



Semá:th
Sumas First Nation

LAND USE PLAN

Semá:th (Sumas First Nation)



April 2025
2025 Update



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Appendix A: Neighbourhood Policy IDs and Implementation Designations

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

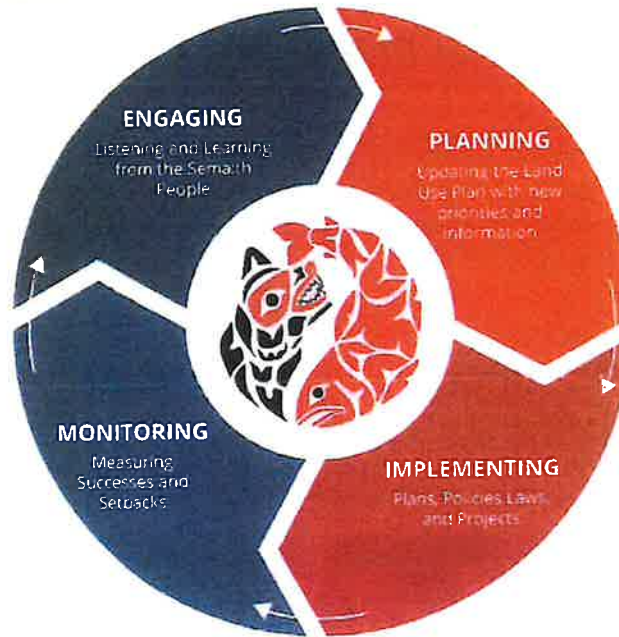
A LUP is essentially about communication. The process of developing or updating a LUP involves Members, leadership and planning professionals communicating about the future of land management.

*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.



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



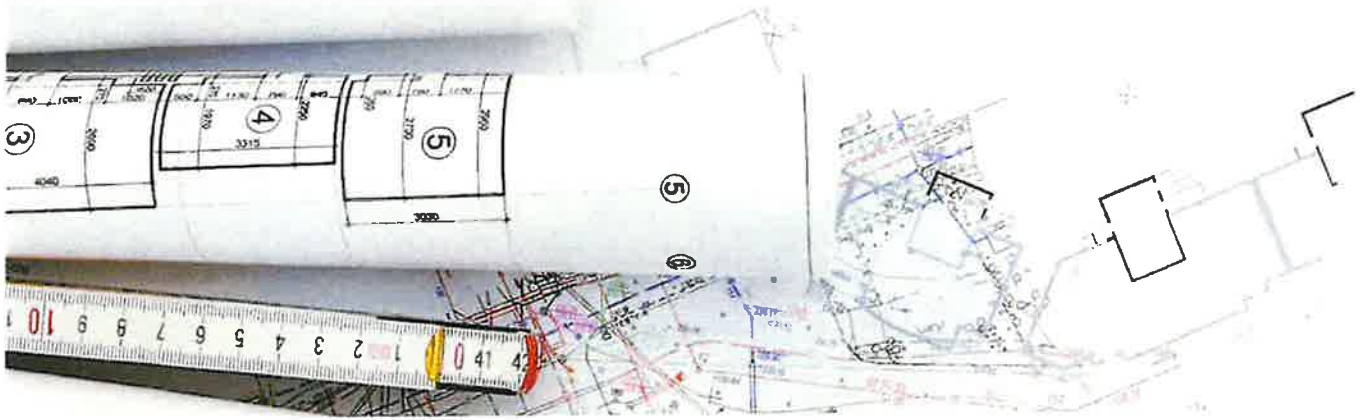
Market demand increasing development pressure on commercial and industrial lands



New community buildings being developed in the center of the community

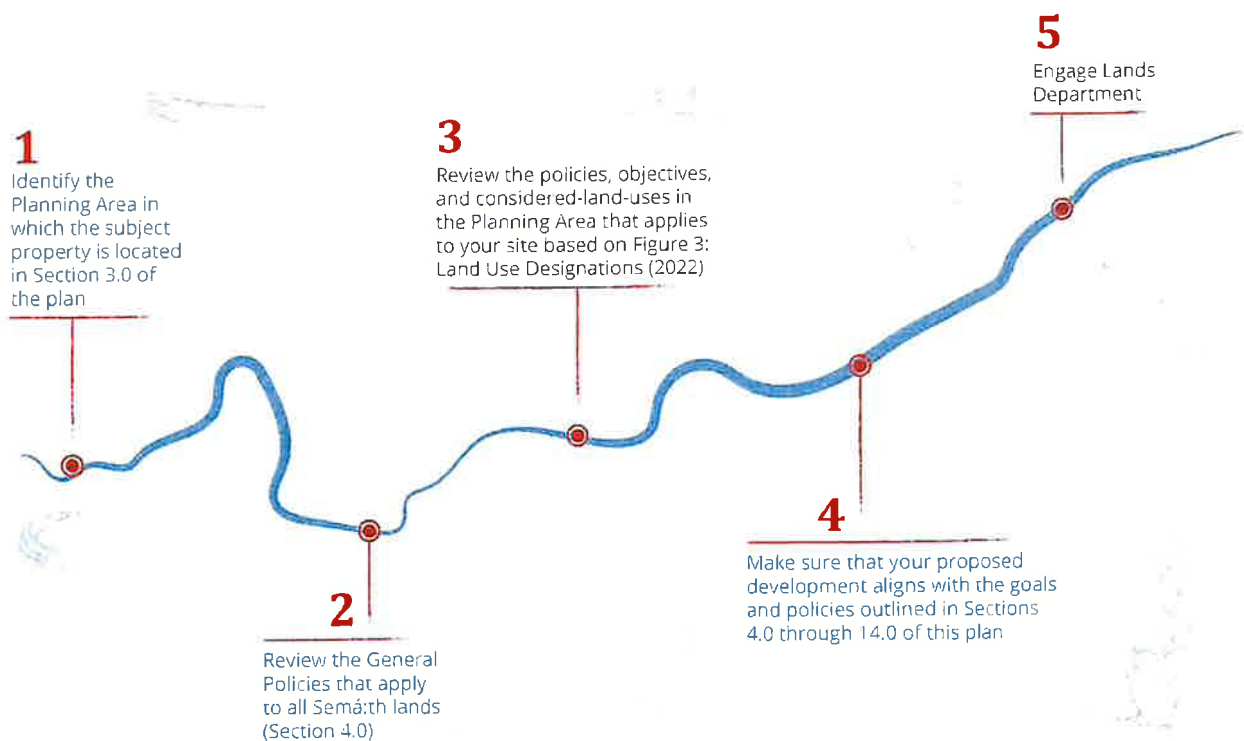


New land was purchased off-Reserve



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:

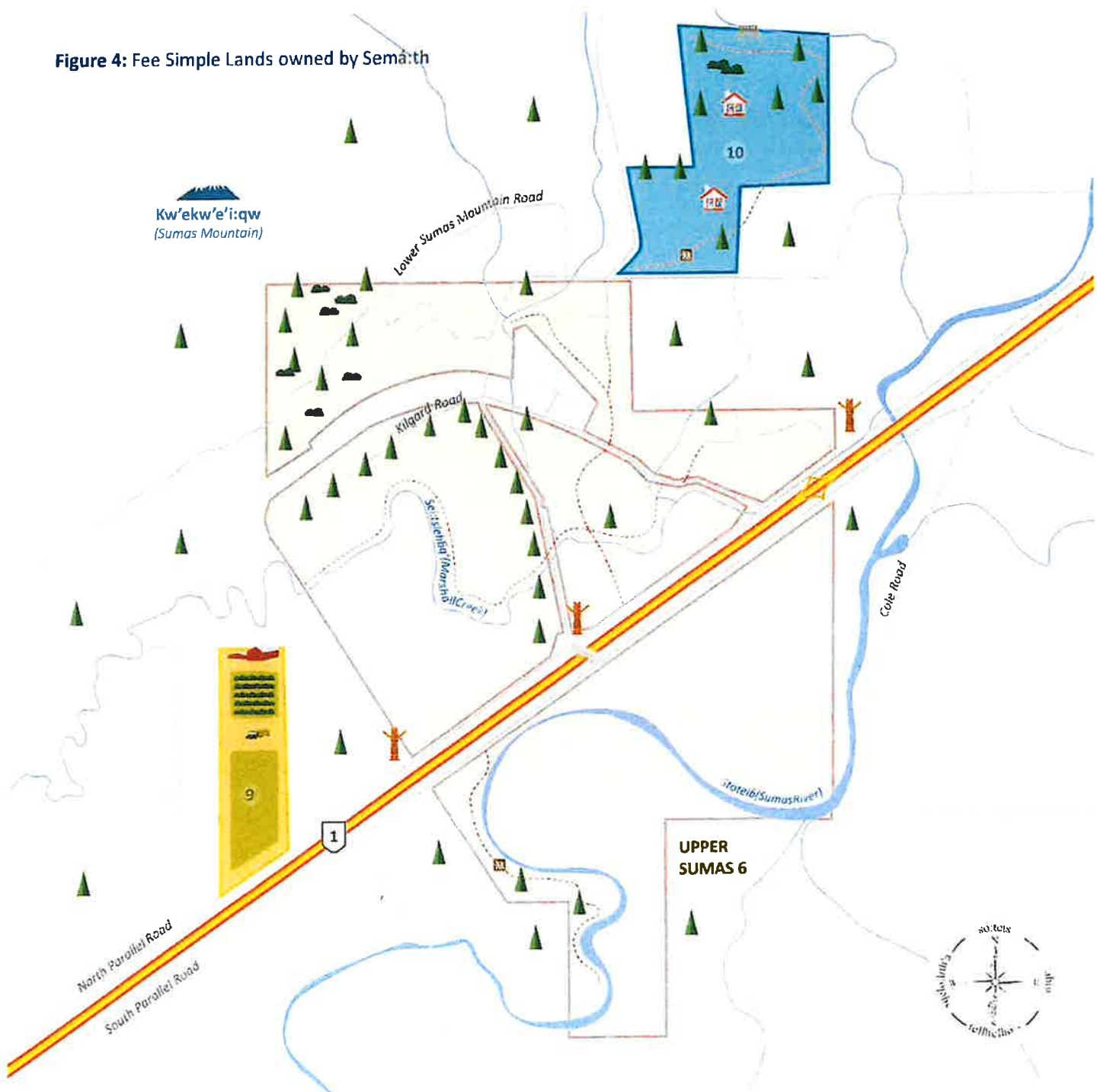


Staff should refer to this document when reviewing plans that have been submitted by proponents/developers and considering other potential development efforts put forth by Semá:th First Nation and Chief and Council in order to determine project feasibility. Our Members should use this document as a vision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

Table 1: Land Use Designation

| Planning Area Name | Vision Excerpt |
|--|---|
| q'á:wthet ikwelo (Rest yourself right here) | 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. |
| th'á:le q'ówet (Heart drum) | 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 (e.g. Elder Facilities). |
| ó:metáwtwx (Place to visit) | Our vision for ó:metáwtwx is to build a residential core with effective traffic calming measures where pedestrian use takes priority. |
| Sei:tslehḡq' tém:éxw (Land of Marshall Creek) | Our community envisions this area as a well-designed hub for light industrial businesses which are constructed and operated in a manner that respects the land, the residents, and Sei:tslehḡq'. |
| kw'e towel (Town) | As a centre for health, governance, sport and education it is crucial that this space is welcoming and well-balanced. Our vision for kw'e towel is one of interconnections and support. Members from across Semá:th Lands have access to safe and efficient active transportation routes to this central area where they can benefit from a multitude of amenities. |
| iyáqelhtst (To trade with someone) | 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. |
| Xwotqwem (Traditional gathering location on Stótelḡ) | We envision traditional activities like fishing and camping to take priority in this area. Through these activities we will help Members of all ages experience our Lands the way that those who came before us did. In many ways, Xwotqwem is to water what q'á:wthet ikwelo (Rest yourself right here) is to the land. |
| Mó:qwem só:tets (We are always here, but our land is not always) | Today, Mó:qwem só:tets is a reminder of our traditional ways and how the land and water have changed in decades past, but is no longer an active traditional use site. To support the future economic well-being of our people we have decided to prioritize commercial and industrial uses in this area. |
| Non-Reserve Lands | |
| Kw'e kw'e 'í:qw sxíxets' (Semá:th Mountain forest) | <p>A combination of community garden and leased agriculture land, we envision this space providing revenue and local produce to Semá:th Members and local residents</p> <p>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' is unique and we strive to balance development with the enhancement of natural and cultural spaces.</p> |

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 'i: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



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).



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.



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.



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 |



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 |



Semá:th Lands



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



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

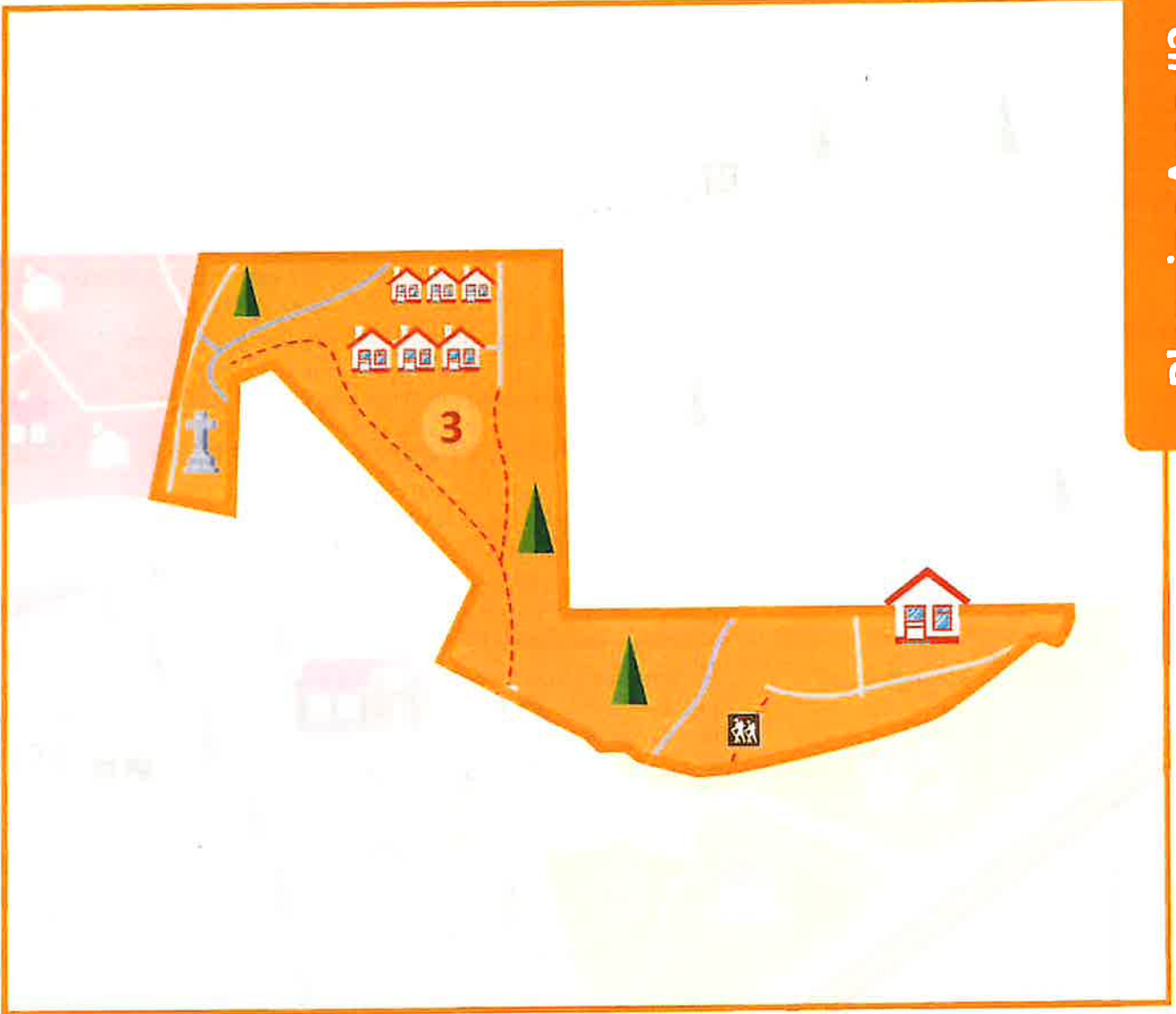
6.2 Objectives

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

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. |





Boundary lines 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



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

8.1 Vision

Seí:tslehḅq' tém:éxw, or “land of Marshall Creek” in Halq'éméylem, 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

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' 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. |



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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



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:tslehḡq’ (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.

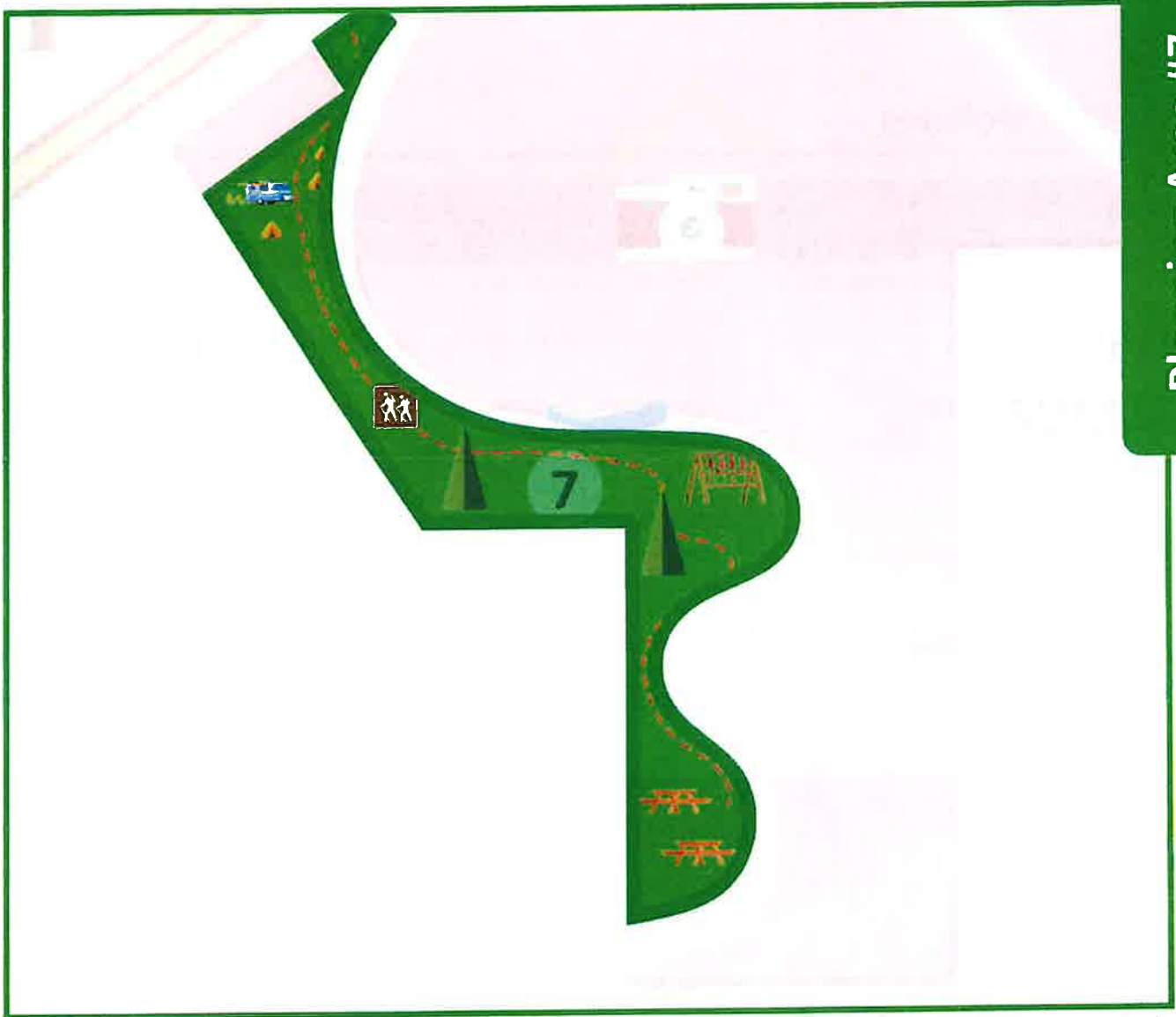
10.2 Objectives

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.

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. |





**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



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.

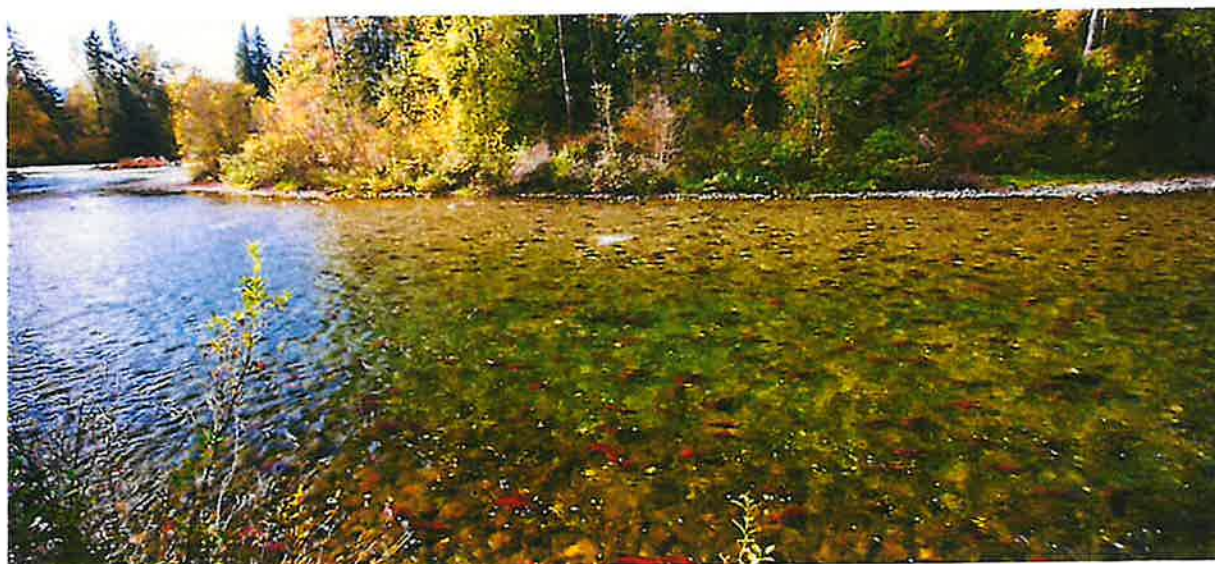
Despite this change in objectives, we still value and respect this area and the waterways it borders. Access to Seí:tslehḡq’ (Sumas River) should be provided by any development projects, in order to maintain our connection to the Mó:qwem and Xo:tsa. Through Stó:lō art and cultural design elements, development 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:tslehḡq’ (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.

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. |





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

13.1 Vision

tsqwa:y sqeló:lith'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



Source photo: The Cornout

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 Stó:elō (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



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. |



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



16.1.3 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.





16.2.3 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:lō Strategic Engagement Agreement (2017); a memorandum of understanding between the Stó:lō 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'eméylem Language Gateway
9. PA 7.3 – Halq'eméylem Language Gateway
10. PA 7.4 – Reconnect Community
11. PA 9.1 – Environmental Enhancement
12. IN 9 – Highway Interchange





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 Section 7.0 & 8.0 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. |

16.3.4 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



Credit Photo: semaathfirstnation.com

| Policy ID | Implementation Designation | Policy ID | Implementation Designation |
|-----------|----------------------------|-----------|----------------------------|
| NP 1.1 | Direction | NP 6.1 | Standard |
| NP 1.2 | Goal | NP 6.2 | Standard |
| NP 1.3 | Approach | NP 6.3 | Approach |
| NP 1.4 | Approach | NP 6.4 | Approach |
| NP 1.5 | Approach | NP 7.1 | Approach |
| NP 1.6 | Standard | NP 7.2 | Approach |
| NP 2.1 | Goal | NP 7.3 | Standard |
| NP 2.2 | Standard | NP 7.4 | Standard |
| NP 2.3 | Goal | NP 8.1 | Goal |
| NP 2.4 | Direction | NP 8.2 | Approach |
| NP 2.5 | Approach | NP 8.3 | Standard |
| NP 3.1 | Direction | NP 8.4 | Standard |
| NP 3.2 | Approach | NP 8.5 | Standard |
| NP 3.3 | Standard | NP 8.6 | Approach |
| NP 3.4 | Goal | NP 8.7 | Direction |
| NP 3.5 | Approach | NP 8.8 | Approach |
| NP 3.6 | Goal | IP 1.1 | Approach |
| NP 4.1 | Standard | IP 1.2 | Approach |
| NP 4.2 | Direction | IP 1.3 | Standard |
| NP 4.3 | Direction | IP 1.4 | Direction |
| NP 4.4 | Standard | IP 1.5 | Approach |
| NP 4.5 | Standard | IP 1.6 | Approach |
| NP 4.6 | Standard | IP 1.7 | Standard |
| NP 4.7 | Approach | IP 1.8 | Goal |
| NP 4.8 | Standard | IP 1.9 | Approach |
| NP 4.9 | Approach | IP 1.10 | Approach |
| NP 4.10 | Standard | IP 1.11 | Approach |
| NP 4.11 | Approach | IP 1.12 | Approach |
| NP 5.1 | Approach | | |
| NP 5.2 | Approach | | |
| NP 5.3 | Goal | | |
| NP 5.4 | Standard | | |
| NP 5.5 | Approach | | |

