



Semá:th
Sumas First Nation

LAND USE PLAN

Semá:th (Sumas First Nation)



April 2025
2025 Update



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1.0 Welcome to Our Land Use Plan

S'ólh Téméxw te íkw'élò. Xólhmet te mekw'stám ít kwelát

"This is our land. We have to look after everything that belongs to us".

In Stó:lō culture, a link exists between the past, present, and future. In Halq'emeylem language the word "tomiyeqw" defines the connection between people seven generations past with those seven generations in the future. This connection between the past and the future rests with those living today. It is in this spirit that the Semá:th People today, undertook the update of the Semá:th Land Use Plan.

The Semá:th people are known as the fierce wolf people and were a part of the larger Stó:lō Nation. Semá:th Lake and waterways formed an integral part of our community and our traditional way of life. The traditional names for our waterways are: Stótelō or Sumas River, translating to "Little Creek," Seí:tslehōq' or Marshall Lonzo Creek, translating to "Sand Drifting," and Q'élem or Saar Creek, translating to "Came" or "Rest." Our lands were central to the Coast Salish territory; and our families moved freely amongst our villages to gather food and practice ceremony. Our traditional lands include Sumas Mountain, Semá:th Lake and the drainage of the Stat lo' (streams) which led into it. It extended south across the (present-day) border, and northward taking in the Stó:lō (Fraser) bank at Sumas Mountain, and crossed the river into the Coastal Mountains.

While our traditional lands are vast, in the context of this Land Use Plan 'Semá:th Lands' will be used to refer to Upper Sumas Reserve #6. This fact does not impede or otherwise diminish Semá:th First Nation's claim to our traditional, ancestral, and unceded territories nor does it assuage the Duty-to-Consult held by governments who operate in these areas. Semá:th First Nation also owns two fee simple properties in the surrounding areas. These properties are subject to different regulations until such a time that they go through the Addition-to-Reserve process. Still, during this collaborative process the community has noted its intention for future development in these areas, this can be seen in their respective Visions and Objectives.

1.1 Community Land Use Vision

During the 2022 Land Use Plan (LUP) update we confirmed with our Members that this statement continues to reflect their vision for Semá:th First Nation.

Semá:th is a strong, vibrant, culturally rich, and progressive community that balances the cultural, social, economic and environmental needs of the community.

1.2 Purpose of a Land Use Plan

A LUP is essentially about communication. The process of developing or updating a LUP involves Members, leadership and planning professionals communicating about the future of land management.

*How will we accommodate growth?
How will we celebrate our culture and values?
Do we have space to come together as a community?
What are the economic priorities of our Members?*

Once we've collectively developed a community vision, the LUP is a tool to help communicate this to others. By reading our plan, it should be clear to developers, investors, government agencies, and fellow First Nations what the priorities are for the Semá:th people. A LUP also translates these priorities into policies and districts, which help organize land uses and makes it clear to all how different lots can be used.



1.3 Land Use Plan Background Report

The plan is accompanied by a background report that summarizes key land use topics and data for Semá:th First Nation. We recommend that you review this report alongside the LUP, in order to fully understand the opportunities and constraints facing our community today.

The following is a list of section headings from the background report:

- **The Land** – Describes Semá:th Lands within the local and regional context.
- **Legislative and Policy Context**- Provides a high-level overview of the governing legislation that impacts our land use planning decisions.
- **Demographics**- Provides information on our current and projected populations.
- **Socio-Economic Environment**- Highlights aspects of the social, economic, and cultural environment that could influence or be incorporated into our land use planning.
- **Archaeology and Cultural Heritage**- Explores efforts by Semá:th and Stó:lō Nation to connect to our heritage.
- **Natural Environment**- Provides an inventory and high-level assessment of the natural environment.
- **Infrastructure & Servicing**- Provides an overview of existing physical infrastructure and the state of community services like water and sewage.
- **Built Environment and Land Use Needs**- Outlines the existing state of various land uses as well as potential future need and planning considerations.

1.4 Land Use Plan Update Process

The planning process was a joint effort between leadership, Members, the Lands Advisory Committee, and the Lands Department of Semá:th First Nation.

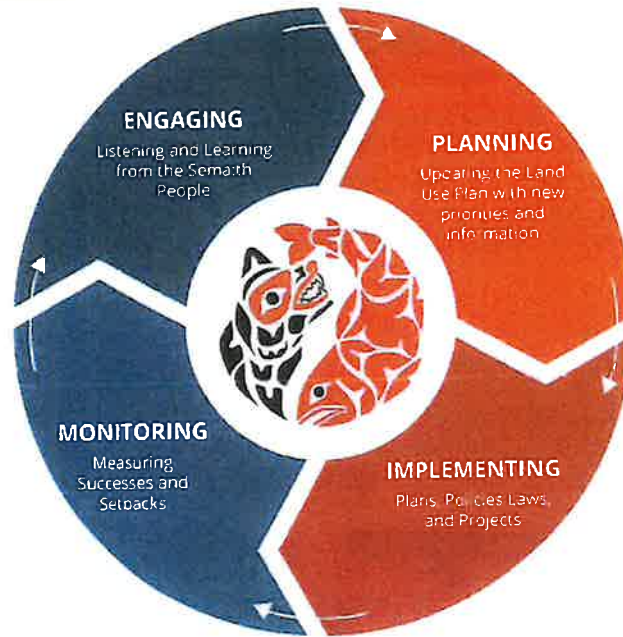
This document is an update to the previous LUP completed in October of 2013. Our community has changed and evolved since then and it was important to us to engage our Membership at the same level

Figure 1: Engagement Activity Summary (2022)



A key point of communication during this process was the Open Houses which involved planning and consensus building activities at multiple stages of plan development. Membership had opportunities to review Land Use Designations, comment on policy, and provide personal stories and traditional knowledge to inform the process.

Figure 2: Planning Cycle Diagram



1.5 Driving Forces behind the Land Use Plan Update

A LUP should be periodically updated. The prior plan was approved in 2013 and conditions on our lands have changed since then, requiring new needs to be met through new policies and visions. During the outset of this planning process the Lands Department, Lands Advisory Committee, staff and our consultants met to discuss changes in the community and 'key needs' that should guide our approach to this update. The following key needs have driven this planning process and were important in the development of the Land Use Plan:



A shortage of lands available for housing



A lack of pedestrian and bicycling infrastructure linking different parts of our lands



Unsafe road conditions within the community, especially Kilgard Road



Market demand increasing development pressure on commercial and industrial lands



New community buildings being developed in the center of the community



New land was purchased off-Reserve



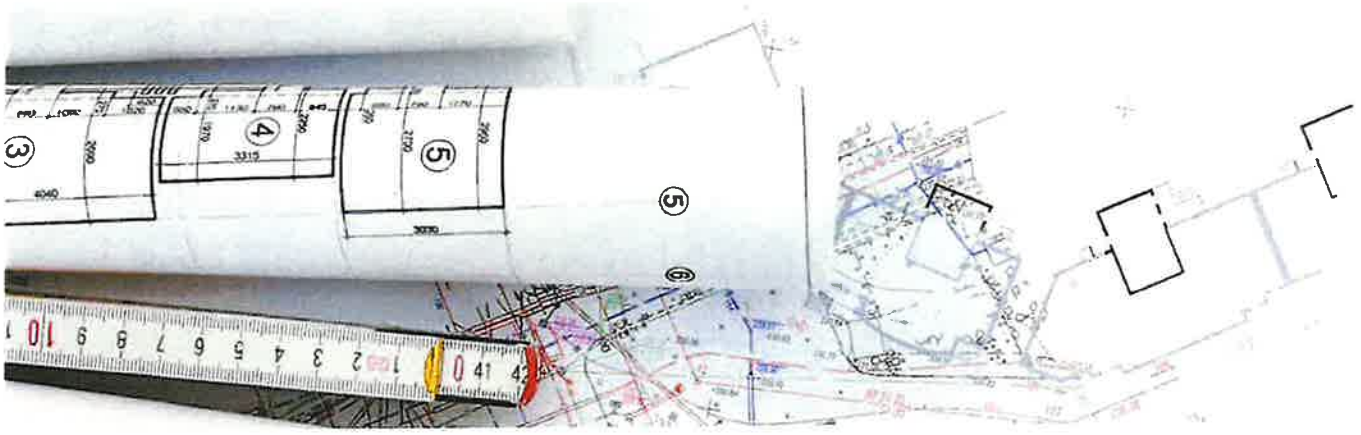
1.6 Acknowledging Our Sacred Sites

While this Plan looks to the future of our community, it is important to preserve and protect the places that hold historic, cultural and spiritual value to our Members and ancestors. These sacred sites are located throughout our Traditional Territory, not just our current reserve lands, and we urge those who live, work and plan near them to consider their significance to our community. We have included a list below of sacred sites that are public knowledge, however our knowledge keepers know of many more.

1. Thunderbird Caves
2. Chadsey Lake (Lost Lake)
3. Lightning Rock

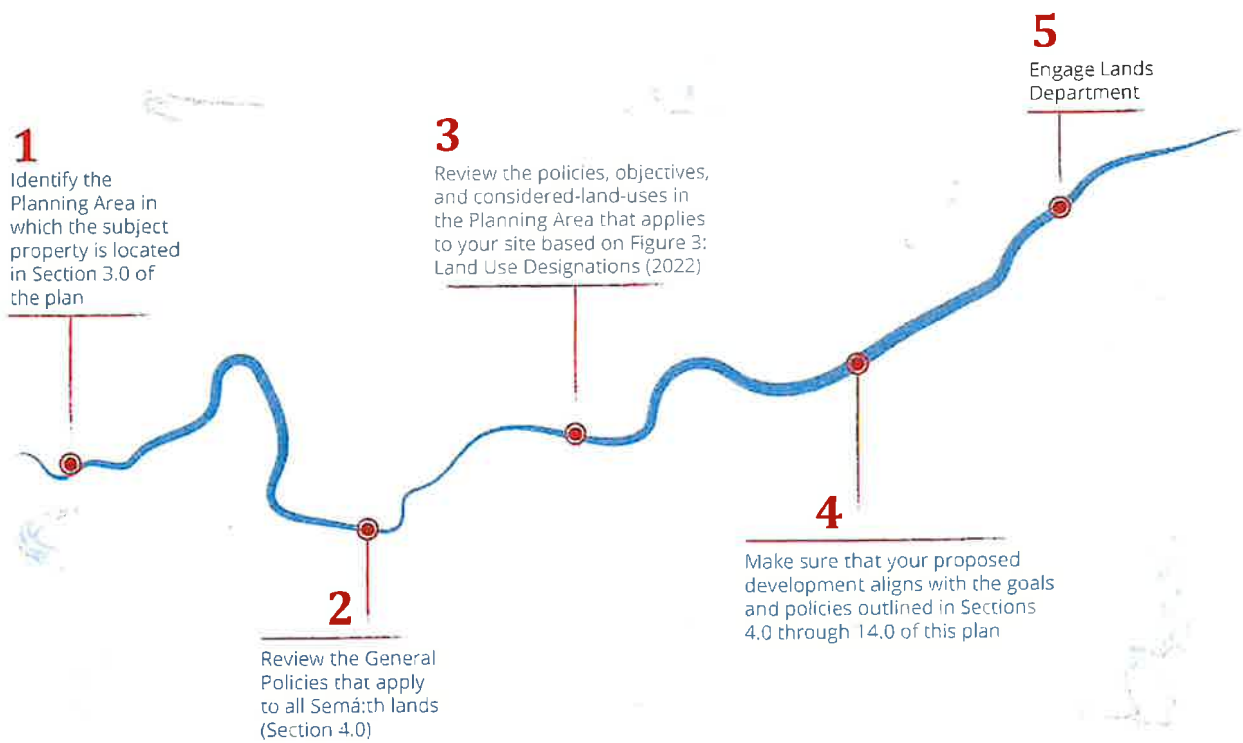
It is imperative that those developing within our Traditional Territory engage and consult with Semá:th First Nation so that our sacred sites are honoured, respected, protected, and restored. If you are a Semá:th Member or are interested in learning more about the location and significance of these sacred sites please contact Semá:th First Nation directly.





2.0 How to Use Our Land Use Plan

Project proponents (i.e., developers) should review the Land Use Plan prior to proposing a project. The recommended process is as follows:



Staff should refer to this document when reviewing plans that have been submitted by proponents/developers and considering other potential development efforts put forth by Semá:th First Nation and Chief and Council in order to determine project feasibility. Our Members should use this document as a vision for the community knowing it has been based on their input and input of their fellow Members.





3.0 Planning Areas

In lieu of traditional Land Use Designations which divide a community into areas based on pre-defined uses, Semá:th First Nation has taken a 'Neighbourhood Approach' to community planning.

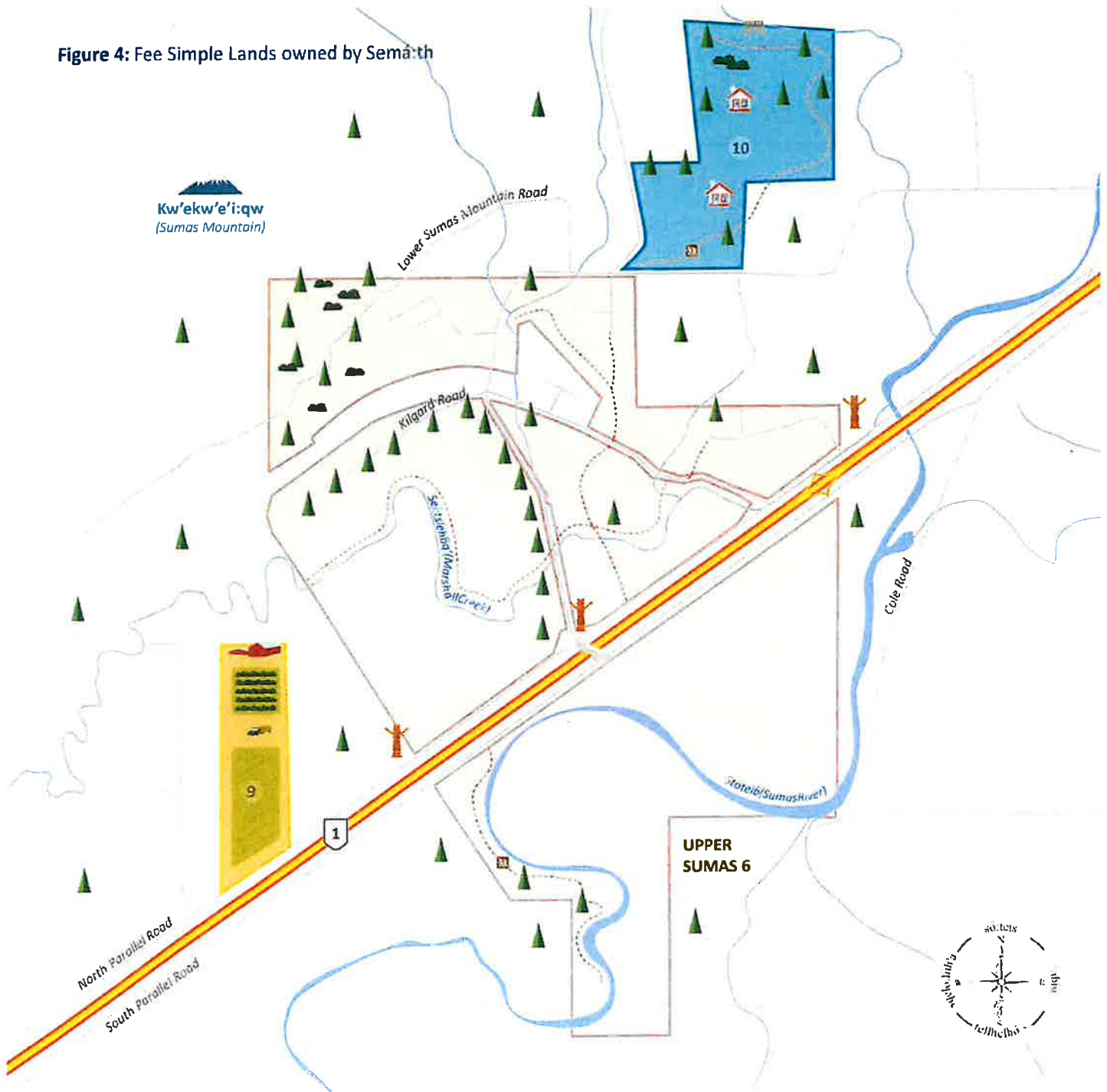
Different planning areas, or 'neighbourhoods', represent important social, cultural, economic, or geographic areas of Semá:th Lands. Each is assigned a vision based on community engagement, which informs a set of objectives and policies. Finally, different types of Land Uses will either be considered or prohibited in these areas - outlines what constitutes these Land Uses.

3.1 Land Use Designations

Figure 3: Land Use Designations (2023) illustrates the boundaries of the various Planning Areas that comprise this Land Use Plan update. A brief description of each is available below, for more information please refer to their respective sections.



Figure 4: Fee Simple Lands owned by Semá:th



Fee Simple Lands owned by Semá:th

Semá:th Owned Fee Simple Property








- 9
 tsqwa:y sqeló:líth'a - "The West Green"
 Agriculture / Agri-Tourism, Traditional Use, Recreation
- 10
 Kw'e kw'e 'í:qw sxíxets' - "Semá:th Mountain Forest"
 Residential, Parks / Trails, Traditional Use, Community Facilities
- Reserve Land

- BC Hydro Lines
- Proposed Future Trails
- ✚ Cultural Corridor
- ✚ Overpass Representing Improved North-South Connection




3.2 Land Use Definitions

The following are brief definitions of the various Land Uses listed as “**Considered**” or “**Not-Considered**” in the Planning Area Sections. These definitions are to help illustrate the intent of Membership when these neighbourhoods were being developed and are not exhaustive.

Table 2: Land Uses

	<p>Community facilities are any Semá:th owned and operated buildings accessible to Members, the public or staff that provide information, a public service, or gathering space. Existing community facilities on Semá:th Lands include, but are not limited to, Busy Bear Preschool, the Longhouse, and the Semá:th First Nation Health Building</p>
	<p>A recreational land use consists of any space that’s primary function is to support exercise, sport, mental and physical health, or connection with nature. A recreational designation may, but does not always, permit the development of sports fields and spectator facilities. Recreational land uses differ from parks and trails in that they are more diverse. For example, canoeing is a recreational use that is permitted in some areas of Semá:th Lands and is not included in the Parks / Trails designation.</p>
	<p>Housing refers to any residential development regardless of form or occupant. Triplexes and Tiny Homes are both considered a valid use in the Housing Permitted use, pending development approval.</p>
	<p>A Parks / Trails designation covers a variety of open space land uses that bring residents into contact with nature and our cultural teachings and practices. Parks includes both naturalized / unmaintained areas of greenery and manicured fields with play equipment. Similarly, trails can be for walking, or riding and maintained to different degrees. A common feature among all however is respect for téméxw (the land) and our cultural teachings.</p>
	<p>Traditional use refers to land and resource use activities that strengthen our connection to our traditional ways of being. The term ‘traditional’ does not equate to ‘historical’ (as these activities are a living vibrant part of our culture today) but rather that they are based in tradition. Some examples of traditional uses are hunting, fishing, smoking meats, carving, and the gathering of plants and medicinal herbs</p>
	<p>Commercial designations allow for businesses that operate primarily indoors, require limited space, and have minimal adverse effects on neighbours. Agencies, retail outlets, and restaurants are just a few examples</p>
	<p>A light industrial designation is designed to facilitate the responsible development of businesses that require one or more of the following: outdoor storage space, warehousing, large vehicle / truck access, or production lines. They do not, however, produce toxic or hazardous waste, emit odours, contribute heavily to light and noise pollution, or operate at all hours of the day. Examples of light industrial uses include small scale manufacturing, storage, and the sale of large appliances or building materials.</p>



 <p>Heavy Industrial</p>	<p>Heavy industrial use is defined as an operation that meets one or more of the following criteria: produces toxic or hazardous waste, emits odours, contributes heavily to light and noise pollution, operates at all hours of the day, or extracts any kind of material from the earth. Heavy industrial uses include, but are not limited to, industrial production, mining, smelting, quarries, and refineries. Please note that despite the overlap in criteria, growing and harvesting of plants or animals is not considered an industrial use (refer to Section Agriculture / Agri-Tourism below).</p>
 <p>Tourism</p>	<p>Tourism is a land use that includes businesses, public buildings and infrastructure to support the organization and operation of visitors to places of interest. These places may be naturally occurring or human-made, free or commercialized, and even transient. Facilities operating under this designation are subject to additional regulations depending on the form they take. For example, a community owned local history museum is a tourist attraction that would be subject to many of the same standard as a community facility. This designation is broad and coordination with the Lands and Economic Development Departments and community Members is encouraged when exploring developments of this type.</p>
 <p>Agriculture / Agri-Tourism</p>	<p>Agriculture pertains to the commercial production and harvesting of plants and animals. Personal gardens are not included in this definition, but are subject to their own restrictions. Agriculture can take the form of fields, barns, pens, or green houses, among others. Due to the environmental effects (odours, run-off, noise pollution, etc.) associated with agriculture, this designation is generally reserved for flat land away from primary residences. Agri-tourism is a type of agriculture that leverages its unique environment and facilities to attract tourists and commercial activity. This is most commonly used for lower-impact agriculture such as vineyards but can be a great economic stimulant for an area.</p>





4.0 General Policies

For clarity and ease-of-use, *Section 4.0: General Policies* outlines policies which apply to all Planning Areas. The General Policies are not repeated in subsequent policy sections but should be referred to when considering development/conservation in these areas.

For clarity, these general policies apply to:

- q'á:wthet ikwelo
- th á:le q'ówet
- ó:metáwtw
- Saí:tslehōq' tēm:éxw
- kw'e towel
- lyáqelhtst
- Xwotqwem
- Mó:qwem só:tets

For more information regarding the Implementation Designation column please refer to Section 15.0: Implementing Our Land Use Plan

4.1 Land Development

Policy Title	Description	Implementation Designation
GP 1.1 Development Permit	A Development Permit is required for all new developments on Semá:th First Nation Lands.	Standard
GP 1.2 Community Rights of Ways	New development, as deemed applicable by Semá:th First Nation, shall dedicate rights of way for community amenities, including, but not limited to roads, parks, community art, and pedestrian/bike trails.	Standard
GP 1.3 Concept Plan	As a precondition to development, applicants will prepare a concept plan with building footprints and design guidelines. The concept plan should indicate how the development relates to current and future uses. The plan is required by Semá:th First Nation for approval prior to development.	Standard
GP 1.4 Servicing	All new development must have appropriate site servicing as outlined in the BC Building Code (2018).	Standard
GP 1.5 Shared Servicing	Semá:th First Nation will work with the City of Abbotsford, and other entities, to explore mutually beneficial servicing agreements and infrastructure upgrades.	Approach
GP 1.6 Design Guidelines	When developed, Semá:th First Nation Design Guidelines will supersede the design related policies in this plan. These guidelines will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the Vision of Semá:th.	Direction
GP 1.7 Green Building	Semá:th First Nation encourages the use of green building design with a focus on water and air quality, efficient waste management and LEED certification.	Approach
GP 1.8 Community Use Enhancement	The provision of outdoor sports facilities or other community amenities, either as separate entities or developed as part of a larger commercial-industrial complex, should be explored.	Direction
GP 1.9 Recreational Facilities	During the development approval process, Semá:th First Nation will work with developers to explore contributions to community recreational facilities such as sports venues and trail networks.	Approach
GP 1.10 Building Code	All new building development(s) will meet and/or exceed the standards identified in the BC Building Code (2018)	Standard



GP 1.11	CP Holders' Interests	Semá:th First Nation will work closely with CP Holders to identify opportunities for providing parks, open space, and green corridors on CP Land.	Approach
GP 1.12	Land Management Document Consistency	Whenever a Land Use Plan or Land Use Law (if/when developed) are adopted, the Law and Plan will be reviewed for consistency. Where the two documents are in conflict, the Land Use Law should be updated to match the goals and vision of the Land Use Plan; however, the Land Use Law prevails until such time that they are reconciled.	Goal
GP 1.13	Public Art Bylaw	Semá:th First Nation will explore adoption of a bylaw requiring commercial and industrial projects and large residential projects (over 20 units) to provide on-site art as part of the project. An in-lieu fee can be paid instead. Typically, the cost of the art installation is 0.45% or 0.5% of project cost. This will help establish a cultural presence along Highway 1 and provide opportunities for local artists.	Goal

4.2 Roads and Paths

Policy Title	Description	Implementation Designation
GP 2.1 Streets	In order to create safe, pedestrian friendly and aesthetically pleasing streetscapes, new streets will include sewer, water, and stormwater utilities, buried power and communications infrastructure, and potentially, street trees. Curbs and gutters may be required at the discretion of the Capital Projects and Public Works Manager or by adopted engineering standards.	Direction
GP 2.2 Traffic Impacts	New developments which would generate significant additional vehicle traffic in the community shall provide a Traffic Impact Assessment (TIA). Alternatively, Council may require a TIA for any project in an area with existing traffic concerns. A TIA must be prepared, signed, and sealed by a professional engineer and address impacts and proposed mitigations.	Standard
GP 2.3 Connectivity	To promote walking and bicycling within the community Semá:th First Nation will develop a multi-use trail system that integrates all elements of the open space and green corridor networks across Semá:th Lands connecting residential, commercial, and community use areas Connect areas within the community through multi-use pathways, sidewalks, and trails.	Direction



4.3 Culture

Policy Title	Description	Implementation Designation
GP 3.1 Halq'eméylem Language	Halq'eméylem language will be used to identify environmental features (i.e. creeks) and landmarks in signage, documentation, and reports for Semá:th First Nation. English will be included as a secondary language to aid comprehension until such a time as it is no longer needed.	Approach

4.4 Housing

Policy Title	Description	Implementation Designation
GP 4.1 Housing Opportunities	In recognition of the flooding and grading challenges, Semá:th First Nation will pursue opportunities off-Reserve to purchase land for Member housing.	Approach
GP 4.2 Traditional Building Practices	To encourage flood-resilient housing in the community, Semá:th First Nation will continue to research, document and explore the use of traditional building practices for areas that were once in Semá:th X:otsa (Sumas Lake).	Approach
GP 4.3 Elder's Facility Research	Semá:th First Nation will explore the development of an assisted living facility for Elders on Semá:th Lands.	Goal

4.5 Environment

Policy Title	Description	Implementation Designation
GP 5.1 Preservation and Enhancement	Semá:th First Nation will preserve and enhance significant existing environmental features and the promotion of the restoration of the linkages between these features.	Direction
GP 5.2 Environmental Enhancement	Semá:th First Nation favours development that promotes the preservation and enhancement of the natural environment including the watercourses that flow through Semá:th Lands.	Approach
GP 5.3 Contaminated Sites	Proponents of land development are expected to examine and address the risk of site contamination during the application process and share all pertinent information with Semá:th First Nation staff.	Standard
GP 5.4 Flood Risk	All new development proposed on Sumas Prairie is expected to address the risk of flood. Development is subject to the Flood Protection Law.	Standard



4.6 Economic Development

Policy Title	Description	Implementation Designation
GP 6.1 Joint Ventures	Semá:th First Nation will target strategic opportunities for Member and community-owned businesses to generate revenue on Semá:th Lands by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.	Approach





Semá:th Lands



5.0 q'á:wthet ikwelo – “Rest Yourself Right Here”

5.1 Vision

q'á:wthet ikwelo means “rest yourself right here” in Halq'eméylem. Our community has selected this name to recognize the importance of natural spaces in our culture. Areas like q'á:wthet ikwelo help us express and reaffirm our connection to the land. In decades past, our lands were covered in walking trails and fruit trees. Our vision for q'á:wthet ikwelo is to re-establish these vital connections so that all our Members may enjoy Semá:th Lands as our past generations have.

The steep slopes and secluded nature of this part of the community require certain interventions for the safety of our community members. A plan will be developed to aid navigation and emergency response in q'á:wthet ikwelo. We are also hopeful about the prospect of using this space for traditional activities and on-the-land learning. Medicinal plants are known to grow in this forest, creating a local opportunity for sharing, learning, and gathering.

Additionally, q'á:wthet ikwelo is adjacent to existing trail networks in the City of Abbotsford; namely the Trans-Canada Trail/Discovery Trail. Part of our long-term vision for this part of the community is to connect with these trails in a way that supports Membership and respects the privacy of our lands. Connecting these areas will allow Members more access to outdoor recreational space and increase cultural visibility with the use of signage and art.

5.2 Objectives

1. Maintain and enhance the natural elements of this area
2. Create trails that all Members feel safe walking on
3. Address access issues for pedestrians, vehicles, and those with mobility challenges
4. Install waste collection services
5. Designate areas for traditional plant cultivation



Building icons are for illustrative purposes only.

5.3 Land Uses

5.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of q'á:wthet ikwelo

- Parks / Trails
- Recreation
- Traditional Use

5.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of q'á:wthet ikwelo.

- Light Industrial
- Heavy Industrial
- Housing
- Commercial
- Community Facilities
- Agriculture / Agri-Tourism
- Tourism

5.4 Policies

Policy ID	Policy Title	Description
NP ¹ 1.1	Preservation and Enhancement	Land use activities will promote the preservation and enhancement of significant existing environmental features and the promotion of the restoration of the linkages between these features.
NP 1.2	Pedestrian Improvements	Semá:th First Nation supports connecting q'á:wthet ikwelo via trail to other parts of Semá:th Lands by maintaining a trail through th'á:le q'ówet. The Trans-Canada Trail/Discovery Trail (Lower Sumas Mountain Road) traverses this area and can provide connections to Abbotsford via Lower Sumas Mountain Road when fixed. The trail is currently closed. If the City of Abbotsford fixes the problems with Lower Sumas Mountain Road/Trans Canada Trail, Semá:th First Nation will look for opportunities to utilize the trail for Member use, while protecting cultural and natural assets within the area
NP 1.3	Collaboration	Semá:th First Nation will coordinate opportunities to collaborate with the City of Abbotsford on shared open space, trails, and green corridors, unless cultural protection issues, such as vandalism require closure of the area.
NP 1.4	Cultural Identity	q'á:wthet ikwelo has identified cultural significance and children and classes have been taken to this area to learn about and identify traditional plants and medicines. Semá:th First Nation will continue to utilize this area for Semá:th cultural uses, including harvesting.
NP 1.5	Signage	Semá:th First Nation supports increasing cultural visibility and acknowledging our role as steward of the land through cultural appropriate signage at the entrances to q'á:wthet ikwelo and any future connections with the Trans-Canada Trail/Discovery Trail. Additionally, pre-approved signs that promote environmental, cultural, historical, and traditional education and awareness are encouraged.
NP 1.6	Archaeology	As q'á:wthet ikwelo is largely undeveloped there is the potential for sites and items of archaeological significance. It is the policy of Semá:th First Nation to halt development in this area immediately upon the discovery of any such items. The Stó:lō Heritage Policy guides all activities related to archaeology and cultural resources.

1. NP stands for Neighbourhood Policy



6.0 th'á:le q'ówet – “Heart Drum”

6.1 Vision

th'á:le q'ówet or “heart drum” in Halq'eméylem is an area of hope and prosperity for our people. Once the site of a Clayburn Brick Factory that brought employment opportunities to our Membership, the site has been remediated to a level **that will allow for residential development**. It also includes a small housing development south of Kilgard Road that is the site of our Rapid Housing Project. As one of the few areas with development potential outside of the flood plain, our vision for th'á:le q'ówet is a site for a future neighbourhood. We see a diverse set of housing options that suit the needs of Members of all ages.

Residents will enjoy a residential community with strong pedestrian connections to kw'e towel in the tellhelhó:s (south) and its multiple community facilities (see [Section 9.0](#)). We envision a new space to live, work, play, and gather that will address the existing need for additional housing. In addition to housing, we have identified this site as a prime location for specific community facilities that benefit from being close to residents. Specifically, this area will be considered for a future Elder facility.

The close proximity of th'á:le q'ówet to q'á:wthet ikwelo presents opportunities for pedestrian connections to enhance the amenities available to residents. We envision the development of active transportation trails between these two areas to promote the physical and cultural health of our Members. These trails, as well as new roads, will prioritize pedestrian safety and be designed to minimize through traffic.



Dilapidated Clayburn Brick Factory prior to demolition

6.2 Objectives

1. Improve vehicle and active transportation infrastructure
2. Continue to develop Semá:th-owned housing initiatives
3. Integrate community facilities to reduce unnecessary travel
4. Explore trail connections



Building icons are for illustrative purposes only.

6.3 Land Uses

6.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Housing
- Community Facilities
- Recreation
- Traditional Use
- Parks / Trails

6.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area

- Light Industrial
- Heavy Industrial
- Commercial
- Tourism
- Agriculture / Agri-Tourism

6.4 Policies

Policy ID	Policy Title	Description
NP 2.1	Community Rights of Ways	Semá:th First Nation supports to development of well-maintained active transportation pathways between th'á:le q'ówet and parts of the community containing important amenities. Specifically, q á:wthet ikwelo and kw'e towel.
NP 2.2	Safe Streets	New streets within th'á:le q'ówet will prioritize pedestrian safety over efficient circulation. Street layout and signage will be organized to eliminate through traffic and emphasize safety.
NP 2.3	Elder Facility	If an Elder's facility is pursued, Semá:th First Nation considers th'á:le q'ówet to be the most ideal location within the community as the area provides close proximity to residences, helping to create support networks and reduce Elder isolation.
NP 2.4	Housing Diversity	Semá:th First Nation supports a variety of housing options including but not limited to single detached, duplexes, and triplexes that support the different needs of Elders, singles, young adults, and families.
NP 2.5	Housing Partnerships	Semá:th First Nation will seek opportunities for partnerships with other agencies (e.g., CMHC) to create innovative housing that is accessible to residents with low incomes and/or special needs.





7.0 ó:metáwtxw – “Place to Visit”

7.1 Vision

ó:metáwtxw or “place to visit” in Halq’eméylem, is an established residential area within the community. We have chosen this name to illustrate the importance of community and connection in our culture. The majority of Members who live on Semá:th Lands, reside in ó:metáwtxw in two primary neighbourhoods- one along Kilgard Rd/Silver Way/Kelly Rd and the other along Lakeview Dr. The separation of these communities is necessary to minimize the impact of the flood plain however we support additional connections (e.g. foot paths) between these areas to increase connectivity and prepare for emergency circumstances.

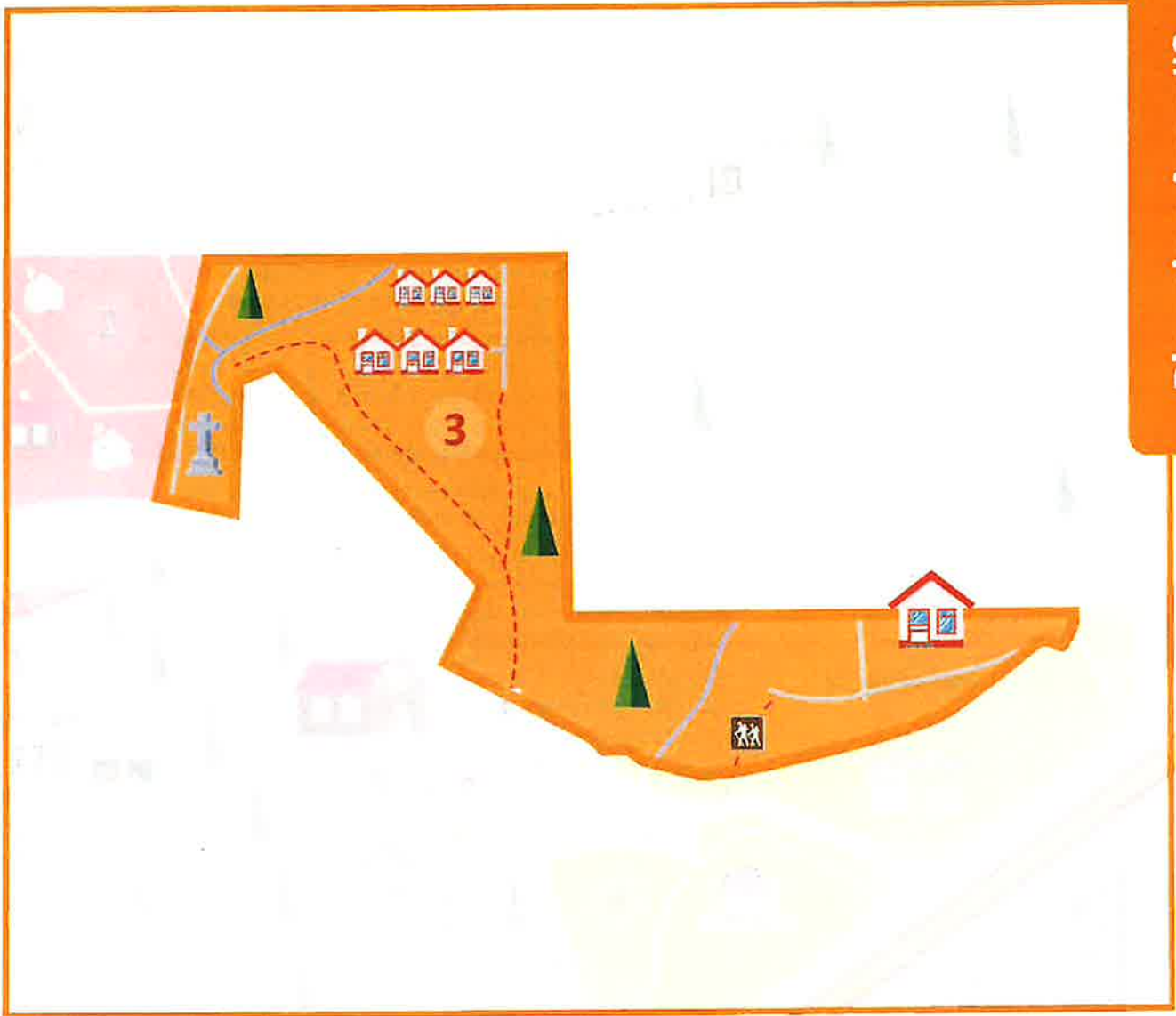
This area is also home to several administrative buildings, and the community cemetery which is sacred to our people. Over time additional space will be needed for the cemetery and while we have explored other options, we feel that the current site is culturally and geographically optimal. Nearby Semá:th-owned lands could be redeveloped to allow space to expand our cemetery and allow for culturally appropriate visiting areas.

Our community envisions lively neighbourhoods where families and Members feel safe. Well-designed streets with effective lighting and signage give pedestrians peace of mind when walking between their homes and the community core. For too long visitors to our community have treated residential roads like an extension of the highway. Our vision for ó:metáwtxw is to build a residential core with effective traffic calming where pedestrian use takes priority.

7.2 Objectives

1. Negotiate roadway improvements with the City of Abbotsford to create safe pedestrian paths from ó:metáwtxw to local schools and the Business Park (in iyáqelhtst).
2. Implement traffic calming measures to protect residents and discourage through-traffic.
3. Repurpose surrounding land to expand the cemetery as needed.
4. Explore using easements to create a trail network between Silver Way and Kilgard Rd.
5. Maintain the residential character of the area, while making enhancements such as sidewalks, lighting, bus stops, art installations, maintained common grounds, fruit trees, and traditionally used plants in the landscape.





**Building icons are for illustrative purposes only.*

7.3 Land Uses

7.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area.

- Housing
- Community Facilities
- Parks / Trails
- Traditional Use

7.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area.

- Commercial
- Light Industrial
- Heavy Industrial
- Tourism
- Agriculture / Agri-Tourism
- Recreation

7.4 Policies

Policy ID	Policy Title	Description
NP 3.1	Housing Options	Semá:th First Nation will provide a mix of housing options to meet the needs of Elders, singles, young members, and families.
NP 3.2	Existing Lots and Infilling	Housing development on existing residential lots, including infilling and residential lots with abandoned buildings will be prioritized. There are no undeveloped lots in residential areas. Accessory dwelling units (small second units on a property) may be encouraged on properly sized sites pending approval by Semá:th First Nation.
NP 3.3	Slope Stability	: Any development (e.g., housing) proposed on Sumas Mountain is expected to address the risk of slope stability.
NP 3.4	Pedestrian Improvements	: Trails along Sumas Mountain Road from Silver Way to Kilgard Road should be extended. Semá:th First Nation will work with the City of Abbotsford to increase pedestrian safety at the Kilgard Rd-Sumas Mountain Road intersection.
NP 3.5	Green Building	: Semá:th First Nation encourages the use of green building design principles with an emphasis on water and air quality, water and energy conservation, and efficient waste management practices.
NP 3.6	Cemetery Planning	: A cemetery is considered a permanent use and may not be re-designated. : Before the cemetery reaches capacity, Semá:th First Nation will develop a comprehensive plan for a cemetery expansion focusing on land adjacent to the existing cemetery.





8.0 Seí:tslehḅq' tém:éxw – “Land of Marshall Creek”

8.1 Vision

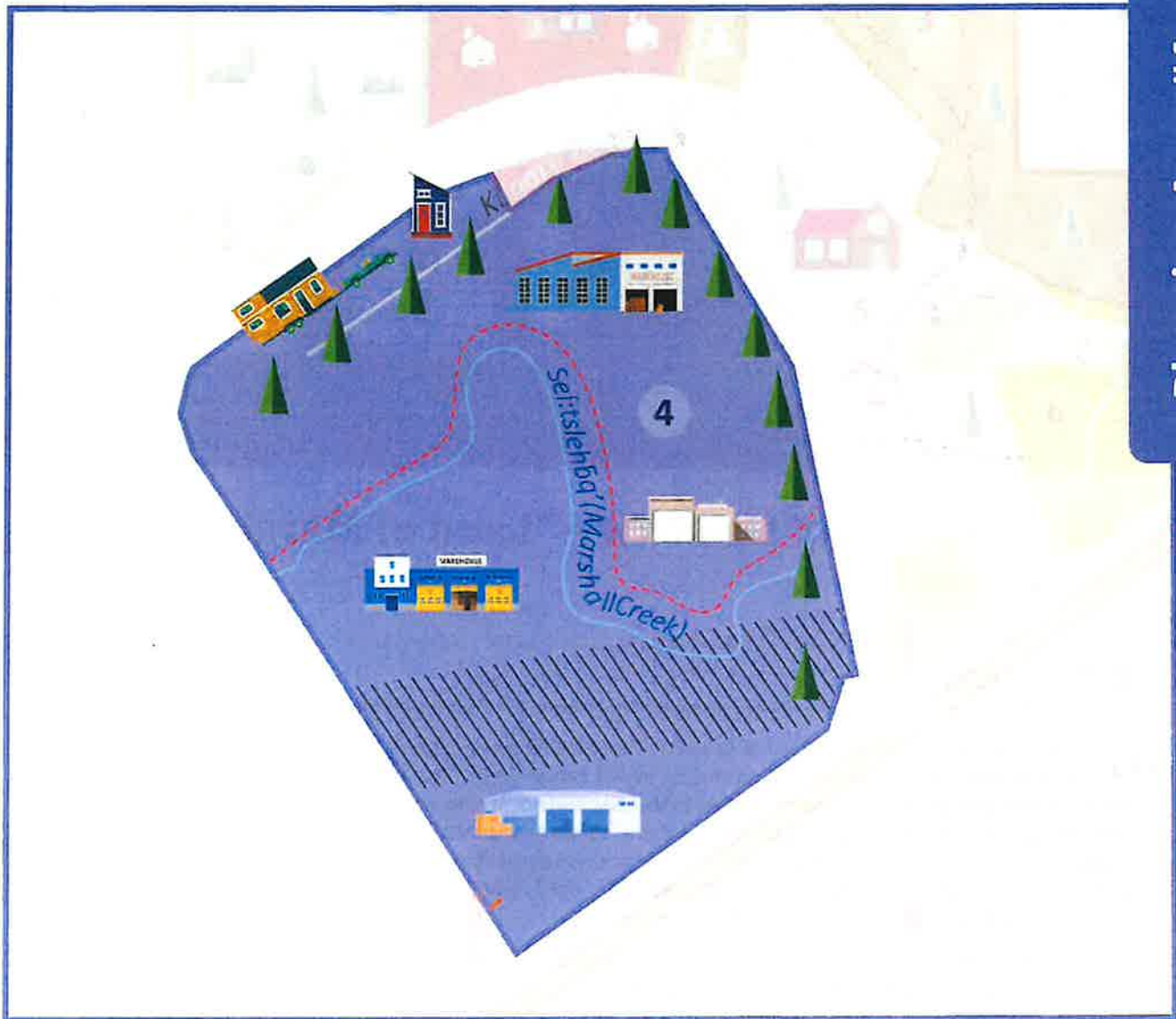
Seí:tslehḅq' tém:éxw, or “land of Marshall Creek” in Halq'eméylem, is a large tract of land within our community that balances economic development and environmental enhancement. It currently houses a number of Member-owned businesses, as well as some residences to the east and north. The southern boundary of Seí:tslehḅq' tém:éxw borders the TransCanada Highway, and is the first point of contact between the community and eastbound traffic. Flowing through the middle of this area is Seí:tslehḅq' (Marshall Creek) which has recreational and cultural value to our community. Finally, the BC Hydro right-of-way transects the southern half of the planning area which limits the development potential these lands.

Our community envisions this area as a well-designed hub for light industrial businesses. Diverse employment opportunities are available to Members close-to-home, reducing transportation costs and encouraging local spending. Businesses are constructed and operated in a manner that respects the land, the residents, and Seí:tslehḅq'. In particular, quality landscaping using native plants is encouraged as a tool to screen businesses, reduce noise pollution, filter water, and prevent erosion. Heavy industrial uses and agriculture are not priority land uses for this area due to both the potential environmental impacts and impacts on nearby residents' quality of life.

Seí:tslehḅq' is an active recreation area for our community, residents still use it to canoe across our territory when conditions are favourable. Enhancing access and visibility of this natural feature is a priority for Semá:th First Nation and could include a river-side trail. We are optimistic about working with Certificate of Possession Holders to achieve this goal in a mutually beneficial and respectful manner.

8.2 Objectives

1. Provide revenue opportunities for CP Holders
2. Provide employment opportunities for Members
3. Increase tax revenues
4. Mitigate the effects of development on surrounding residences
5. Enhance Seí:tslehḅq' (Marshall Creek) as a community feature



Building icons are for illustrative purposes only.

8.3 Land Uses

8.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Light Industrial
- Commercial
- Parks / Trails
- Housing (CP Holders)
- Traditional Use

8.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area. Development applications that include these land uses will be more time consuming and require greater community involvement.

- Recreation
- Heavy Industrial
- Agriculture / Agri-Tourism
- Tourism
- Community Facilities

8.4 Policies

Policy ID	Policy Title	Description
NP 4.1	Concept Plan	As a precondition to development, applicants will prepare a concept plan with building footprints and design guidelines. The concept plan should indicate how the development relates to current and future uses. The plan is required by Semá:th for approval prior to development.
NP 4.2	Environmental Enhancement	Semá:th First Nation favours development that promotes the preservation and enhancement of the natural environment including the watercourses that flow through Semá:th Lands. Seí:tslehḅq' traverses Seí:tslehḅq' tém:éxw.
NP 4.3	Open Space Enhancement	Semá:th First Nation encourages the enhancement of open space in Seí:tslehḅq' tém:éxw using native plants.
NP 4.4	Servicing	All new development must have appropriate site servicing.
NP 4.5	Design Guidelines	Semá:th Design Guidelines, once developed and approved, are to be utilized and will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the vision of Semá:th First Nation.
NP 4.6	Community Rights of Ways	New development will dedicate rights-of-way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike sidewalks and trails (along North Parallel Road, Sumas Mountain Road and Seí:tslehḅq')
NP 4.7	Pedestrian Improvements	Semá:th First Nation will work in coordination with the City of Abbotsford to improve connectivity in the surrounding area, including development of a sidewalk extension to Whatcom Road.
NP 4.8	Flood Risk	This area is in the floodplain. All new development proposed on Sumas Prairie is expected to address the risk of flood. Development is subject to the Semá:th First Nation Flood Protection Law.
NP 4.9	Halq'emeylem Language Gateway	Semá:th First Nation will work with the Ministry of Transportation and Infrastructure to create Halq'emeylem signage announcing entrance to the reserve for eastbound traffic.
NP 4.10	Stream Setback	A setback from the highwater mark of 30m is required for all creeks and watercourses and/or determined and approved by Semá:th First Nation and in consideration of applicable provincial Riparian Areas Regulation and Department of Fisheries and Oceans (DFO) standards.
NP 4.11	Land Use Buffers	The use of buffers and setbacks are encouraged to minimize undesirable impacts (i.e., visual and noise impacts) between differing land uses, in particular residential development.



9.0 kw'e towel – “Town”

9.1 Vision

kw'e towel or “town” in Halq'eméylem, has long been the heart of the community, housing the majority of public services and health and wellness services and amenities. It is also the location of our community's schools, the associated recreational facilities, and some Member housing. To the south, is the future site of the multiplex development that abuts the TransCanada Highway and will further enhance the diversity of this area

As a centre for health, governance, sport and education it is crucial that this area is welcoming and well-balanced. Our vision for kw'e towel is one of interconnections and support. Members from across Semá:th Lands will have access to safe and efficient active transportation routes to this central area where they can benefit from a multitude of amenities. Culturally inspired signage will inform and direct Members while simultaneously reasserting our presence in the region.

9.2 Objectives

1. Concentrate community services and gathering spaces in kw'e towel
2. Improve pedestrian connectivity through the use of trails
3. Instate traffic calming along Sumas Mountain Road
4. Increase community visibility through the use of signage, artwork, fruit trees, and traditionally used plants in the landscape.



Building icons are for illustrative purposes only.

9.3 Land Uses

9.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Community Facilities
- Housing
- Commercial
- Parks / Trails
- Recreation
- Traditional Use
- Tourism

9.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area. Development applications that include these land uses will be more time consuming and require greater community involvement.

- Light Industrial
- Heavy Industrial
- Agriculture / Agri-Tourism

9.4 Policies

Policy ID	Policy Title	Description
NP 5.1	Shared Uses	Semá:th First Nation encourages the shared use of community lands and buildings so the community can maximize benefits and cost efficiencies.
NP 5.2	Open Space Enhancement	Semá:th First Nation encourages the development of parks and enhanced open space in kw'e towel to complement the soccer field and waterways.
NP 5.3	Community Rights of Ways	<ul style="list-style-type: none"> • New development will dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike sidewalks and trails (along North Parallel Road, Sumas Mountain Road, and Sei:tslehᓆq'). • Artwork and vegetation are to be installed along the new 4m trail to the multiplex to create a visual connection between the multiplex, the administration/longhouse area, and Kilgard Road. • New trails will connect to the new soccer field. • The 4m trail that extends north from the multiplex will connect with new trails along Sei:tslehᓆq and to Kilgard Road. • The trail at an enhanced crosswalk on Kilgard Road will connect to the escape trail to Lakeview Drive to create a connection between the residential area and the community uses in the centre of kw'e towel. • Semá:th First Nation will work with the City of Abbotsford to upgrade sidewalks and install enhanced crosswalks along Kilgard Road and Sumas Mountain Road.
NP 5.4	Flood Risk	This area is in the floodplain. All new development proposed on Sumas Prairie is expected to address the risk of flood. Development is subject to the Flood Protection Law.
NP 5.5	Environmentally Conscious Development	Semá:th First Nation supports the development of environmentally friendly buildings, facilities, and recreational opportunities in kw'e towel. Topics of concern include, but are not limited to, water infiltration, carbon sequestration, and maintaining biodiversity.





10.0 iyáqelhtst - “Trading”

10.1 Vision

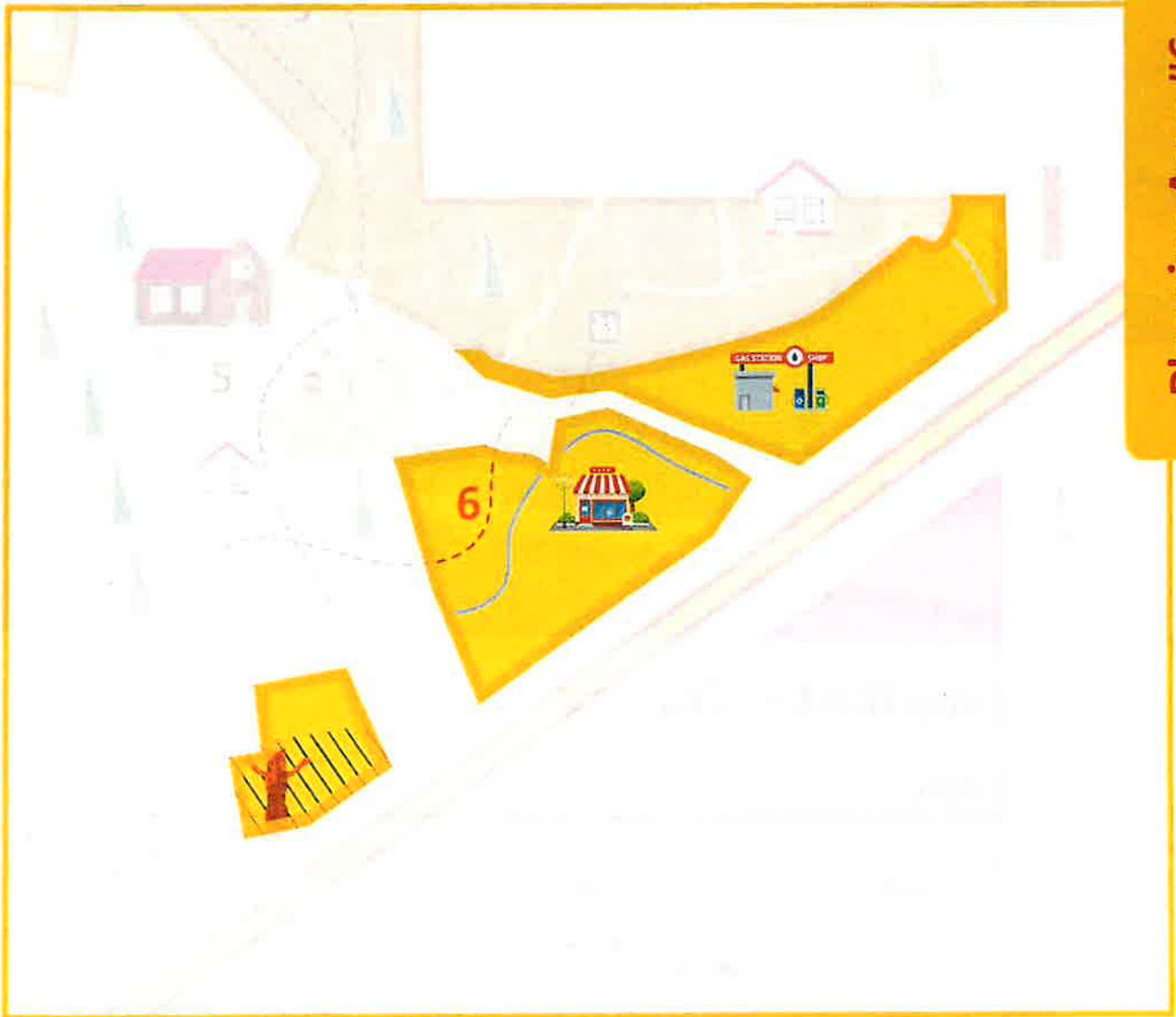
iyáqelhtst means “trading” or “to trade with someone” in Halq’eméylem and reflects the commercial focus of this area. Our vision for iyáqelhtst is to establish a local destination for consumers and employers alike. Building on the success of the Kilgard Business Park and taking advantage of the highway visibility, we believe this area can offer something for everyone. Currently the Business Park hosts ventures from breweries to design studios, we want to foster this diversity for the benefit of our Members.

Local commerce creates employment opportunities for Members, but also contributes to local traffic. We are keenly aware of this concern and will work to mitigate and address safety issues along Kilgard Road.

iyáqelhtst is also home to parts of Seí:tslehḅq’ (Marshall Creek), a local park, and sites of archaeological significance. Balancing commercial development with these natural and cultural features is of paramount importance, not only to enhance the area for visitors but to reflect our deep respect for nature and culture.

10.2 Objectives

1. Incentivize diverse job-creating businesses to locate in iyáqelhtst and Kilgard Business Park.
2. Leverage development to fund local road, cycling, and pedestrian improvements.
3. Increase tax revenue.
4. Improve cultural visibility through the use of signage and artwork.
5. Preserve surrounding natural features as a place of rest for Members and visitors.



**Building icons are for illustrative purposes only*

10.3 Land Uses

10.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Commercial
- Community Facilities
- Parks / Trails
- Traditional Use
- Tourism

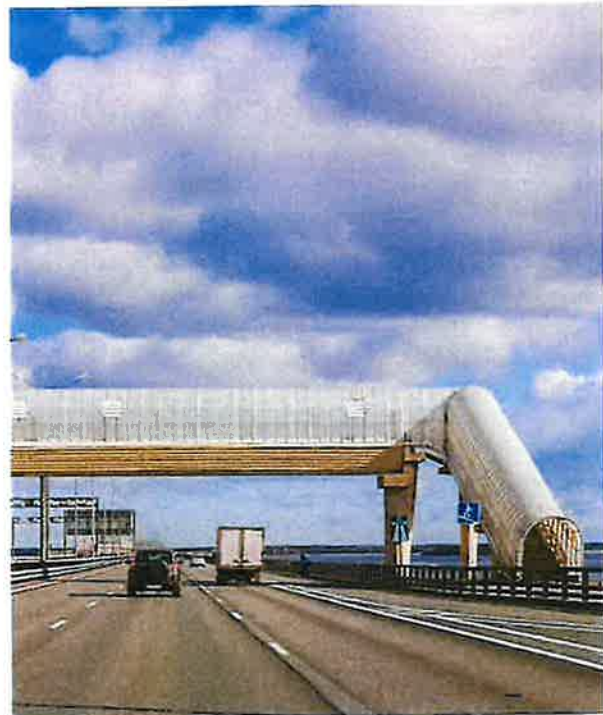
10.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area. Development applications that include these land uses will be more time consuming and require greater community involvement.

- Light Industrial
- Heavy Industrial
- Housing
- Agriculture / Agri-Tourism
- Recreation

10.4 Policies

Policy ID	Policy Title	Description
NP 6.1	Community Rights of Ways	Developers will dedicate up to 10% of their land (or cash in lieu) for the development of community facilities and amenities including parks, recreation areas and facilities, playgrounds and public art. Semá:th First Nation will work with Developers, including CP Holders, as part of their application package to identify appropriate community use enhancement and/or contribution.
NP 6.2	Flood Risk	This area is in the floodplain. All new development proposed on Sumas Prairie is expected to address the risk of flood. Development is subject to the Semá:th First Nation Flood Protection Law.
NP 6.3	Halq'eméylem Language Gateway	Semá:th First Nation will work with Ministry of Transportation and Infrastructure to create Halq'eméylem signage announcing entrance to the reserve for westbound traffic.
NP 6.4	Reconnect the north and south sides of the reserve	Semá:th First Nation will work with Ministry of Transportation and Infrastructure to create a pedestrian crossing and/or a new interchange so that access to all parts of Semá:th Lands is not hindered by the highway.





11.0 Xwotqwem – Traditional Plant Gathering Location

11.1 Vision

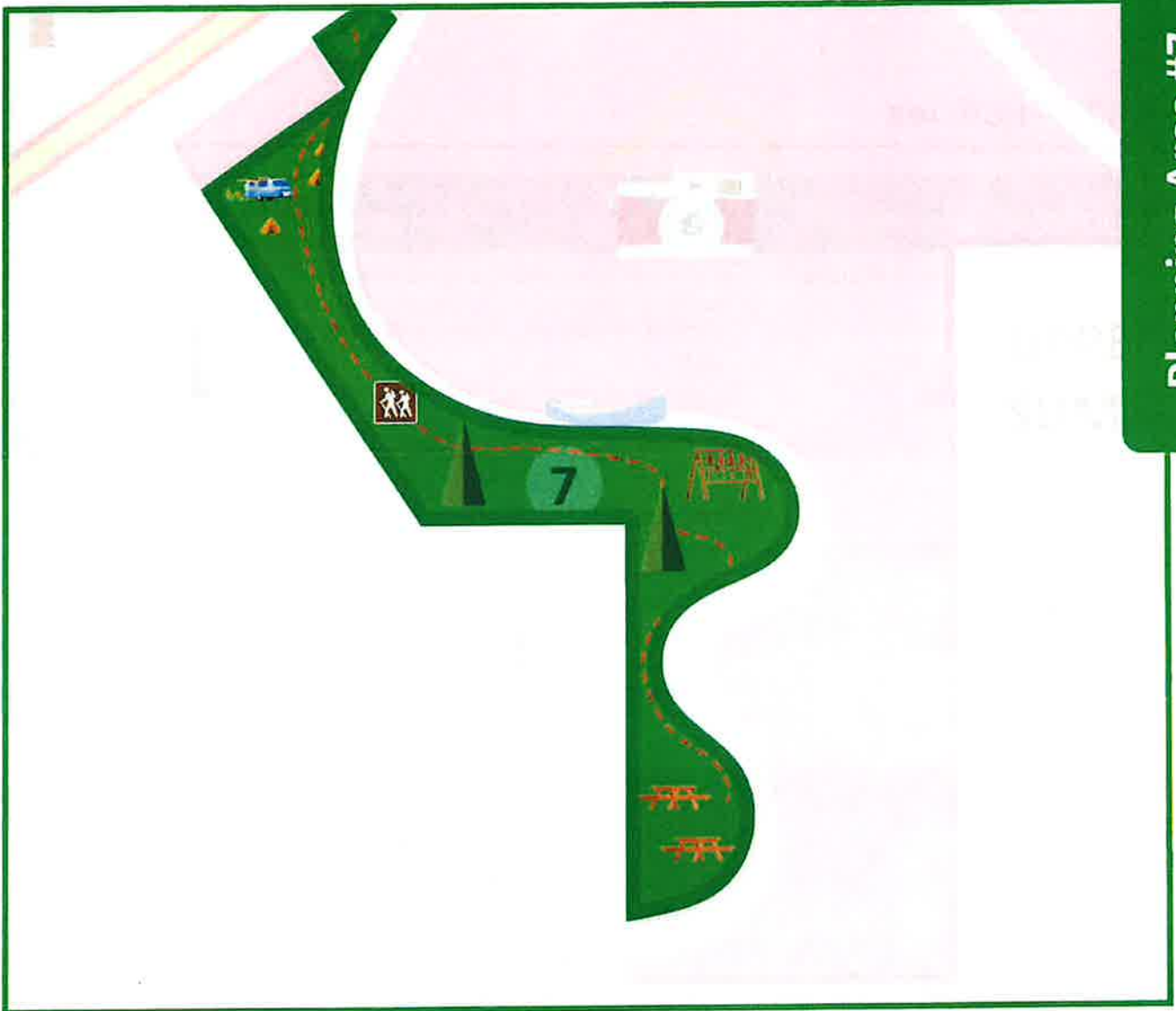
Xwotqwem is the name of a traditional plant gathering location along the river and the namesake of this planning area. It is a special place in our community that has for generations been a centre of hunting and harvesting Swamp tea and wild rhubarb for food, and medicine for colds.

As a planning area, Xwotqwem consists of a long strip of land following Stótelb (Sumas River) on the south side of our lands. This presents a unique opportunity to reconnect with a vital waterway. We envision traditional activities like fishing and camping to take priority in this space. Through these activities we will help Members of all ages experience our Lands in the way that those who came before us did. In many ways Xwotqwem is to water what q'á:wthet ikwelo is to the land.

This area is also a crucial space for our people, and visitors, to learn about the history of Semá:th Xo:tsa (Sumas Lake) which sustained our people for generations before it was forcefully drained. Increased awareness of this environmental and cultural feature will help our Members remain connected to the land and water, and teach others of the significance of this place. Cultural and eco-based tourism activities and land uses are supported in this area so long as they honour our teachings and respect the integrity of the environment.

11.2 Objectives

1. Provide recreational opportunities for Members.
2. Establish safe and well-maintained Member-only camp sites.
3. Promote traditional gathering activities.
4. Bring attention to the history of Semá:th Xo:tsa, traditional travel routes, Halq'eméylem places names and traditionally-used sites.



**Building icons are for illustrative purposes only.*

11.3 Land Uses

11.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Recreation
- Traditional Use
- Community Facilities
- Parks / Trails
- Tourism

11.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area. Development applications that include these land uses will be more time consuming and require greater community involvement.

- Commercial
- Housing
- Light Industrial
- Heavy Industrial
- Agriculture / Agri-Tourism

11.4 Policies

Policy ID	Policy Title	Description
NP 7.1	Cultural Identity	Semá:th First Nation encourages the exploration of our Stó:lō cultural identity in this area. Special consideration for event permitting will be given to applicants that can demonstrate they are pursuing this objective.
NP 7.2	Safety	Lighting, signage, and access for emergency response vehicles is to be considered when developing new parks, trails and open space areas to improve safety. Dusk-to-dawn gate may be necessary to prevent long-term overnight stays. Semá:th First Nation will pursue safety improvements, such as a sidewalk, along South Parallel Road.
NP 7.3	Setbacks	Development shall not occur within a minimum of 30 m of a watercourse and/or at the discretion of Semá:th First Nation. This does not include access roads, river access, paths, or campsites.
NP 7.4	Q'elem	Semá:th First Nation considers the 0.25 acre portion of Lot 82 south of Stótelō (Sumas River) at the confluence with Q'elem (Saar Creek) as a community-use area and a place to access the river.





12.0 Mó:qwem só:tets – “North Swamp”

12.1 Vision

Mó:qwem só:tets or “North Swamp” in Halq’eméylem was historically the site of a year-round trout fishing area on Semá:th Xo:tsa (Sumas Lake). Elevated shelters kept our people dry and safe from insects during warm weather. After the draining of Xo:tsa these lands were used for agriculture due to the rich soil and high water table. Today, Mó:qwem só:tets is a reminder of our traditional ways and how the land and water have changed in decades past.

To support the future of our people we have decided to prioritize commercial and light industrial uses in this area. The land has visibility from the TransCanada Highway and is a prime location for commercial development. Lots in this area are wide and well-suited to large scale retail development or tourist facilities. We will encourage attractive and well-designed commercial / industrial spaces that bring employment and visitors to our lands. Post development, traffic will increase along South Parallel Road; however, this traffic is unlikely to have negative impacts on residents of the north side of the reserve.

Despite this change in objectives, we still value and respect this area and the waterways it borders. Access to Seí:tslehǫq’ (Sumas River) should be provided by any development projects, in order to maintain our connection to the Mó:qwem and Xo:tsa. Through Stó:lō art and cultural design elements, development in this area should foster a broader understanding and recognition of Xo:tsa and the importance of this lake to us as Semá:th People.

12.2 Objectives

1. Provide economic opportunities to Semá:th Members, taking advantage of property locations with visibility from Highway One.
2. Increase tax revenue.
3. Work to enhance the areas along Seí:tslehǫq’ (Sumas River) for public access and wildlife.
4. Following best practices to avoid flood damage.
5. Showcase Semá:th art to passersby on the freeway, to improve cultural visibility through the use of signage and artwork.
6. Bring attention to the history of Semá:th Xo:tsa, traditional travel routes, Halq’eméylem places names and traditionally-used sites.



Building icons are for illustrative purposes only.

12.3 Land Uses

12.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Tourism
- Commercial
- Light Industrial
- Traditional Use
- Recreation

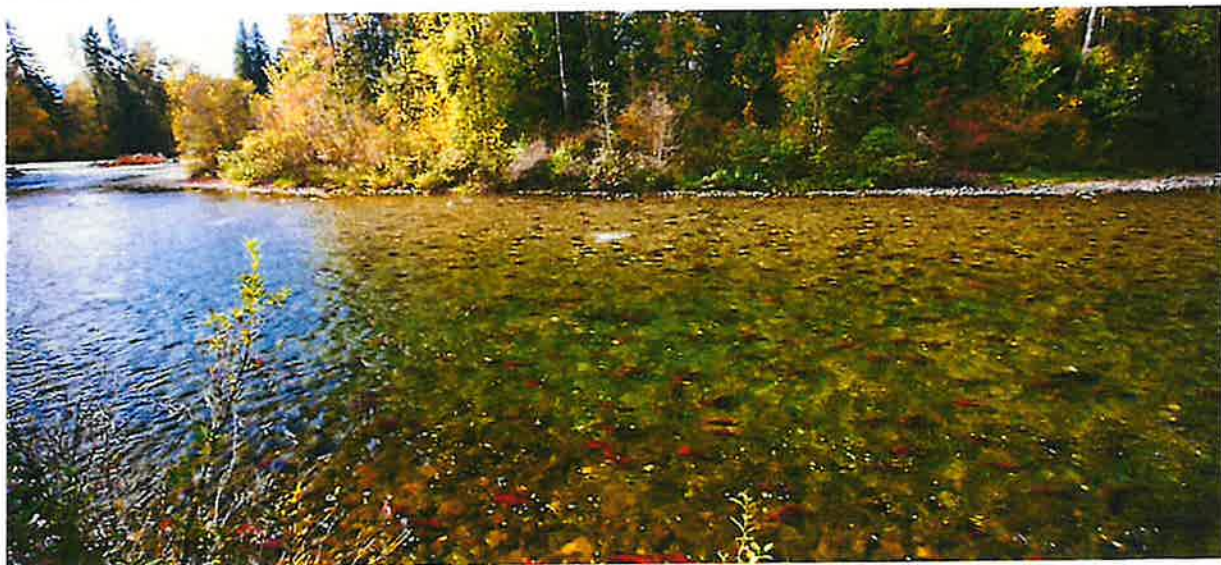
12.3.2 Land Uses Not Considered

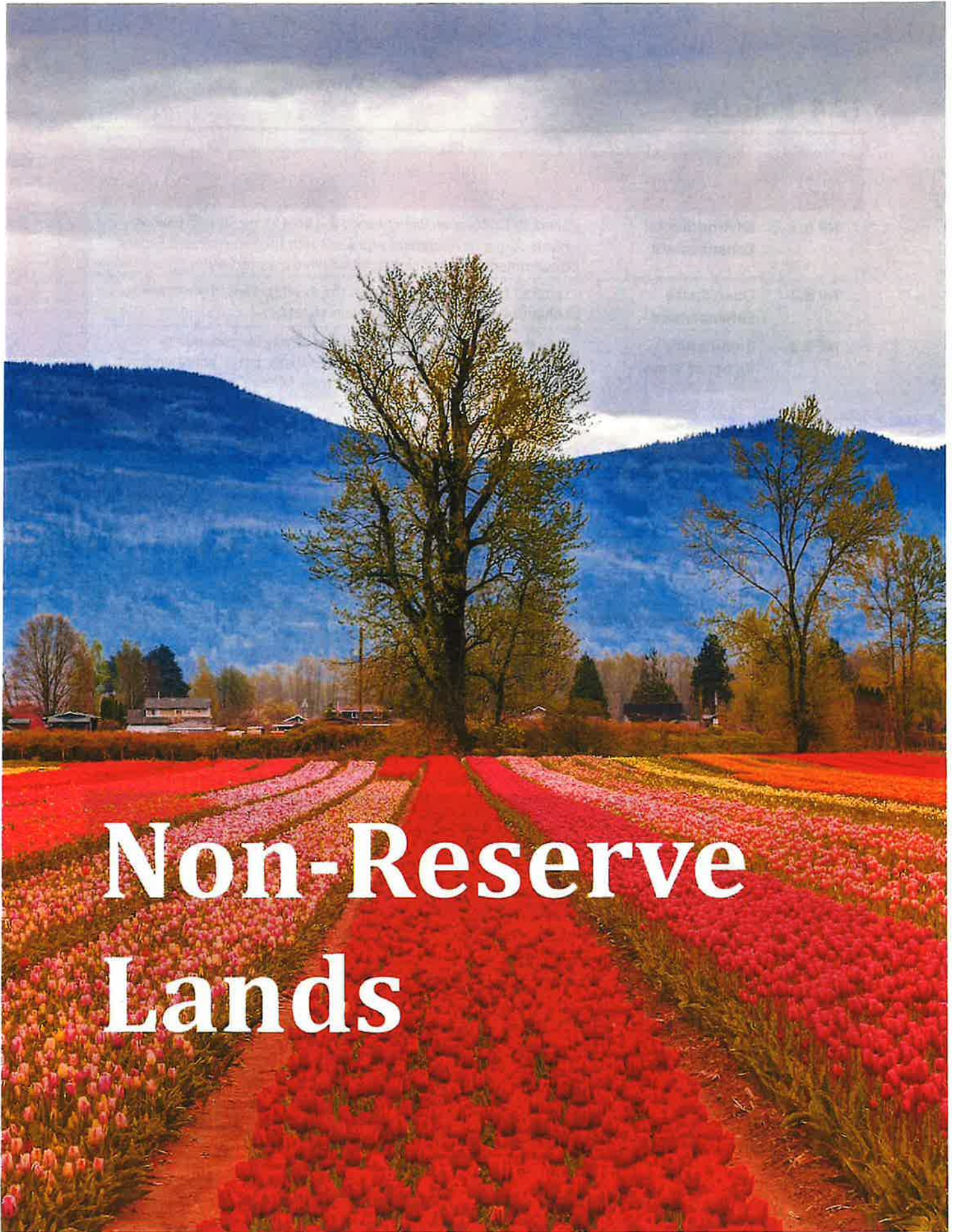
The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area. Development applications that include these land uses will be more time consuming and require greater community involvement.

- Housing
- Community Facilities
- Parks / Trails
- Agriculture / Agri-Tourism
- Heavy Industrial

12.4 Policies

Policy ID	Policy Title	Description
NP 8.1	Environmental Enhancement	Semá:th First Nation will enhance the area along Stótel̓ (Sumas River) during development and work with the Province and Federal Government to enhance habitat within the waterway.
NP 8.2	Open Space Enhancement	Semá:th First Nation encourages the development of parks and enhanced open space in Mó:qwem só:tets.
NP 8.3	Community Rights of Ways	New development will dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike sidewalks and trails (along South Parallel Road and Stótel̓).
NP 8.4	Flood Risk	This area is in the floodplain. All new development proposed on Sumas Prairie is expected to address the risk of flood. Development is subject to the Semá:th First Nation Flood Protection Law.
NP 8.5	BC Hydro Right-of-Way	The BC Hydro right-of-way should be utilized as a green corridor and integrated into the overall parks, trails and green space network.
NP 8.6	Reconciliation and Awareness	Semá:th First Nation supports development that incorporates cultural and historical elements into site planning and design with a strong focus Stó:lō culture and Semá:th Xot:sa.
NP 8.7	Member Employment Opportunities	New revenue generating ventures will create gainful employment opportunities for Members. These opportunities will be commensurate with the skill level of applicants.
NP 8.8	Joint Ventures	To generate revenue on Semá:th Lands, Semá:th First Nation will target strategic opportunities for member and community-owned businesses by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.





Non-Reserve Lands



13.0 tsqwa:y sqeló:líth'a – “The West Green”

13.1 Vision

tsqwa:y sqeló:líth'a means “the west green” in Halq'éméylem and is envisioned as a place where community members can connect with the land and its bounty. This recently acquired land was previously a tulip farm that drew tourists to the area in the Spring of each year. While vibrant, this use created circulation issues and did not contribute to the prosperity of our people. With its recent acquisition, there is an opportunity to transform this piece of our traditional territory into an area of economic and cultural prosperity. Community gardens for the cultivation of traditional herbs, medicines, and foods provide a chance for Members to learn about our practices, enjoy the bounty, and reconnect with nature. We envision this as a co-managed community amenity on the north end of the parcel, to be as close to Kw'e kw'e 'i:qw (Sumas Mountain) and its ecological diversity as possible.

In addition, this land has a demonstrated capacity for commercial agriculture that we intend to utilize to the benefit of our community. Semá:th First Nation supports exploring joint agricultural ventures that would contribute to local food security and the ease with which our Members can access fresh produce. Leases will be considered on this basis as partnering with our community is an essential part of any business endeavour on this land.

Finally, access to this area has been a challenge in the past as many community Members are forced to drive on congested roads or walk along road shoulders due to a lack of sidewalks. Future development in this area must consider community access and safe circulation of vehicles and pedestrians.

13.2 Objectives

- 1 Create an attractive agricultural lease opportunity
- 2 Build a community garden focused on promoting food security
- 3 Address parking and circulation concerns
- 4 Explore ways to create safe and efficient community access without a vehicle



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13.3 Land Uses

13.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Agriculture / Agri-Tourism
- Traditional Use
- Recreation
- Parks / Trails

13.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area. Development applications that include these land uses will be more time consuming and require greater community involvement.

- Light Industrial
- Heavy Industrial
- Housing
- Commercial
- Community Facilities
- Tourism



Source: photos: The Cosmonaut

14.0 Kw'e kw'e 'í:qw sxíxets' – “Semá:th Mountain Forest”

14.1 Vision

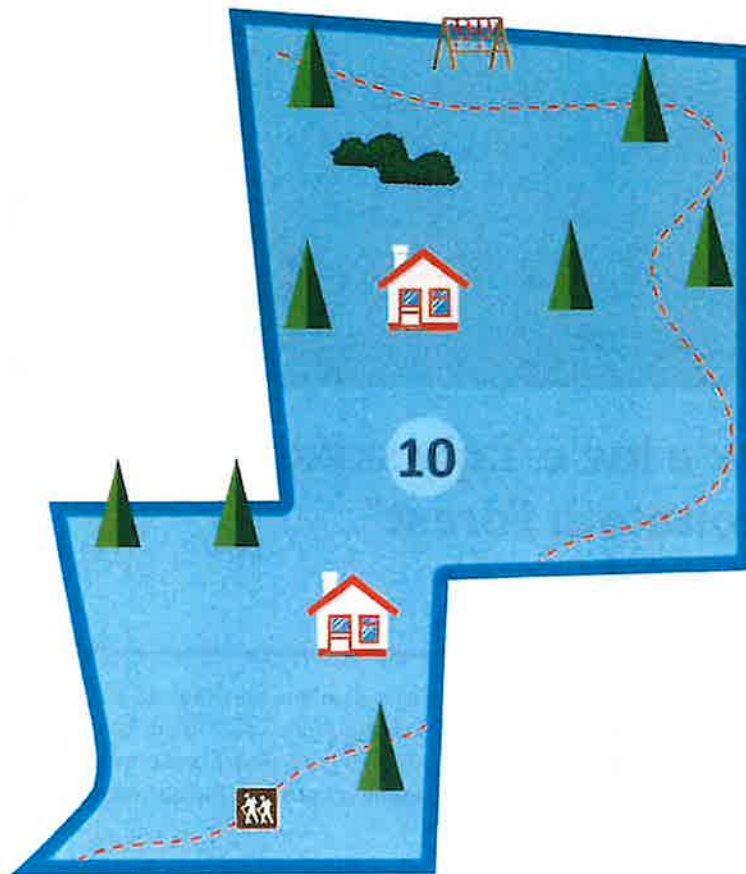
Kw'e kw'e 'í:qw sxíxets' (Semá:th Mountain Forest) is a unique area that we are proud to own. It is located on Kw'e kw'e 'í:qw (Semá:th Mountain) which has historic and cultural value to our people. For generations it has been traversed to connect Stótelō (Sumas River) and Stó:lō (Fraser River), and provided hunting and trapping grounds. Today, Kw'e kw'e 'í:qw sxíxets' is an 80 acre fee simple property to the north-east of the community along Sumas Mountain Road.

Going forward, Semá:th First Nation will pursue the Addition-to-Reserve process in order to bring this piece of our traditional territory back under our governance. We envision a residential neighbourhood that is as diverse as our Membership, offering housing solutions for all ages and abilities. The location and topography of Kw'e kw'e 'í:qw sxíxets' necessitates great care in terms of infrastructure and servicing. Steep slopes, in particular, will influence the pattern of development. We are confident however, that we can balance these pressures with environmental enhancement through the preservation of ecosystems in these steeper areas.

Our vision also includes forest trails for recreation, connecting with nature, and drawing attention to the beauty and importance of Kw'e kw'e 'í:qw. We wish to keep places within this area as natural as possible to provide spaces for our Members to come and be with nature and practice our traditional teachings.

14.2 Objectives

- Provide diverse housing options for Members outside of the flood plain
- Enhance traditional use activities in Kw'e kw'e 'í:qw sxíxets'
- Ensure that future developments are fully serviced
- Balance development and environmental enhancement
- Minimize the loss of tree cover



**Building icons are for illustrative purposes only*

14.3 Land Uses

14.3.1 Land Uses Considered

The following land uses and activities are considered to support the vision and objectives of this planning area. Development applications in line with these land uses are more likely to pass review.

- Residential
- Parks / Trails
- Traditional Use
- Community Facilities

14.3.2 Land Uses Not Considered

The following land uses and activities are considered to be obstacles to achieving the vision and objectives of this planning area. Development applications that include these land uses will be more time consuming and require greater community involvement.

- Light Industry
- Heavy Industry
- Commercial
- Agriculture / Agri-Tourism
- Tourism
- Recreation



15.0 Infrastructure Policies

An essential part of land management and laying the ground work for future development within Semá:th Lands is effective and efficient infrastructure planning. Water, sewer, electricity, and trails are just a few of services that are monitored by our government. While we fund and install many of these ourselves, new construction by outside developers presents an opportunity to collaborate for the betterment of all. The following policies are designed to create a framework within the Land Use Plan that promotes equitable development of community infrastructure, and educate developers about the needs of our community.

Policy ID	Policy Title	Description
IP 1.1	Planned Infrastructure	Semá:th First Nation supports integrated planning for infrastructure expansion and development.
IP 1.2	Servicing Agreements	Semá:th First Nation will investigate the development of shared service agreements with the City of Abbotsford and the Fraser Valley Regional District.
IP 1.3	Infrastructure Development and Expansion	As a precondition to development, applicants will prepare a concept plan. The concept plan is to include a full description of infrastructure requirements and how it relates to current and future capacity. The plan is required by Semá:th First Nation for approval prior to development. Associated infrastructure costs will be incurred by the developer.
IP 1.4	CP Holders	All developers, including Semá:th CP Holders, will be responsible for the cost of servicing their lots.
IP 1.5	CP Holders	Semá:th First Nation will work with CP Holders to dedicate a portion of their land for road right of way and path/trail connections as part of future developments to support long term land use goals of Semá:th Lands.
IP 1.6	Utilities	Where possible, utilities shall be sited underground in road rights-of-way, including but not limited to hydro, gas, cable, telephone, as well as water and waste water.
IP 1.7	Roads	Roads shall be designed and developed to engineer-standard, and be pedestrian-friendly and aesthetically pleasing. Street sections should include appropriate street widths, provision and location of power, communications, sewer, water, and stormwater infrastructure.

Policy ID	Policy Title	Description
IP 1.8	Engineering Standards	Semá:th First Nation will work to create and adopt engineering standards and integrate them with the Subdivision, Development, and Servicing Law.
IP 1.9	Highway Interchange	Semá:th First Nation will work with the provincial Ministry of Transportation and Infrastructure to meet their critical goal of increasing crossing capacity along the TransCanada Highway (both vehicular and/or pedestrian bridge).
IP 1.10	Servicing the South Side of TransCanada Highway	Semá:th First Nation will continue to consider service to the south side of the highway when developing on the north side (i.e., sizing infrastructure appropriately, like is being done at the Multiplex).
IP 1.11	Utility Easements	Semá:th First Nation will acquire the free and informed consent of CP Holders prior to installation of utility infrastructure that affects their property. Special attention will be given to above-ground installations as this has the largest long-term impact on land use.
IP 1.12	Local Transit	Semá:th First Nation supports coordinating with local and provincial authorities to increase Member access to public transportation that is convenient, safe, affordable, and access to all levels of mobility.





16.0 Implementing Our Land Use Plan

16.1 Implementation Categories

Policies outlined above are a collection of tasks and directives that will collectively help achieve the goals of our Land Use Plan. That being said, pressing issues and sequential tasks dictate that not all policies can be addressed concurrently. To aid implementation, the above policies have been separated into four designations which describe how they are supporting the Land Use Plan rather than what Planning Area they are addressing.

Imagine a trail



16.1.1 Policies as Directions

Some policies indicate a direction that Semá:th First Nation aspires to pursue through community led land management. Many of these policies have longer time horizons and will require significant staff or consultant labour in the future to achieve. Additionally, the ability to achieve or even pursue, these policies may depend on the success of other action items. A new set of regulations may depend on the completion of a study or survey for example. Policies as Directions are often included in Land Use Plans to make space for future plans, studies, or policies.

While these policies are central to the long-term success of the Land Use Plan's objectives, they generally require less immediacy. As such, they have been excluded from the Next Steps section.

Examples

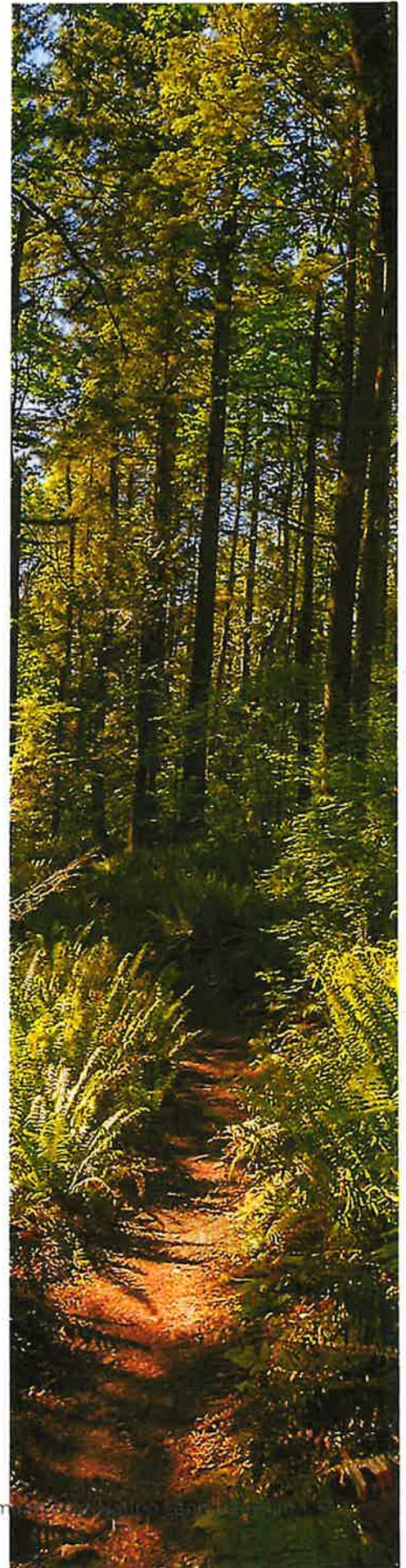
- **GP 1.6 Design Guidelines**
 - When developed, Semá:th First Nation Design Guidelines will supersede the design related policies in this plan. These guidelines will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the Vision of Semá:th.
- **NP 3.1 Housing Options**
 - Semá:th First Nation will provide a mix of housing options to meet the needs of Elders, singles, young members, and families.

16.1.2 Policies as Approaches

Multiple policies express an ongoing task or approach that Semá:th First Nation is undertaking. While they imply a future goal, the focus of the policy is *how* it's being done. These policies require more immediacy than 'Direction' and more resources than 'Standards'. Generally speaking, policies that start with "Encourage" or "Work With" are part of this category.

Examples

- **GP 1.5 Shared Servicing**
 - Semá:th First Nation will work with the City of Abbotsford, and other entities, to explore mutually beneficial servicing agreements and infrastructure upgrades.
- **NP 8.1 Environmental Enhancement**
 - Semá:th First Nation will enhance the area along Stótel̓6 (Sumas River) during development and work with the province and federal government to enhance habitat within the waterway.



16.1.3 Policies as Goals



Goals are well defined and time sensitive actions which help progress the objectives of the Land Use Plan. These policies are often supportive of others, paving the way by addressing pressing issues or immediate concerns. Goals require a moderate amount of staff resources and urgency but provide an opportunity for visible changes that encourage staff and Membership alike.

Examples

- **GP 1.13 Public Art Bylaw**
 - Semá:th First Nation will explore adoption of a bylaw requiring commercial and industrial projects and large residential projects (over 20 units) to provide on-site art as part of the project. An in-lieu fee can be paid instead. Typically, the cost of the art installation is 0.45% or 0.5% of project cost. This will help establish a cultural presence along Highway 1 and provide opportunities for local artists.
- **NP 4.7 Pedestrian Improvements**
 - Semá:th First Nation will work in coordination with the City of Abbotsford to improve connectivity in the surrounding area, including development of a sidewalk extension to Whatcom Road.

16.1.4 Policies as Standards



Finally, some policies consist of new or existing standards which come into effect when the plan is ratified. These standards require little to no future research or development, but will require enforcement.

Policies in this category should be widely advertised to Members and developers, and deeply understood by staff. These policies will be central when Semá:th First Nation implements our Land Use Law.

Examples

- **GP 1.1 Development Permit**
 - A Development Permit is required for all new developments on Semá:th First Nation Lands
- **NP 6.2 Flood Risk**
 - This area is in the floodplain. All new development proposed on Sumas Prairie is expected to address the risk of flood. Development is subject to the Semá:th First Nation Flood Protection Law.





16.2 Next Steps

16.2.1 Short Term Progress Goals

Short term progress goals are those which do not require collaboration with external agencies or substantive policy changes. They are ideally achieved in a short time frame to create momentum and increase plan and department visibility. It is important to honour the input of community members by reporting back and showing progress.

The following four 'goals' have been identified as Short Term Progress Goals:



General Policy #1.13

Public Art Bylaw



Area 1 Policy #2

Pedestrian Improvements



General Policy #4.3

Elder's Facility Research



Area 3 Policy #6

Cemetery Planning



16.2.2 Enforcement

Enforcement of new and existing standards has an internal and external element. It is crucial to the future of our community that Member and non-Member developers alike are held to the standards in this plan and respect the vision of Semá:th First Nation. The first step in achieving this goal is to increase and update educational resources regarding land management. Internally, this involves updating the Land Development Process Checklist as well as creating opportunities to educate staff and council members about the changes. Externally, this involves developing a series of resources for applicants that will not only improve the quality of submissions but also reduce the need for lengthy reviews.

The following is a list of General Policies classified as Standards that did not appear in the last Land Use Plan. These will require the most resources dedicated to education and enforcement.

1. GP 1.3 – Concept Plan
2. GP 2.2 – Traffic Impacts





16.2.3 Building Blocks

It is difficult to address Approaches and Directions immediately after adoption of a new Land Use Plan. Many of these policies require significant investments, rely on other policies, or require specific circumstances to demonstrate. We can however, prepare for these challenges by building capacity and relationships for success.

This section concerns actions that we can take in the short term to support the success of long-term policies. Each of the three sections is followed by a short list of policies that will benefit from these early interventions.

16.2.3.1 Relationship Building

Semá:th First Nation is part of the Stó:lô Strategic Engagement Agreement (2017); a memorandum of understanding between the Stó:lô Nation and the Government of British Columbia. This agreement has established a Government-to-Government relationship between parties and led the way in respectful, positive, and mutually beneficial collaboration. This agreement however, does not include local governments, like the City of Abbotsford, or non-participatory provincial agencies, like the Ministry of Transportation and Infrastructure (MOTI).



In order to pursue land management goals that involve public roads and service provision, Semá:th First Nation will redouble efforts to engage with local governments and provincial ministries on a government-to-government basis.

Policies

1. GP 1.2 – Community Rights of Way
2. GP 1.5 – Shared Servicing
3. PA 1.2 – Local Tourism
4. PA 1.3 – Collaboration
5. PA 3.4 – Pedestrian Improvements
6. PA 4.2 – Pedestrian Improvements
7. PA 5.7 – Pedestrian Improvements
8. PA 5.9 – Halq'éméylem Language Gateway
9. PA 7.3 – Halq'éméylem Language Gateway
10. PA 7.4 – Reconnect Community
11. PA 9.1 – Environmental Enhancement
12. IN 9 – Highway Interchange



16.2.3 2 Data Collection

Multiple medium and long-term policy goals for Semá:th First Nation would benefit from baseline or 'current state' data gathering. This information can often be collected inexpensively over long periods of time and provide support for decision makers in the future. From community engagement during the Land Use Plan update process, it is clear that transportation and connectivity are key areas of interest. These are also areas that benefit from data collection and analysis. Whether it is establishing speed cameras or interviewing local youth about pedestrian routes, the following policies will benefit from information collected today.

Policies

1. GP 1.7 – Green Building
2. GP 2.1 – Streets
3. GP 2.3 – Connectivity
4. GP 6.1 – Joint Ventures
5. PA 1.3 – Collaboration
6. PA 2.1 – Community Rights of Way
7. PA 3.4 – Pedestrian Improvements
8. PA 4.2 – Pedestrian Improvements
9. PA 6.2 – Open Space Enhancement
10. PA 7.1 – Community Rights of Way
11. IN 7 – Roads

16.2.3 3 Capacity Development

Our staff, leadership and Members are continually improving and learning new skills to support the community. Fostering this development is crucial to the long-term success of our Land Use Plan and the Vision of Land Management outlined at the beginning of this document. Small investments, pilot programs, or community discussions about new skills and areas of need can have a big impact down the road. Some potential subjects that were identified during engagement for this plan include digital mapping skills, Halq'eméylem Translator capabilities, and LEED certification courses.

Policies

1. GP 1.7 – Green Building
2. GP 1.11 – CP Holders' Interests
3. GP 1.12 – LUP and Land Use Law Consistency
4. GP 3.1 – Halq'eméylem Language
5. GP 4.2 – Traditional Building Practices
6. GP 6.1 – Joint Ventures
7. PA 1.4 – Cultural Identity





16.3 Monitoring and Review

16.3.1 Review Cycles

The Land Use Plan will be reviewed and updated every 5 years or as is deemed necessary by Chief and Council to reflect significant changes in the community. Plan reviews help keep documents up-to-date, reflect the changing needs of the Semá:th people, and are an opportunity to engage Membership.

Between Land Use Plan updates, it is important to ensure that changes in land governance and objectives are available to Members. In recognition of this, Semá:th First Nation is committed to continuing engagement with Membership during review cycles. This Plan is a Living Document and the community will help shape it over time.

16.3.1.1 Review Cycle Questions

The following is a non-exclusive list of questions that will be considered during plan review.

- Have there been changes to infrastructure that need to be mapped?
- Have any non-conforming uses been established without a plan amendment?
- Does the community feel that decisions are being made openly and transparently?
- Are community demographics changes as expected?
- What opportunities exist to better integrate Semá:th First Nation culture into Land Governance?
- Are policies having the desired impact? Why or why not?
- Review Cycle Policies



Policy Title	Description
Communication	Public information related to land use planning will be shared with Membership as per <i>Section 7.0 & 8.0</i> of the Semá:th Land Code (2012).
Review Period	A comprehensive review of the Semá:th Land Use Plan will be conducted every 5 years or when deemed necessary by Chief & Council, whichever is sooner.
Confidentiality	Semá:th First Nation will strive to ensure that access to confidential information collected during review and engagement is controlled and access restricted for the safety of participants.
Amendments	Applications to amend the Land Use Plan will be considered providing that the amendments continue to meet the overall goals of the Land Use Plan. If an application for amendment does not meet the goals of the community and the Land Use Plan, the amendment will be denied.



16.3.2 Plan Amendments

A minor amendment may be requested when unsubstantial changes to the Land Use Plan are required. Minor amendments are those that:

- Improve the clarity of the Land Use Plan and thereby contribute to a better decision-making process;
- Update the Land Use Plan in respect to changes in land management processes;
- Do not compromise the vision or objectives of the land use designations; or
- Would not result in a precedent (likely to lead to a number of similar requests).

A major amendment may be requested when substantial changes to the Land Use Plan are required. Major amendments are those that:

- Add lands to, or remove lands from, the Semá:th First Nation Land Use Plan;
- Alter the boundaries of existing land use designations;
- Add or remove land use designations;
- Add or remove a land use policy; or
- Would approve a development that is not in accordance with the vision and/or objectives of its land use designation.

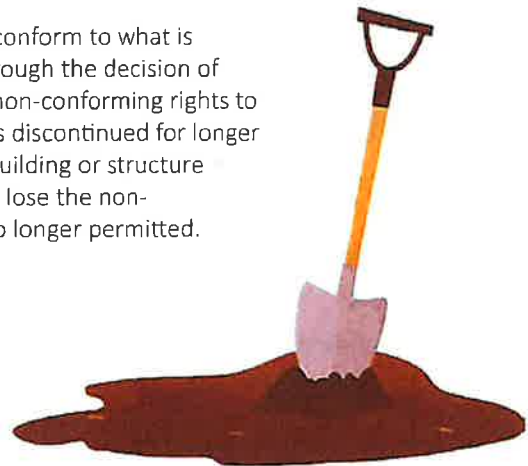
The amendment process is subject to the procedures included in our Land Code.

16.3.2.1 Policies

Policy Title	Description
Minor Variance	Minor amendments to the Land Use Plan will be considered provided that they meet the standard for an unsubstantial change.
Major Variance / Amendment	Major amendments to the Land Use Plan are expected to involve substantive research and discussion prior to a decision being made by Semá:th First Nation.

16.3.3 Non-Conforming Use

There may be situations where existing land uses do not comply or conform to what is designated in the updated Land Use Plan. Where this occurs and through the decision of Semá:th First Nation Council(s) if required, the proprietor will have non-conforming rights to continue the use on the parcel of land (e.g., agriculture) If the use is discontinued for longer than six consecutive months or more than 75% of the value of the building or structure above its foundation is damaged or destroyed, the proprietor would lose the non-conforming rights and not be able to re-establish the use which is no longer permitted.



16.3.4 Key Staff and Their Roles

Lands Manager: The Lands Manager has a central role in enacting and reviewing this plan. Each general and area specific policy will be operationalized and implemented over time to support the Community's land use vision. The Lands Manager is also a key contact for the development community, providing application insights and guiding development to help achieve the Vision of this Land Use Plan.

Lands Officer(s): The Lands Officer is involved in multiple aspects of plan monitoring and implementation. In addition to their involvement in policy planning, they are a general contact for mapping updates and map related enquiries. Semá:th First Nation is working to increase its internal capacity for GIS mapping and the Lands Officer is an important part of that.

Capital Projects and Public Works Manager: Public works are the base of all community development. During review, it is crucial to involve the Capital Projects and Public Works Manager to ensure that demographic and environmental changes are being taken into account. This staff member also plays a key role in reviewing development applications, confirming servicing capacity, and advising on various land use policies.

General Manager: The General Manager's role in Land Use Plan monitoring primarily involves communication. Considering their involvement in a wide variety of initiatives, they can bolster interdepartmental communication. Additionally, they are key contact for community members wishing to discuss land management. This information is invaluable for review and monitoring. Appendix A



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Appendix A

Neighbourhood Policy Implementation Designations



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Policy ID	Implementation Designation
NP 1.1	Direction
NP 1.2	Goal
NP 1.3	Approach
NP 1.4	Approach
NP 1.5	Approach
NP 1.6	Standard
NP 2.1	Goal
NP 2.2	Standard
NP 2.3	Goal
NP 2.4	Direction
NP 2.5	Approach
NP 3.1	Direction
NP 3.2	Approach
NP 3.3	Standard
NP 3.4	Goal
NP 3.5	Approach
NP 3.6	Goal
NP 4.1	Standard
NP 4.2	Direction
NP 4.3	Direction
NP 4.4	Standard
NP 4.5	Standard
NP 4.6	Standard
NP 4.7	Approach
NP 4.8	Standard
NP 4.9	Approach
NP 4.10	Standard
NP 4.11	Approach
NP 5.1	Approach
NP 5.2	Approach
NP 5.3	Goal
NP 5.4	Standard
NP 5.5	Approach

Policy ID	Implementation Designation
NP 6.1	Standard
NP 6.2	Standard
NP 6.3	Approach
NP 6.4	Approach
NP 7.1	Approach
NP 7.2	Approach
NP 7.3	Standard
NP 7.4	Standard
NP 8.1	Goal
NP 8.2	Approach
NP 8.3	Standard
NP 8.4	Standard
NP 8.5	Standard
NP 8.6	Approach
NP 8.7	Direction
NP 8.8	Approach
IP 1.1	Approach
IP 1.2	Approach
IP 1.3	Standard
IP 1.4	Direction
IP 1.5	Approach
IP 1.6	Approach
IP 1.7	Standard
IP 1.8	Goal
IP 1.9	Approach
IP 1.10	Approach
IP 1.11	Approach
IP 1.12	Approach



