



Title	Home Replacement Policy		
Area	Housing		
Council Resolution	25148	Document #	HOU-007-001
Approval Date	August 1, 2025	Effective Date	August 1, 2025

1.0 Purpose

- 1.1 The purpose of this document is to define broad requirements and responsibilities for the replacement of Skwxwú7mesh Úxwumixw (Squamish Nation) single detached homes.
- 1.2 This policy will be guided by the following Skwxwú7mesh Úxwumixw (Squamish Nation) values:
- (a) Úxwumixw - "Nation; Village [Houses and Inhabitants]; Community; People"
 - (b) Stélmexw - "Indigenous Person; Human Being; Human People"
 - (c) Nexwníw - "Advice; Teaching; Upbringing; Instructions; Ways; Fashion; Manners"
 - (d) Wenáxws - "Treat (Someone) With Respect; Believe (Someone); Respect (Someone); Honour (Someone)"
 - (e) Siyámin - "Area Belonging to a Siyám; Responsibilities Related to the Role of a Leader"
 - (f) Snewíyelh - "Advice; Teachings; Cultural Knowledge"

2.0 Scope

- 2.1 This policy applies to:
- (a) the replacement of single detached homes; and
 - (b) Nexwsxwníwntm ta Úxwumixw (Council), Employees, and Squamish People.
- 2.2 This policy does not apply to the replacement of other types of structures.

3.0 Policy Statements

Replacement Eligibility

- 3.1 Homes financed or built by Skwxwú7mesh Úxwumixw (Squamish Nation) or by Squamish People will be eligible for replacement.



- 3.2 Only homes on Custom Lots will be eligible for replacement. If a home on a Certificate of Possession Lot needs to be replaced, the interest holder will be required to transfer the Certificate of Possession Lot to Sk̓w̓x̓w̓ú7mesh Úxwumixw (Squamish Nation) to have it allocated as a Custom Lot to be eligible for replacement.
- 3.3 A home will be eligible for replacement if:
- (a) it has one or more clear Homeowners; and
 - (b) at least one of the Homeowners lives in the home.
- 3.4 A home will not be eligible for replacement if:
- (a) it is in estate;
 - (b) the home is being held in trust for a minor; or
 - (c) there are criminal or illegal activities happening in the home or on the Lot.
- 3.5 If there are multiple Homeowners for a home that needs to be replaced, all of the Homeowners will need to agree to the replacement.
- 3.6 Each Homeowner who holds interest in a home that is replaced will not be eligible for another home replacement.
- 3.7 A home that is replaced will be eligible for another replacement if interest in the home is held by a different Homeowner.
- 3.8 If a home on a Custom Lot needs to be replaced but is not eligible for replacement, Nexwsp'áyaken ta Úxwumixw (Community Operations) or Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) will consult with other relevant departments and may make a recommendation to Nexwsxwníwntm ta Úxwumixw (Council) to revoke the Custom Lot.

Identification and Evaluation

- 3.9 Homes will be identified for replacement by evaluating requests received in accordance with the *Maintenance and Renovations* Policy Documents.
- 3.10 Identification and evaluation of homes for replacement will be done by Nexwsp'áyaken ta Úxwumixw (Community Operations) on the North Shore and Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) in the Squamish Valley.
- 3.11 Nexwsp'áyaken ta Úxwumixw (Community Operations) or Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) will arrange for inspections of homes being considered for replacement to determine:
- (a) the structural state of the home, including the foundation, framing, roof, walls, ceiling, floors, windows, and doors;



- (b) the state of major systems in the home, including plumbing, electrical, heating, and ventilation;
- (c) if there are any environmental hazards, such as mold, hoarding, or pest infestation; and
- (d) the source of the issues identified above, including any damage that may have been caused by the Homeowners or other occupants or visitors.

3.12 Homes will be considered for replacement if they meet the following criteria:

- (a) the house is at least 30 years old;
- (b) there are multiple structural issues with the house; and
- (c) the cost to repair the house would be more than 50% of the cost to replace the house.

Homeowner Damage

3.13 If there is evidence of damage caused by the Homeowners or other occupants or visitors, Nexwsp'áyaken ta Úxwumixw (Community Operations) or Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) will:

- (a) check the number of maintenance or renovations requests that have been received for the home;
- (b) check the number of public safety calls to Skwxwú7mesh Úxwumixw (Squamish Nation) or external authorities related to the home; and
- (c) check for any known health concerns that could impact the Homeowner's ability to care for the home.

3.14 If there is evidence that the Homeowner may not be able to care for the home, Nexwsp'áyaken ta Úxwumixw (Community Operations) or Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) will work with Yúustway (Health & Wellness), Ts'its'ixwnítway (Member Services), Ta na wa Téywilháylhem (Public Safety), and the Homeowner to develop a support plan for the Homeowner.

3.15 The support plan will define:

- (a) the challenges that the Homeowner needs to address;
- (b) the steps the Homeowner is required to take; and
- (c) the supports that will be provided to the Homeowner.



- 3.16 If the Homeowner agrees to the support plan and meets the requirements in the support plan by the time the replacement home is completed, they will take possession of the new home.
- 3.17 If the Homeowner does not agree to the support plan or does not meet the requirements in the support plan by the time the replacement home is completed, Nexwsp'áyaken ta Úxwumixw (Community Operations) or Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) will prepare a recommendation to Nexswxwníwntm ta Úxwumixw (Council) to revoke the Custom Lot that includes:
- (a) the attempts made to develop a support plan and the supports offered;
 - (b) an overview of the Homeowner's compliance or non-compliance with the support plan; and
 - (c) alternative housing and other supports that can be offered to the Homeowner.

Replacement Costs

- 3.18 Nexwsp'áyaken ta Úxwumixw (Community Operations) or Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) will consult with Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects) regarding any additional costs or considerations related to existing structures or infrastructure needs on the Custom Lot.
- 3.19 Skwxwú7mesh Úxwumixw (Squamish Nation) will cover any additional costs that may be needed to prepare a Custom Lot for construction of a new home.
- 3.20 Skwxwú7mesh Úxwumixw (Squamish Nation) will not compensate Homeowners for any improvements that the Homeowner made to the home or Custom Lot that will be demolished for the home replacement.
- 3.21 Moving, storage, and alternative housing for Homeowners who are having their homes replaced will be arranged by Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects) and paid for by Skwxwú7mesh Úxwumixw (Squamish Nation).

Recommendation and Approval

- 3.22 Nexwsp'áyaken ta Úxwumixw (Community Operations) or Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) will present the inspection reports, budget, and support plan, if relevant, to the General Operations Committee for review and recommendation to Nexswxwníwntm ta Úxwumixw (Council).
- 3.23 If the General Operations Committee recommends replacement of a home, Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects) will prepare a submission for Nexswxwníwntm ta Úxwumixw (Council), in accordance with submission requirements, that includes:



- (a) a report on the house, including an assessment of the eligibility criteria and inspection reports;
- (b) a complete budget that includes costs for moving, storage, alternative housing, demolition, site work or infrastructure costs necessary to rebuild on the site, and construction based on the construction costs approved for that year's budget; and
- (c) the Homeowner support plan if applicable.

Demolition and Construction

3.24 Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects) will have the home being replaced assessed for hazardous materials before demolition and will ensure that any hazardous materials are removed in accordance with relevant laws.

3.25 Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects) will construct replacement homes in accordance with the *Construction* Policy Documents.

4.0 Supporting Statements

Compliance

4.1 Any Employee violations of this policy may result in disciplinary action, up to and including termination, in accordance with the *Code of Conduct* Policy Documents.

Exceptions

4.2 Exceptions to this policy require approval by the Senior Administrator. The Senior Administrator will report any approved exceptions to the Nexwsxwníwntm ta Úxwumixw (Council) Chair.

Delegation

4.3 The Director of Nexwsp'áyaken ta Úxwumixw (Community Operations) and the Director of Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations) are responsible for the implementation of this policy and the development of supporting procedures.

5.0 Definitions

Certificate of Possession Lot(s): a Lot which has been assigned to a Squamish Person by the Minister of Indian and Northern Affairs which entitles the holder, under section 20 of the *Indian Act*, to lawful possession of the lands described in the certificate.

Custom Lot(s): a Lot which has been assigned to a Squamish Person by Nexwsxwníwntm ta Úxwumixw (Council) and which is administered under custom of Skwxwú7mesh Úxwumixw (Squamish Nation) and not under the *Indian Act* land registry system.



Employee(s): any individual who has an employment agreement with Skwxwú7mesh Úxwumixw (Squamish Nation), including permanent, term, temporary, casual, full-time, or part-time work arrangements.

General Operations Committee: a committee composed of Employees from Nexwsp'áyaken ta Úxwumixw (Community Operations), Ta na wa Ch'áwat ta Sxwéxwel (Squamish Valley Operations), Ta na wa Shéway I7xw ta Úxwumixw (Planning and Capital Projects), Wa Ns7eyx ta Temíxw (Community Lands), and Ta na wa Téywilháylhem Public Safety.

Homeowner(s): a Squamish Person who has the right to use and occupy a single detached home on a Custom Lot.

Lot(s): a serviced, legally surveyed lot as identified on a survey plan that has been approved by Nexwsxwníwntm ta Úxwumixw (Council) and any permanent improvements on the lot, including Custom Lots and Certificate of Possession Lots.

Policy Document(s): formally approved Policies and Procedures that provide direction for Skwxwú7mesh Úxwumixw (Squamish Nation) programs and administration.

Senior Administrator(s): individuals delegated responsibility by Nexwsxwníwntm ta Úxwumixw (Council) for leading the planning, organization, implementation, and evaluation of the overall management of all day-to-day operations of Skwxwú7mesh Úxwumixw (Squamish Nation).

Squamish Person/People: a person listed on the Skwxwú7mesh Úxwumixw (Squamish Nation) *Membership List* in accordance with the Skwxwú7mesh Úxwumixw (Squamish Nation) *Membership Code*.

6.0 Related Documents

Compliance Documents

None

Associated Documents

Code of Conduct Policy Documents

Construction Policy Documents

Maintenance and Renovations Policy Documents

Policy Set Documents

Home Replacement Procedure



7.0 Policy Changes and Rescinding

7.1 With the approval of this policy, older versions are rescinded and are no longer in effect.

Replaces	Dated	Key Changes
New		

8.0 Appendices

None