOOL



EXISTING DEVELOPMENT ON SITE



LARGE FORESTED AREAS ON SITE



White Farm

PARCEL SIZE: 94.06 acres **OWNERSHIP TYPE:** Fee-simple

OVERVIEW

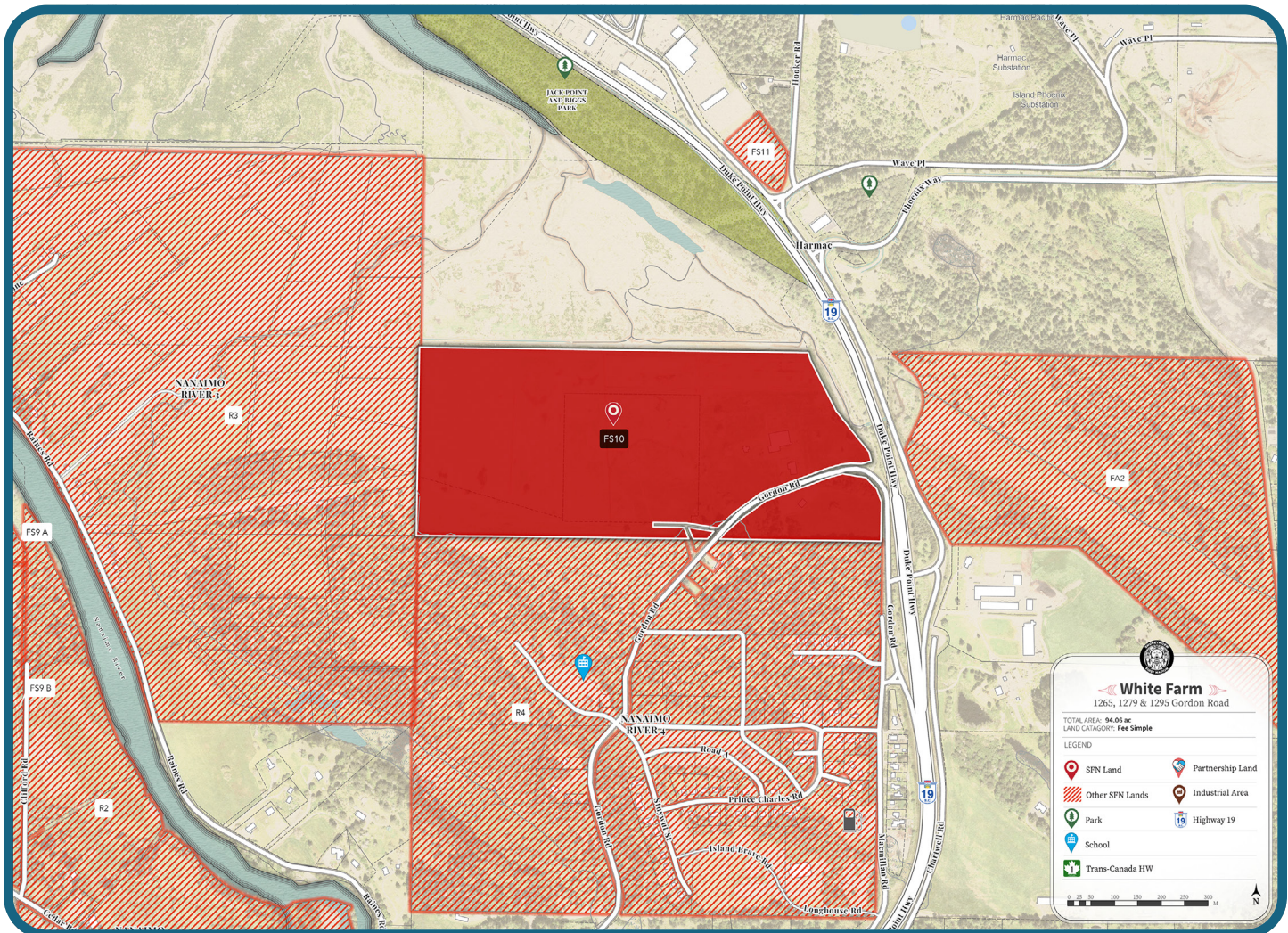
Situated within the Agricultural Land Reserve, the Snuneymuxw First Nation White Farm is comprised of **lhixw** (three) separate parcels that all form **nuts'a'** (one) rectangular piece of land.

MORE INFORMATION

This site is generally flat with one small development. It is located directly beside both IR 3 and 4.

OPPORTUNITIES

- Flat terrain allows for easier construction.
- Direct access via Gordon Road and with close proximity to Duke Point Highway.
- Adjacent to IR 3 and IR 4, with opportunities for shared infrastructure and amenities.
- Proximity to the Duke Point ferry terminal offers strategic potential for import and export activities.





PROXIMITY TO DUKE POINT TERMINAL



SITE IS GENERALLY FLAT



SMALL EXISTING DEVELOPMENT ON SITE



1150 & 1160 Maughan Road

PARCEL SIZE: 3.6 acres **OWNERSHIP TYPE:** Fee-simple

OVERVIEW

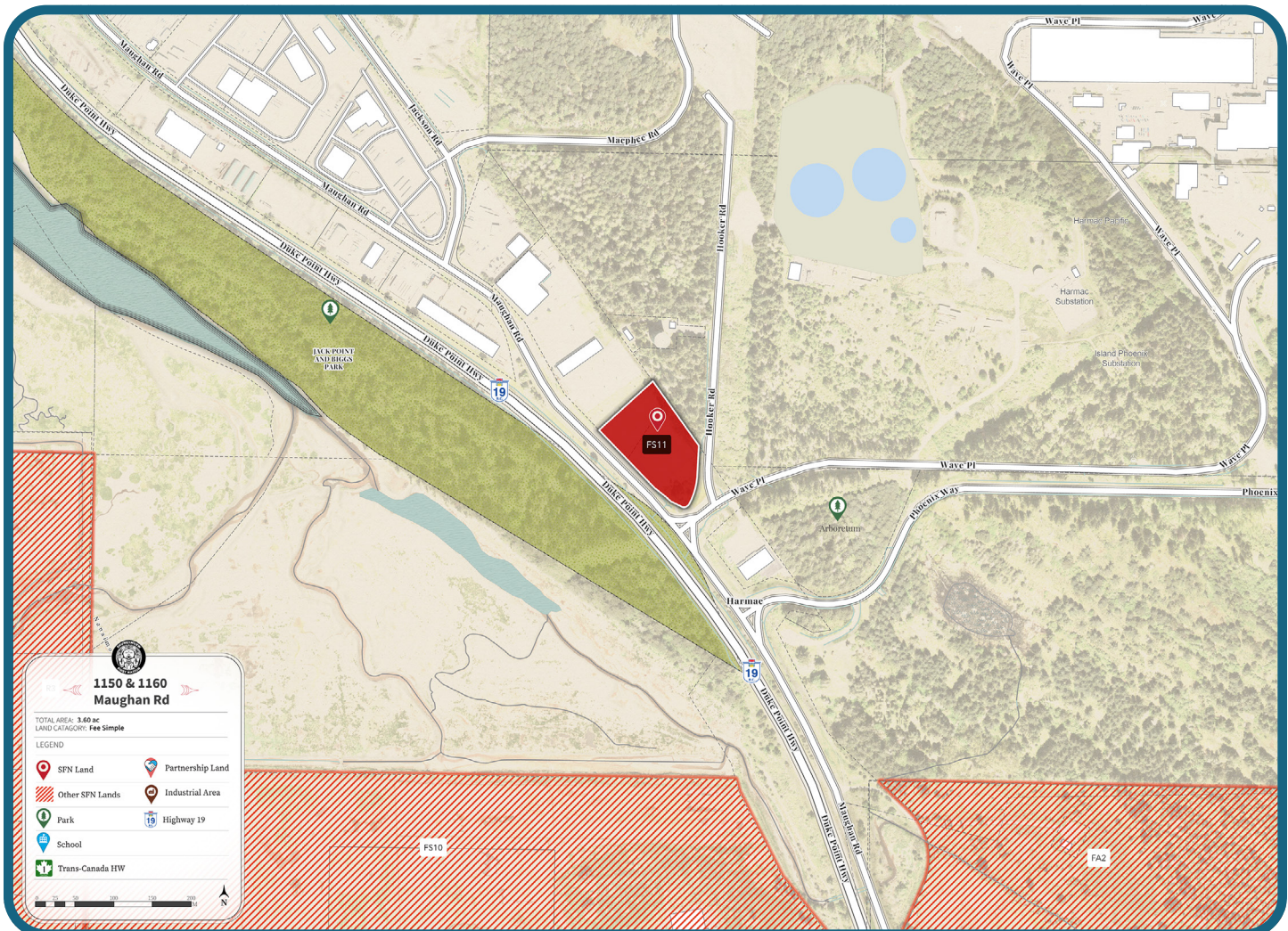
Located in southeast Nanaimo near IR 3 and 4, these properties sit within an established industrial area that extends to the Duke Point ferry terminal.

MORE INFORMATION

Currently used for trucking and logistics, this site is well-positioned to support Nanaimo's growth as a logistics and cargo hub for Vancouver Island.

OPPORTUNITIES

- No substantial structures on site. Flat terrain, suitable for industrial development.
- Close to the Duke Point ferry terminal, offering strong export and import potential.
- Well-positioned near complementary industrial uses.
- Potential DP World Duke Point Terminal expansion expected to increase cargo volume tenfold.





TRUCKING USE ON SITE



PROXIMITY TO INDUSTRIAL AREA



Armishaw Lands

PARCEL SIZE: 100.98 acres **OWNERSHIP TYPE:** Future Addition

OVERVIEW

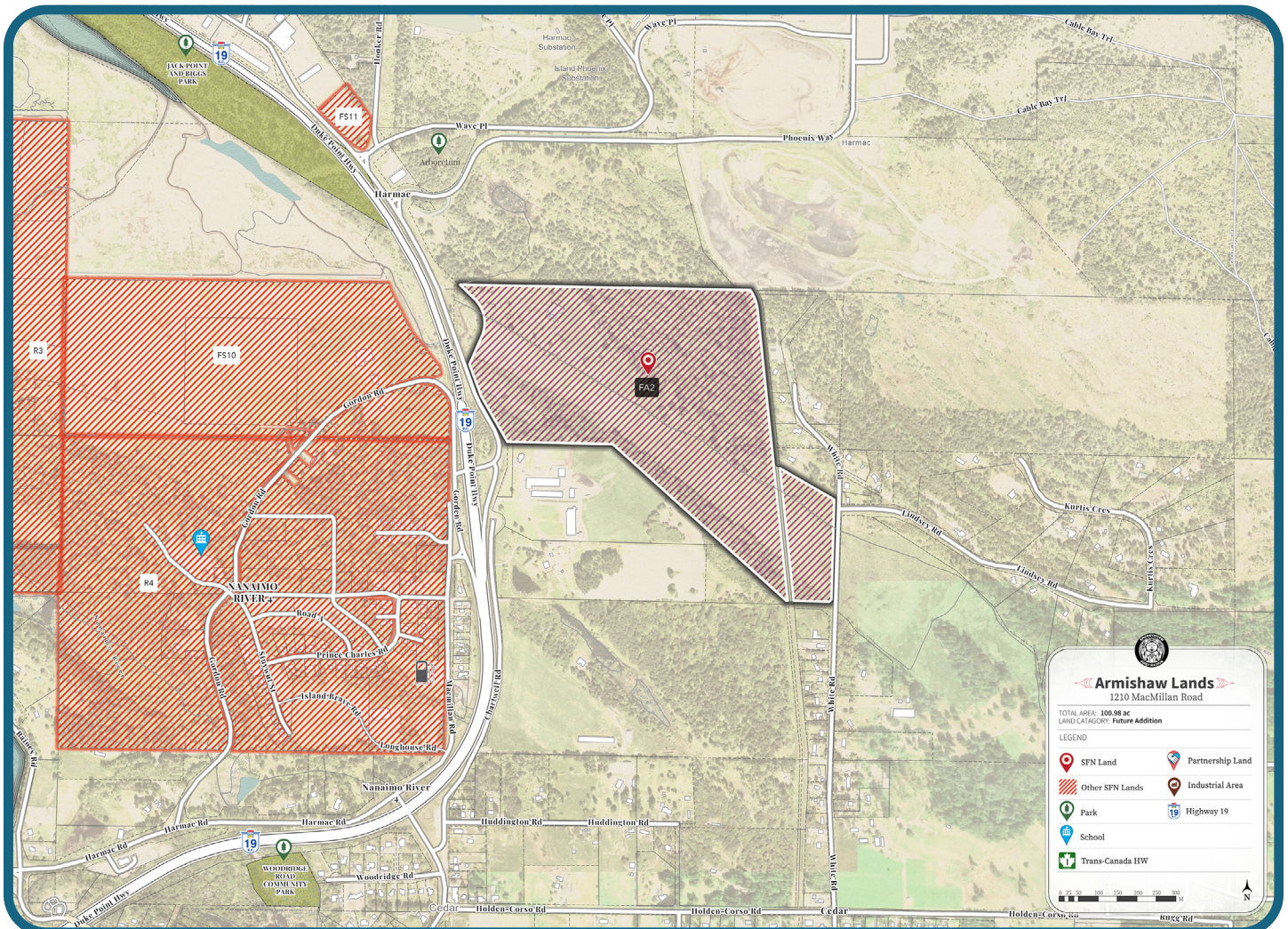
Located near IR 3, IR 4 and other Snuneymuxw sites, the Armishaw Lands are largely within the Agricultural Land Reserve.

MORE INFORMATION

The surrounding area is currently used as a mix of industrial, agricultural and rural residential. The parcel features a stream, a small development and is accessed via Maughan Road.

OPPORTUNITIES

- Close to several other Snuneymuxw land parcels.
- Proximity to the Duke Point ferry and adjacent industrial area.
- Mostly flat terrain in parts of the site.
- Easy access from Duke Point Highway.

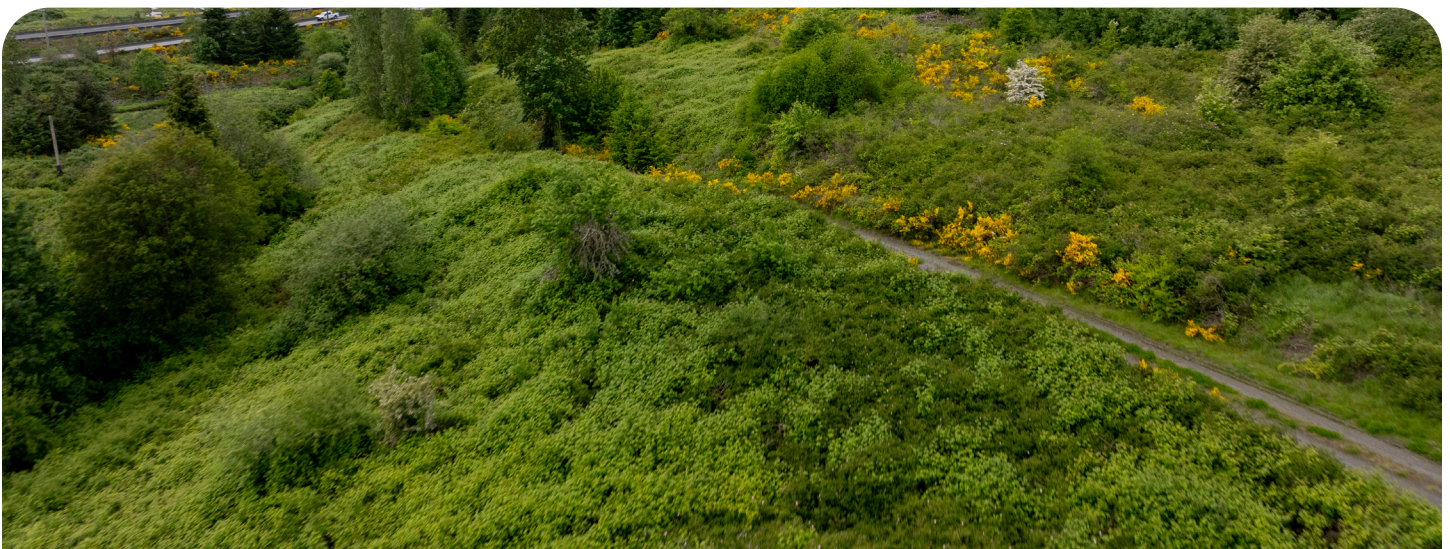




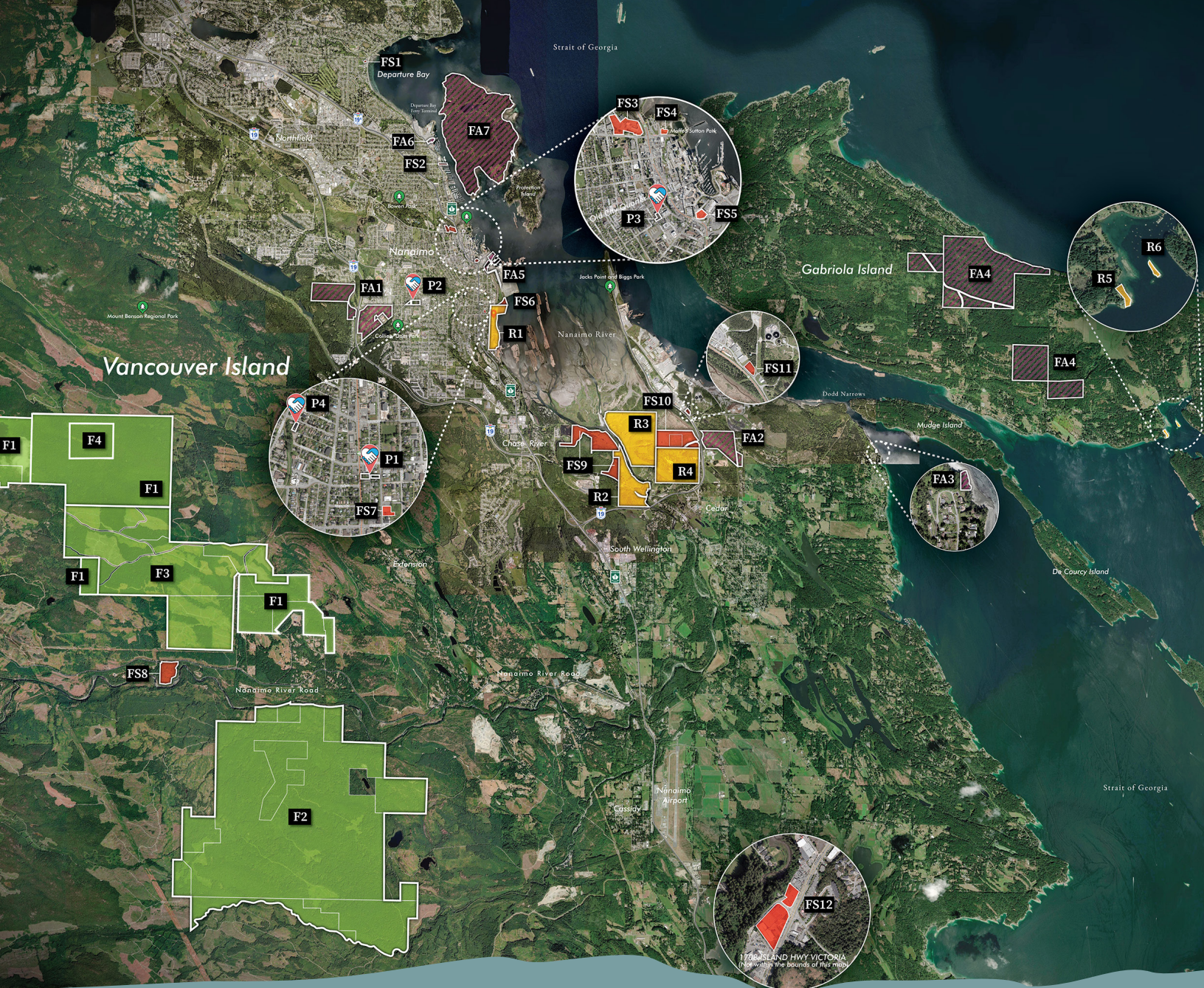
INFRASTRUCTURE DIVIDING SITE



PORTIONS OF SITE ARE STEEP SLOPED



ROAD ACCESS NEAR DUKE POINT HIGHWAY



Your voice matters.

We'd love to hear your ideas and suggestions for these sites.
Your voice matters as we plan for the future of our Nation.

Visit www.snuneymuxw.ca/cp
to complete the 'i' can 'uw 'i':
Community Master Plan survey.

**Make sure your input is heard and be
entered to win some exciting prizes!**

Stay in touch

Email: landsclerk@snuneymuxw.ca

Call: 250-740-2300

Write to: ATTN: Lands Team
668 Centre St., Nanaimo, B.C. V9R 4Z4