



Semá:th First Nation

Land Use Plan Background Report

2022





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1.0 Introduction

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.

In 2013, we began the journey of developing our first Land Use Plan which we completed in 2014. Over the past 8 years we have been proud to implement our plan and strive to create the future we envision for our community. Our Land Use Plan is a living document and as such it is important that we take the time to reflect on our land use vision and review our plan. Through this review we will examine the ever-evolving changes in our social, cultural, economic, political and natural environments that shape our community so that we can update our plan to meet our current and future needs.



Greetings from Semá:th



We, the Semá:th people, are known as the fierce wolf people and are 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: Stótel̓ or Sumas River, translating to “Little Creek,” Seí:tsleh̓q’ 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 Kw’ekw’e’i:qw (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:l̓ (Fraser) bank at Kw’ekw’e’i:qw, and crossed the river into the Coastal Mountains.

There were seven (7) villages that were part of Semá:th, and our lands encompassed over 20,000 acres. The main upper Semá:th village of Kw’ekw’e’i:qk was located at our present-day reserve site, which is only a fraction of our traditional territory. Our neighbours called this area “Kilgard,” which name refers to a kiln brickwork factory that was operating near one of our present administration offices. To this day, many people still refer to our community by this name. The way we use the landscape remains consistent with our beliefs and our traditions. By updating our Land Use Plan, we continue our journey forward with integrity, ensuring the preservation of our culture and community way-of-life.

1.1 Purpose of the Land Use Plan

Our Land Use Plan is a roadmap for:



Setting the long-term goals and aspirations of our community and our connection to our land as it relates to land development, economic growth, and environmental stewardship;



Building a healthier, more sustainable and self-sufficient community;



Providing greater certainty to our Members, residents, and land developers on where and how various forms of development shall occur;



Protecting and enhancing our environmental and cultural resources; and



Creating further community laws and regulations related to development, building, housing, environmental protection, and land related activities.



1.2 Introduction to the Background Report

A Land Use Plan requires reliable and detailed background information to ensure the Land Use Plan policies reflect the needs and requirements of our community. The first step in our land use planning process was to create this Background Report. The information presented guided us in the update of our land use designations and related policies.

This Background Report is organized into the following sections:



Section 1 – Introduction

Explains the importance of a Land Use Plan, and describes how our community was involved in creating it.



Section 2 – The Land

Describes Semá:th Lands within the local and regional context.



Section 3 – Legislative and Policy Context

Provides a high-level overview of the governing legislation that impacts our land use planning decisions.



Section 4 – Demographics

Provides information on our current and projected populations.



Section 5 – Socio-Economic Environment

Highlights aspects of the social, economic, and cultural environment that could influence or be incorporated into our land use planning.



Section 6 – Archaeology and Cultural Heritage

Explores efforts by Semá:th and Stó:lō Nation to connect to our heritage.



Section 7 – Natural Environment

Provides an inventory and high level assessment of the natural environment.





Section 8 – Infrastructure & Servicing

Provides an overview of existing physical infrastructure and the state of community services like water and sewage.



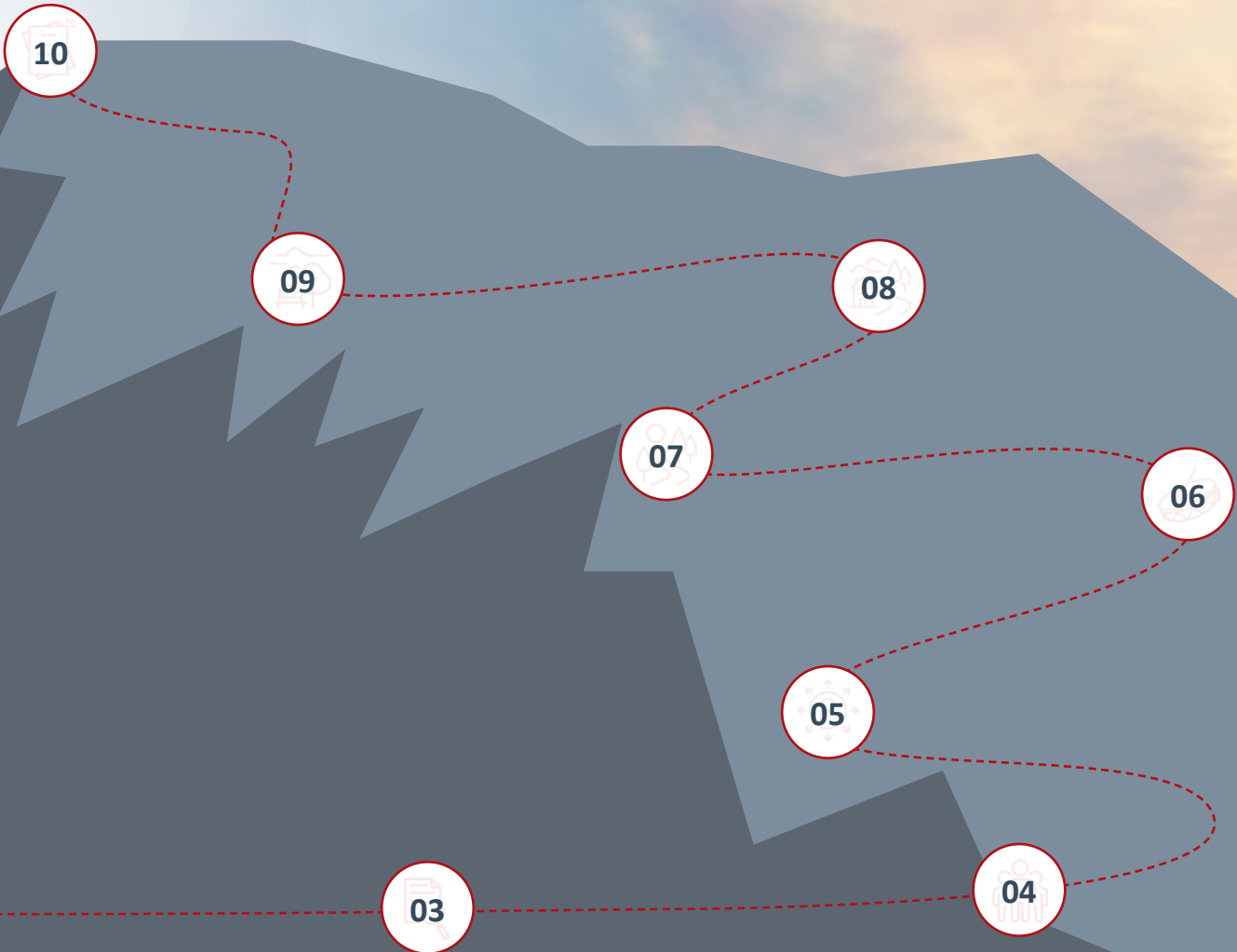
Section 9 – Built Environment and Land Use Needs

Outlines the existing state of various land uses as well as potential future need and planning considerations.

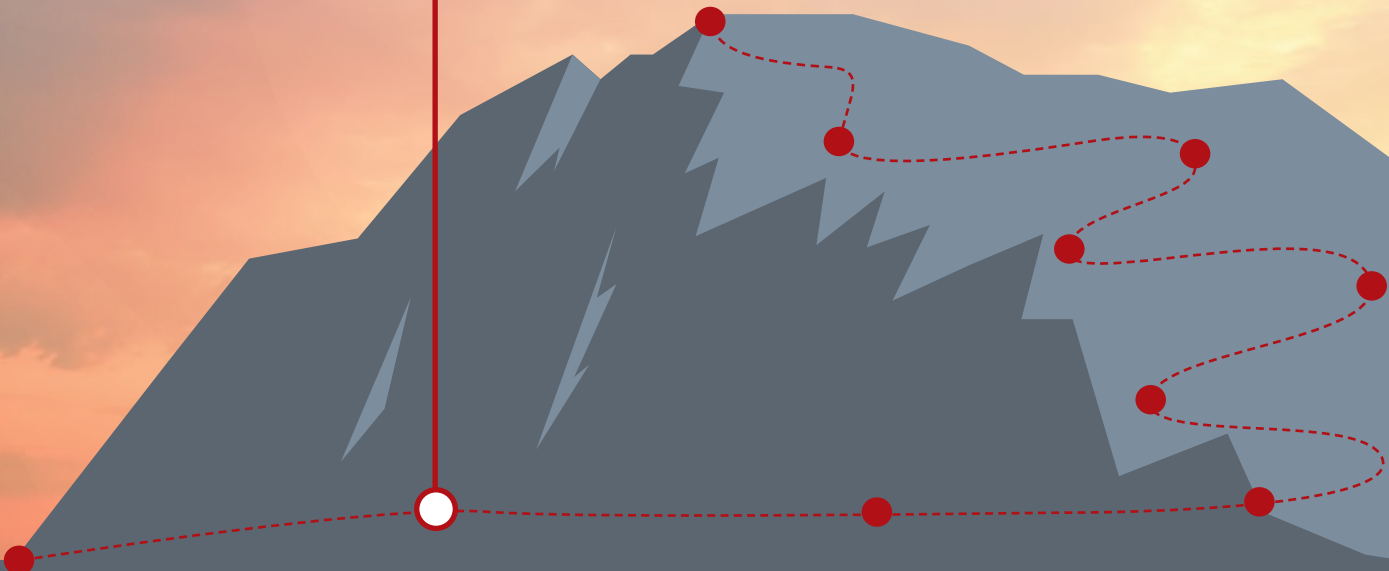


Section 10 – Closing

Summarises the findings of the background report to better display connections between opportunities and constraints.



Section 02





2.0 The Land

2.1 S'ólh Téméxw

S'ólh Téméxw is the Halq'eméylem name for the shared traditional territory of Stó:lō. Translated into English it means “our world” or “our land” (S'ólh Téméxw Stewardship Alliance, 2020). The S'ólh Téméxw is a vast territory encompassing many communities and villages. Our shared territory extends along what is now called the Lower Fraser Canyon, down the Fraser River all the way to the Pacific Ocean, including many tributary rivers and lakes. S'ólh Téméxw is a vast territory (*Figure 1: Stó:lō Nation Traditional Territory*) and is connected through numerous water features:

- Ross Lake Watershed;
- Coquihalla Watershed;
- Harrison Lake Watershed;
- Stave Lake Watershed;
- Pitt Lake Watershed;
- Indian Arm Watershed;
- Capilano River Watershed;
- Coquihalla Lakes;
- Fraser River;
- Lillooet River;
- Sumas River;
- Hidden Creek; and
- Spuzzum Creek.

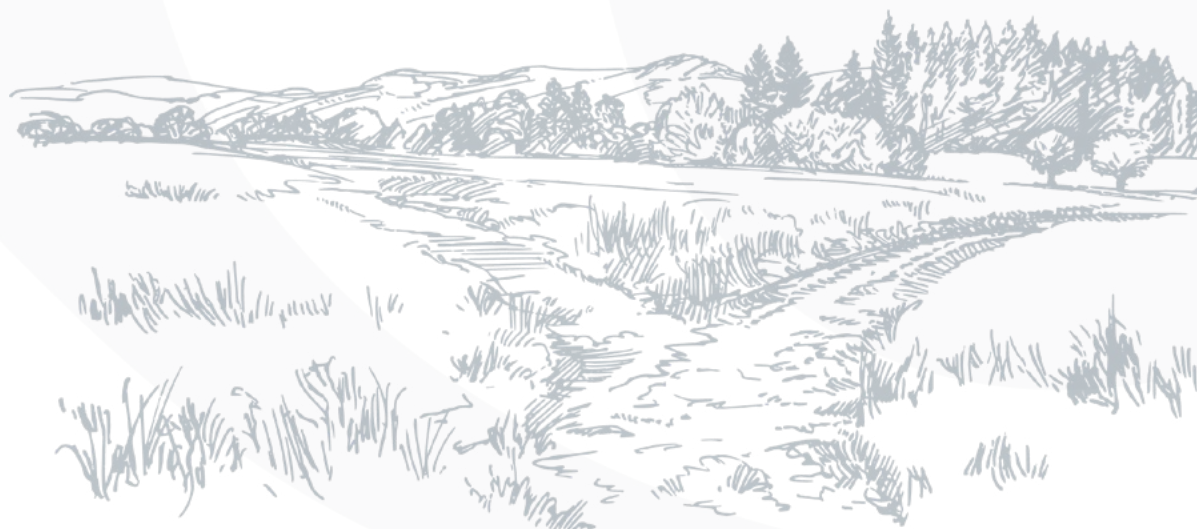
*“We are the heart
of the valley”*

Community Member

The Stó:lō (which translates to the “People of the River” from the up-river dialect of Halq'eméylem) have traditionally subsisted on gathering local plants, hunting, fishing and trading goods with other Coast Salish Peoples. The Fraser Valley area boasts rich fishing grounds, abundant resources, and was well connected for the Stó:lō Nation through a network of overland trails. In the past, we travelled throughout the land and were not bound by present day reserves. As a result of a federal reservation system, our rights, our title and our access to resources in the full extent of S'ólh Téméxw was drastically reduced.



Figure 1: Stó:lō Nation Traditional Territory





2.2 Sumas Lake

Sumas Lake was an 11,000-acre lake and surrounding wetlands on the southeast side of the Sumas River. The lake stretched from Sumas Mountain to Vedder Mountain for most of the year and extended from the Fraser River across the American border at the time of freshet. The lake provided us with sturgeon, salmon, and other fish, as well as supporting waterfowl and migratory birds. The lake provided sustenance to our people. We erected structures on stilts in the lake during the summer. The lake was drained to make way for agricultural lands in the 1920s and the area is now referred to as “Sumas Prairie”. Even after the draining of the lakes and construction of dikes, there have been several flooding events, the last major event being as recent as 2021. Please see *Figure 2: Sumas Lake*¹.

Figure 2: Sumas Lake



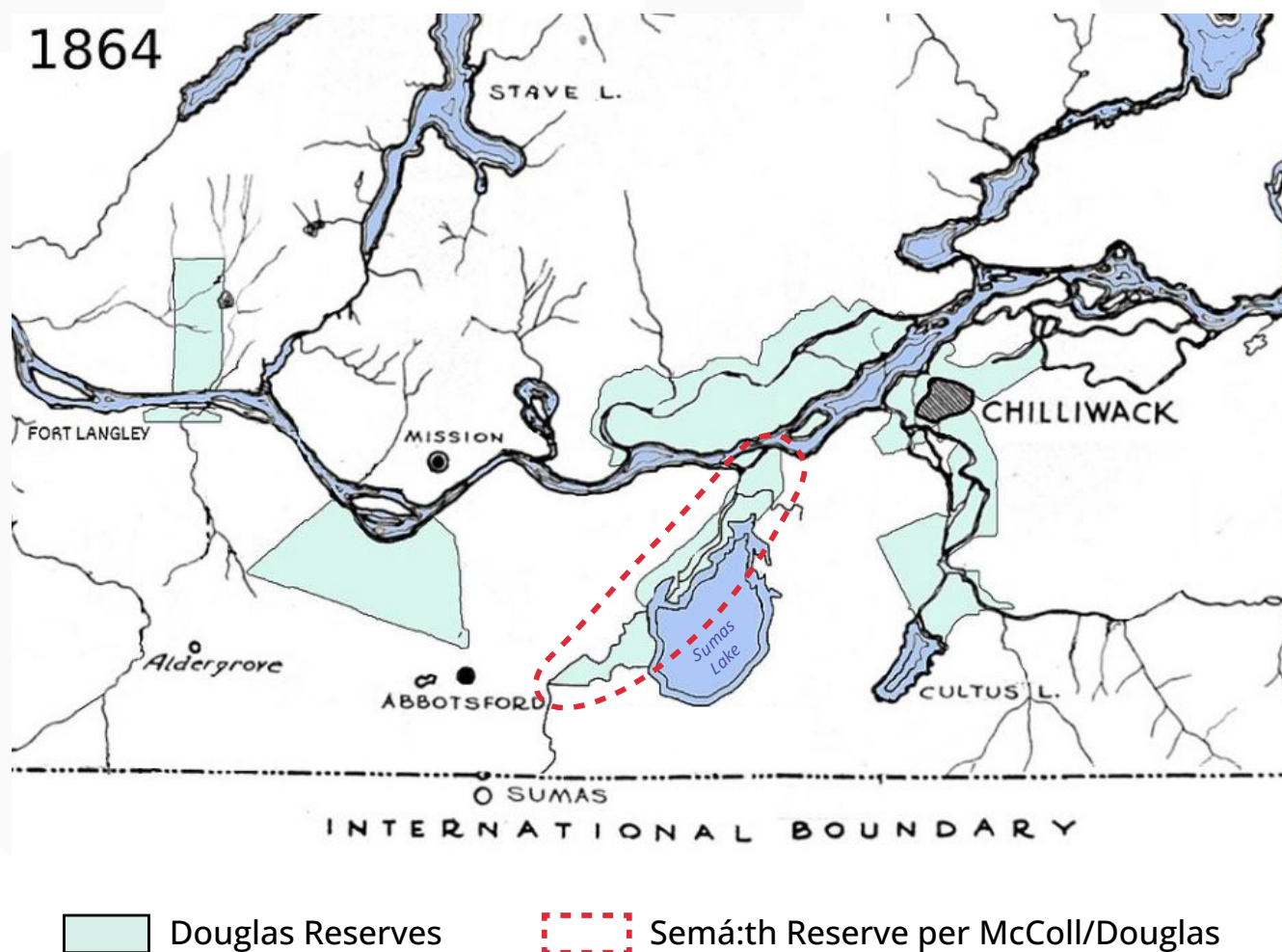
¹ <https://dailyhive.com/vancouver/sumas-lake-sumas-prairie-barrowtown-pump-station-abbotsford-flooding>



2.3 Original Reserves

In 1864, Governor Douglas directed William McColl to designate reserves for the Indigenous groups in what is now known as the “Fraser Valley”. McColl created a reserve on the west side of Sumas Lake stretching from southeast present day Abbotsford to the Fraser River on the west side of the lake. The size of the Semá:th Lands in 1864 was 7,600 acres². Douglas retired and the Commissioner of Lands reduced the size of the Semá:th Lands, including ours, in the area by 91%. The current reserve is less than 600 acres. Please refer to *Figure 3: Semá:th Reserve Lands: Past and Present*.³

Figure 3: Semá:th Reserve Lands: Past and Present



² <https://www.sxta.bc.ca/why-treaty/history/>

³ https://commons.wikimedia.org/wiki/File:William_McColl%27s_May_1864_Map_of_Central_Fraser_Valley_First_Nation_Reserves.jpg



2.4 Semá:th Reserve Lands

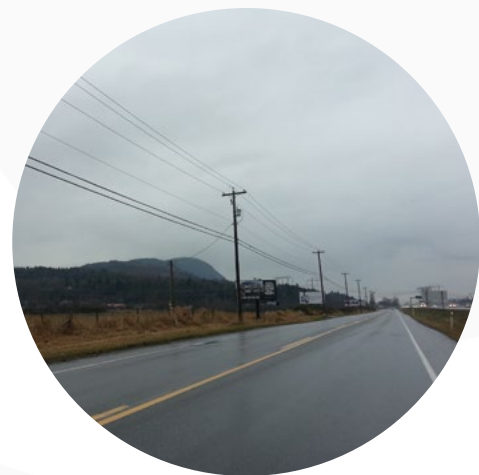
Our present day reserve- **Upper Sumas 6 Reserve** (also referred to as Semá:th Lands) is located to the east of Abbotsford, stretching from the southeast slopes of Sumas Mountain to the floodplain along the Sumas River. Upper Sumas 6 Reserve is ~ 235 hectares (580 acres). Both the Trans-Canada Highway and a BC Hydro easement cross our lands. Highway One effectively bisects our lands as there are no road, pedestrian, or utility connections across the Highway. The northern part of our lands is characterized by the lower slopes of Sumas Mountain, some of which are not is not-buildable. The area south of the foot of the mountain is generally flat, gently sloping to the Sumas River. Parcels south of the river are also flat. Much of this flat area is in the flood plain. In November 2021, floodwaters came within 10 meters of our Administration Building and inundated the lands to the south, including the highway.

The northern section of our reserve is used mostly for residential uses, though the northwest corner is steep and forested undeveloped land. A stretch of non-reserve land traverses the reserve from the west for 1,050 meters. This land is mostly used by a pipe company for the manufacture and storage of pipe products, although there is some minor residential development at the east end. North of this area, there are two industrial sites – an asphalt plant and an abandoned brick factory. The brick factory is currently in the remediation process and will be ready for development by mid-2023. South of the non-reserve area, a new 13-unit residential project is being constructed by Semá:th. Properties along Kilgard Road and the first 250m of Sumas Mountain Road south of Kilgard Road are generally residences on Certificate of Possession (CP) lands. Our administration and health buildings are located on Sumas Mountain Road 250m south of the Kilgard Road-Sumas Mountain Road intersection.



The lands south of the administration building to the highway are either vacant or commercial uses generally used for storage (e.g., RV rentals, equipment, containers, imported fill soils). The westernmost parcel is under agricultural use. There is a new business park at the intersection of Kilgard Road and North Parallel Road. We are currently developing a multiplex (gym and retail space) along North Parallel Road by Semá:th.

South of the highway, the land is not very developed. There is a lot used for trailer storage and the remainder of the area is vacant land. One lot is used for storage of imported fill. Lot 82 will be leased for commercial development. The southern end of lots 79 and 81 are within the Abbotsford Airport flightpath; however, it is unlikely that any development on the site would be affected by the flightpath. While the river crosses the reserve, it is not technically on Semá:th Lands and not under Semá:th's jurisdiction.





2.5 Fee Simple Lands - Additional Lands

We have recently purchased two fee-simple properties that lie outside our reserve boundaries, the 24-acre Tulip Farm near Fooks Road west of Semá:th and a 76-acre parcel on the north side of Atkinson Road, across the street from Silver Way. There is a desire to add more lands to our land base, given the many constraints we face on our land, such as flood plain, steep slopes, and easement encumbrances. As these lands have not been added to the reserve yet, they are governed by Abbotsford land use rules and zoning through Zoning Bylaw 2014.

The Atkinson Road parcel is zoned Rural Residential and is accessed via Atkinson Road and Sumas Mountain Road. There are some minor watercourses and some small wetlands on the parcel per City of Abbotsford data. The site is bounded on the north by a gravel pit, which could render residential development on the parcel less attractive given the blasting known to occur at the pit. There are slopes up to 35% in areas. One existing home occupies the site. The northeastern corner of the property is encumbered by Trans Mountain Pipeline easement.

The Tulip Farm parcel, a level site 450 m west of the reserve, has frontage on North Parallel Road and visibility from the Trans-Canada Highway. The parcel is zoned A2- Agricultural Two Zone by Abbotsford and the parcel lies within the Agricultural Lands Reserve and the floodplain. BC Hydro powerlines cross the northern portion of the parcel. Until the lands are added to the reserve, potential development is limited.

As these properties will likely be added to our Reserve lands, these lands are included in this Plan, so that we can create a vision for future uses. We will be prepared to develop the land in accordance with the wishes of our people upon securing jurisdiction over it.



2.6 Regional Context

While neighboring districts and cities do not have regulatory power regarding the reserve, their land use policies and population growth will affect growth and the real estate market on the reserve. This section discusses Semá:th's neighbors.

Agricultural Land Reserve (ALR) is a provincial zone of approximately 4.6 million hectares of agricultural land throughout the Province of British Columbia. On this ALR-restricted land, agriculture is a priority land use with farming being encouraged and non-agricultural uses being discouraged. **The ALR zone does not apply on Semá:th Lands.** However, the ALR does encumber a parcel of off-Reserve land (Tulip Farm) and will be in effect until the lands are added to the reserve .

2.6.1 Fraser Valley Regional District

The Fraser Valley Regional District (FVRD) is the local government authority for the valley and encompasses 8 electoral areas (Electoral Areas A to H) and six municipalities (Abbotsford, Chilliwack, Harrison Hot Springs, Hope, Kent and Mission). The electoral areas contain unincorporated communities as far north as the Nahatlatch River and the U.S. border to the south. The FVRD is responsible for the governance, administration and supply of services to these communities (Fraser River Regional District, 2020). Semá:th Lands lie within the FVRD.

2.6.2 City of Abbotsford

The reserve lies to the south and east of the City of Abbotsford. According to the Abbotsford News, “the population in Abbotsford grew by 8.6 per cent in last five years. The city’s population grew to 153,524 last year, up from 141,397 five years earlier. That’s an increase of 8.6 per cent – above the national average of 5.2 per cent and the B.C. average increase of 7.6 per cent. Abbotsford added more than 12,000 new residents over the last five years, the 2021 census has found. It’s also a larger increase than occurred between the 2011 and 2016 censuses, when the population grew by 5.9 per cent⁴” (Hopes, 2022). Thus, there is a growing market and the demand for commercial and industrial space in the area may be increasing. Home prices are also rising, which may cause a hardship for Semá:th members that want to remain in the area, but do not have homes on the reserve. Abbotsford maintains the main roads on Semá:th Lands and the Semá:th sewer system connects to the Abbotsford system for treatment.

2.6.3 United States Border

The United States border crossing at Abbotsford-Huntingdon is less than nine kilometers from the Semá:th Lands. There is an opportunity to leverage this close proximity to the United States for economic development through tourism and commercial related land uses.

⁴ Vicky Hopes. February 9, 2022. Population Grows in Abbotsford by 8.6 Per Cent in Last Five Years. Abbotsford News. Abbotsford, BC. Retrieved from <https://www.abbynews.com/news/population-in-abbotsford-grows-by-8-6-per-cent-in-last-five-years/#:~:text=Population%20figures%20were%20released%20Wednesday,increase%20of%207.6%20per%20cent.>



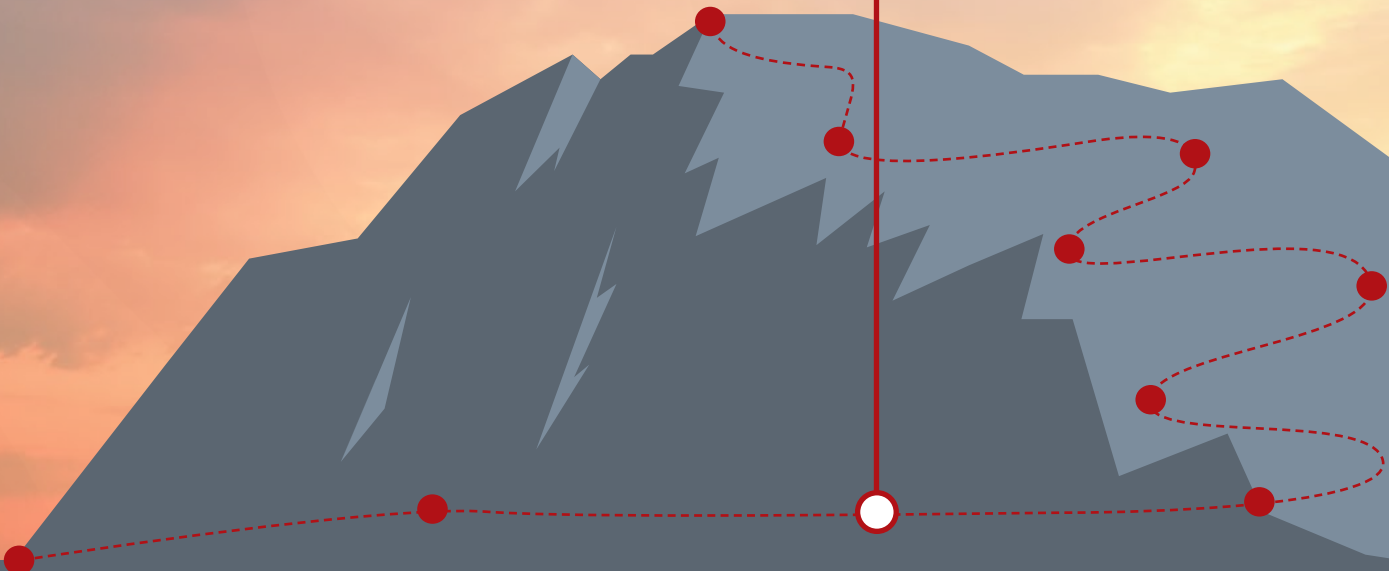
2.7 Planning Considerations

The area around the Semá:th Lands is rapidly growing which will add pressure to develop on the reserve, so prudent choices and strategic development decisions must be pursued in order to maximize economic gains from the lands, while creating a community that is livable for residents and identifiable to visitors as Semá:th Lands. The presence of the TransCanada Highway on the reserve presents a unique opportunity to Semá:th. The 1.5km frontage has high visibility from the main highway through the area and this visibility can be taken advantage of for both commercial uses and creating a visual presence announcing Semá:th's presence to the surrounding area.

The province has made preservation of agricultural land a priority and the Agricultural Land Reserve (ALR) includes many lands around Semá:th lands, constricting development. Since Semá:th is not subject to the ALR, its lands become more valuable for development.

During our first Open House, Members presented ideas like totem poles, a museum, and murals to showcase Semá:th culture.

Section 03





3.0 Legislative & Policy Context

The Land Use Plan is influenced by a number of Stó:lō Nation, and federal acts, regulations, and policies including but not limited to:

- *Indian Act;*
- *First Nations Land Management Act;*
- *Species at Risk Act;*
- *Impact Assessment Act; and*
- *Stó:lō Heritage Policy (2003);*

As well as various Semá:th First Nation laws and policies related to land management:

- *Land Code (2012)*
- *Subdivision, Development and Servicing Law (2015)*
- *CP Law (2018)*
- *Flood Protection Law (2018)*
- *Soil Deposit, Removal and Transport Law (2020)*



3.1 Federal Legislation

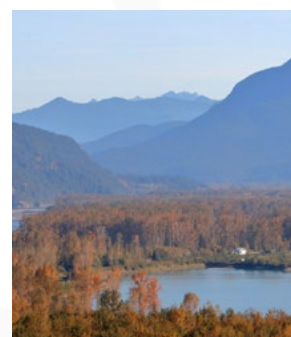
3.1.1 The Indian Act



In 1867, the enactment of the *Indian Act* revoked our jurisdiction and traditional law over our lands and way of life. This impacted, among other things, the use and possession of traditional lands and territories, and real and proprietary rights involving Semá:th Lands and resources. Reserve lands administered by the *Indian Act* were set aside for use by the First Nation and could not be altered, bought, or sold without permission of the Minister of Indian Affairs or by Order-in-Council. This administration of interest in reserve lands resulted in leases, agreements, and other land uses that were not in the best interest of Semá:th First Nation.

3.1.2 First Nations Land Management Act

The Framework Agreement on First Nation Land Management was ratified and came into effect under the *First Nations Land Management Act* (FNLMA) in 1999. The First Nations Land Management Regime refers to the Framework Agreement and the FNLMA, which together provide the opportunity for us to opt out of land-related sections of the *Indian Act* and assume jurisdiction over our reserve lands and resources under our own land code (Government of Canada, 2019). Please see Section 3.3 – Semá:th First Nation Land Management for further information on our Land Code under the FNLMA.



3.1.3 Species at Risk Act

The Species at Risk Act (SARA) applies to our lands, providing protection to species and their critical habitat. Species at risk are assessed as extirpates, extinct or threatened, and are listed on Schedule 1 of the Act. A number of endangered species have been recorded near Semá:th lands, further study will be needed to ensure that any future developments on Semá:th Lands do not impact species-at-risk, or whether those impacts can be mitigated, in accordance with federal legislation.

3.1.4 Impact Assessment Act

The *Canadian Environmental Assessment Act* came into effect on July 12, 2010. The purpose of environmental assessments is to minimize or avoid adverse environmental effects before they occur and to incorporate environmental factors into decision making. On June 21, 2019, the federal government of Canada passed Bill C-69, which reforms the federal environmental assessment regime in Canada. Bill C-69 replaces the *Canadian Environmental Assessment Act* with a new *Impact Assessment Act* (IAA). Some of the changes introduced by Bill C-69 include the formation of a new Agency to replace the role of the federal Minister of Environment and Climate Change in in the IAA process. The new Agency determines the scope of the factors to be considered in an environmental assessment, considers the relevance of the assessment to the project, reviews reports and submits recommendations to the Minister. The *Impact Assessment Act* is applicable to Semá:th First Nation.





3.2 Stó:lō Heritage Policy (2003)

The *Stó:lō Heritage Policy* was enacted in 2003 to create a community vision and complimentary policies to address and protect the Stó:lō Peoples rich heritage and culture, and their lands. The Policy ensures that Stó:lō heritage is protected, preserved, managed and enhanced consistent with Stó:lō values, beliefs and traditions. It is an opportunity for Stó:lō Peoples to embrace our history and ensure it lives on into the future. The document outlines policies on managing recognized sites, objects and artifacts, activities, and knowledge, and the processes to protect Stó:lō culture (Stó:lō Resource Management Centre, 2003).

3.3 Semá:th First Nation Land Management

Under the First Nations Land Management Regime, Semá:th created a First Nation-specific Land Code. This document is the basis for all other land management laws in our community, and paved the way for the creation of our first Land Use Plan (est. 2013). The Land Use Plan is, first and foremost, a visioning document designed to create a community consensus for the future of Semá:th Lands. It is supported and brought into force by the Semá:th Land Use Law. A series of other land management laws deal with the biggest factors influencing community land – climate change and development – and augment the language of the Land Code and Land Use Plan.

3.3.1 Land Code (2012)

Ratified in 2010 and later amended in 2012, the Semá:th Land Code is the highest land management document for Semá:th Lands. The general Land Rules set out in this document form the basis of power for the Land Use Plan. They also establish regulations for consultation, natural resource rights, and leaseholds.



3.3.2 Subdivision, Development and Servicing Law (2015)

As development interests continue to grow, it is imperative to regulate which land based activities require authorization. The Subdivision, Development and Servicing Law provides, among other things, a list of these activities. Notable examples include installing signs, abandoning a well, and commencing construction/renovations.

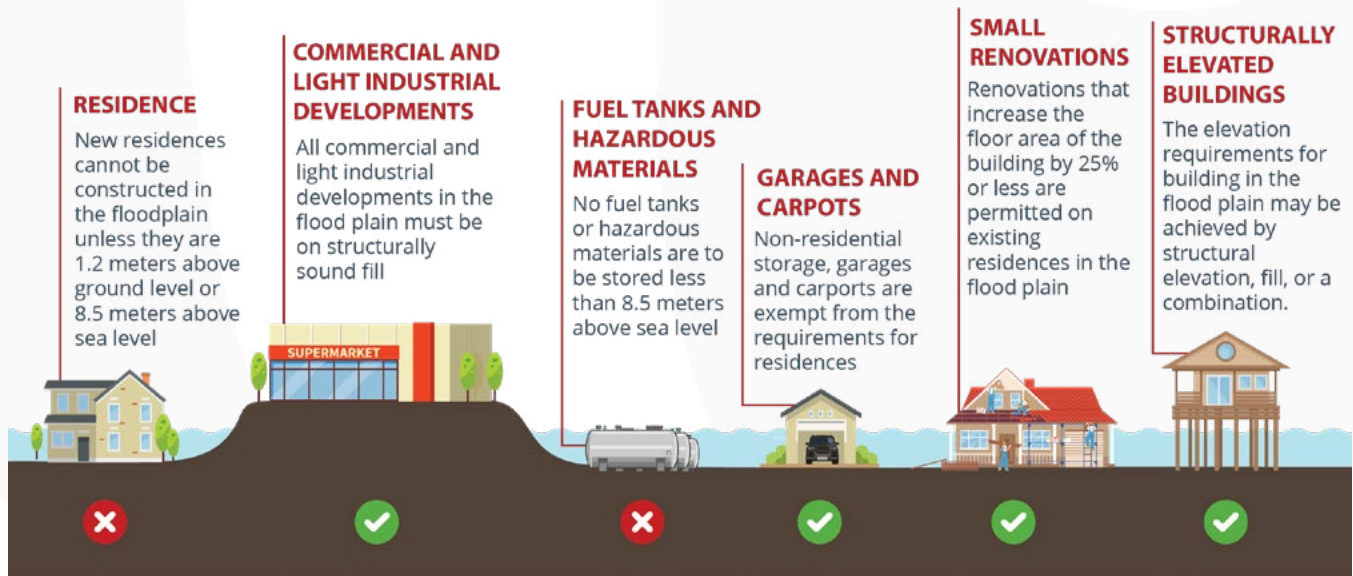
3.3.3 CP Law (2018)

With the ratification of Semá:th Land Code all authority to govern and distribute Certificates of Possession (CPs) falls to Semá:th First Nation. The CP Law establishes processes for creating new CPs, and outlines responsibilities that CP holders have with relation to land management. It is clear on the fact that land management plans, like the LUP, apply to CP held lands. Collectively, this law establishes that the nature of the relationship between leadership and CP holders is one of mutual responsibility.

3.3.4 Flood Protection Law (2018)

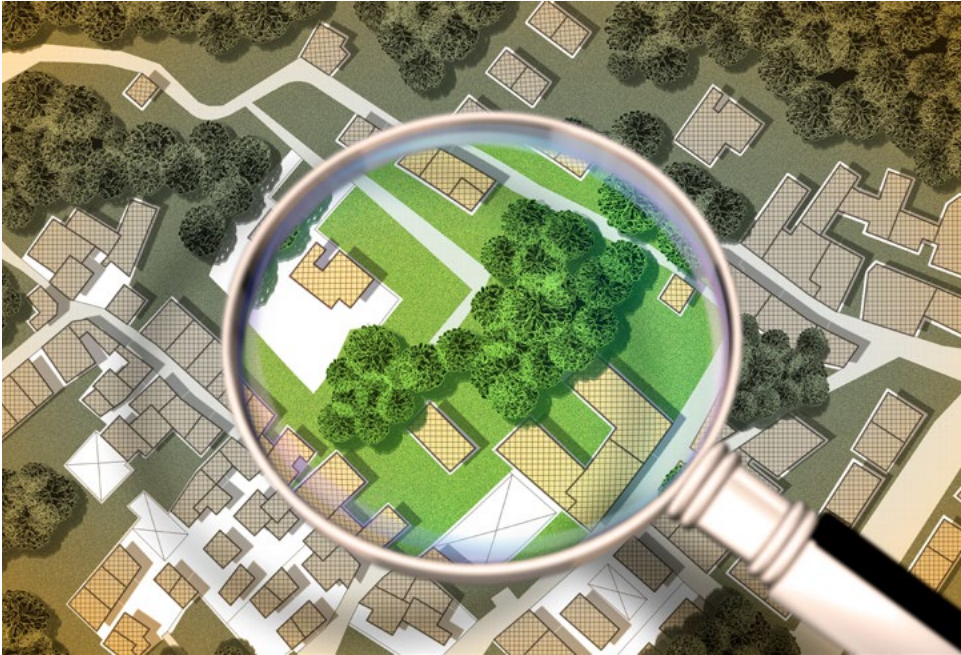
Climate change and the draining of Semá:th Xot:sa have put Semá:th in a geographically vulnerable position. The Flood Protection Law sets out basic regulations for ensuring that residents and business-owners follow best practices for constructing in a flood plain.

Figure 4: Semá:th First Nation Flood Protection Law



3.3.5 Soil Deposit, Removal and Transport Law (2020)

As part of the natural environment soil brought to and from Semá:th Lands is carefully monitored. While there are some conditions under which soil may be extracted and transported without a license, it is always best to acquire a permit. This law augments regulations in the Land Use Plan, Environmental Management Plan, and BC *Environmental Management Act*.



A graphic consisting of a white rounded rectangle with a red border, containing the text "Section 04". A vertical red line extends downwards from the bottom center of this rectangle to a white circle on a red dashed line. The background of the page is a sunset sky with a blue mountain silhouette and a red dashed path with several red circular markers.

Section 04



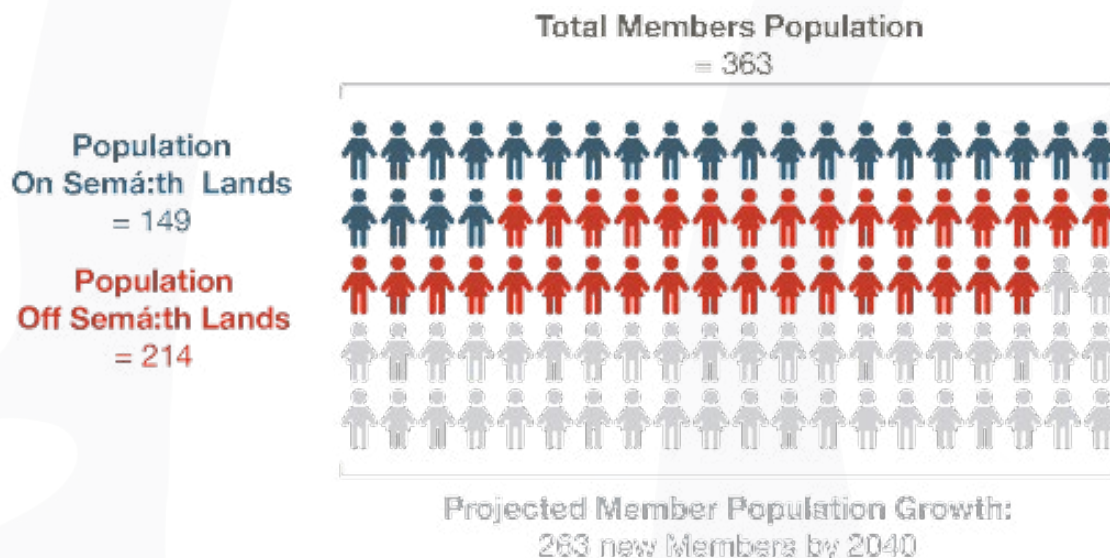
4.0 Demographics

4.1 Historic, Current, and Future Population

Since the last community profile report in 2014, the population of Semá:th First Nation has grown by 38 Members to total of 363. This represents a compound annual growth rate of 1.59%, markedly lower than the rate across all available years (1972-2021) of 2.77%. Broken down by location of residence, we see that within both time periods the trend is the same; growth is significantly higher for the Member population that lives off Semá:th Lands.



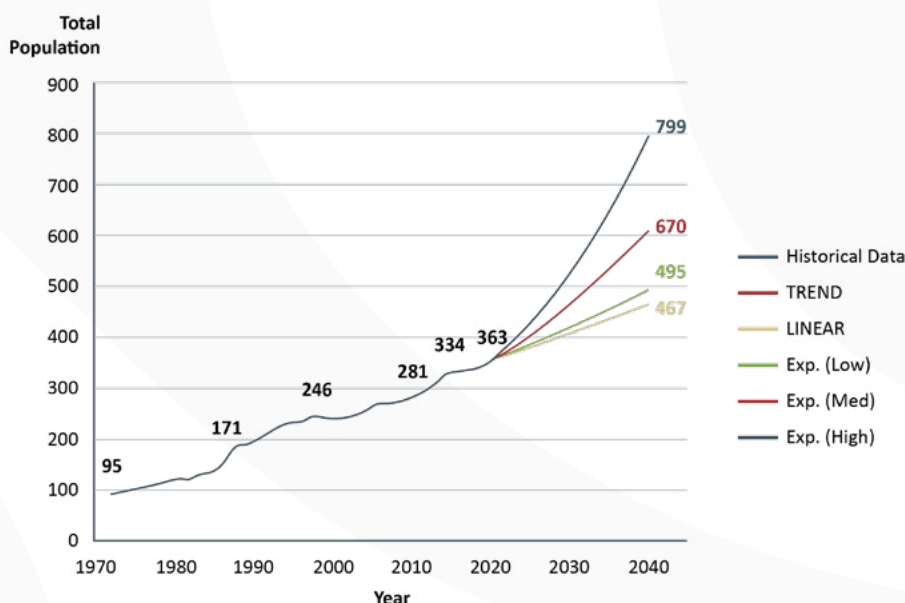
Figure 5: Semá:th First Nation Population (1972 - 2021 - 2040)



4.1.1 Population Projections

Over the past 50 years we have observed steady growth of approximately 1.5% per year among our total Membership. These figures include non-Member residents of Semá:th Lands, which are almost exclusively spouses and dependants of our Members. If this trend continues unchanged, we expect a total population of 467 by 2040. However, there a number of socio-economic factors (explored in the next section) that have the potential to influence this value. **Figure 6** illustrates three exponential growth scenarios. With projected housing and economic development in mind, we feel the medium growth projection of 610 Members and Residents by 2040 is the most accurate estimate.

Figure 6: Population Projections for Total Semá:th Membership & Residents

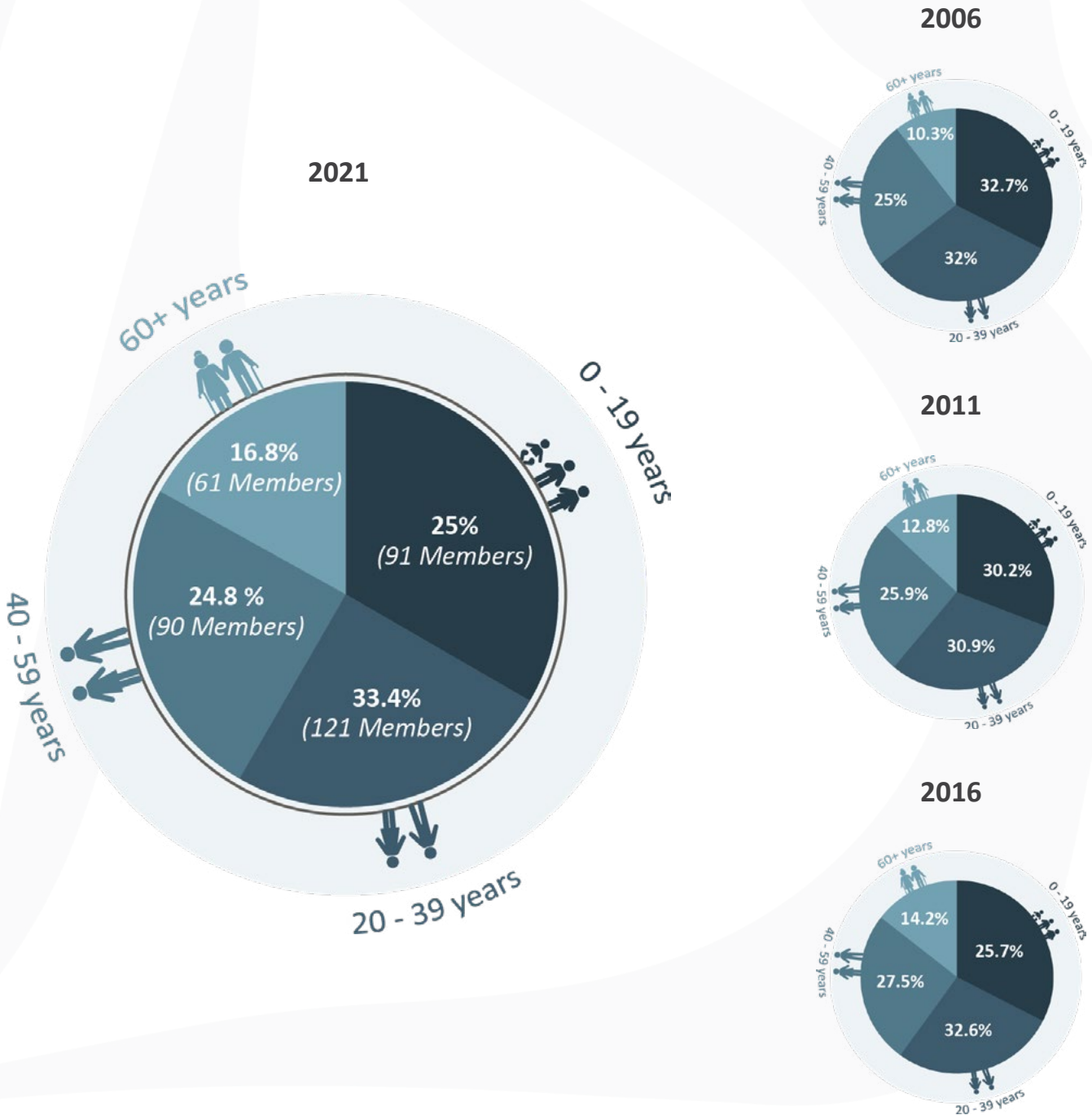




4.2 Age Distribution

The fastest growing age category in our Membership is 60+ which is consistent with trends across the country. While this puts pressure on social services it also provides an excellent opportunity to learn from our Elders and enhance services on their behalf. Thinking and acting inter-generationally has always been a part of Semá:th culture.

Figure 7: Semá:th First Nation Age Distribution (2006 – 2021)

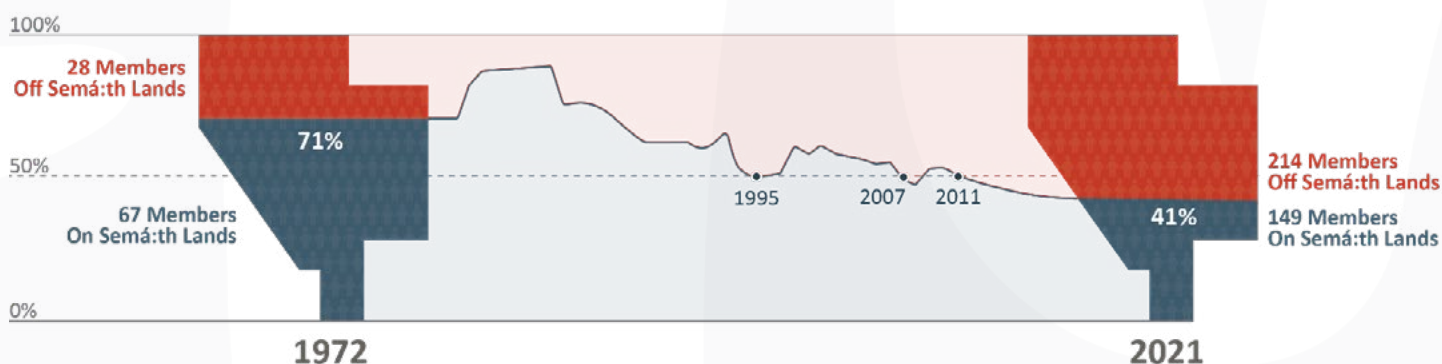




4.3 On/Off Reserve

The percentage of Members living on Semá:th Lands peaked in the late 70’s and has been declining ever since, however, this does not mean that people are leaving. Rather, Members living off of Semá:th Lands seem to be growing their families more quickly. Many of our Members have expressed an interest in returning to Semá:th Lands, and we hope that as housing become available we are able to unite our community. In the meantime, we are focusing on maintaining virtual engagement to ensure that Members who do not live in the community continue to have their voices heard by leadership.

Figure 8: Geographic Distribution of Members (1972 – 2021)



4.4 Housing

Current Housing Need

The January 2022 floods on our land were a harsh reminder of the necessity of providing adequate housing out of the reach of flood waters. Fortunately, very few residences in the community were damaged. Unfortunately, the topography of our lands means there are limited opportunities for new residential developments above the flood plain. Currently vacancies within our community are close to zero, however there are 15 new housing units in development in 2022.

Projected Housing Need

As discussed above, population growth on Semá:th Lands is lower than among Members who live in other communities. When projecting housing need however, it is important to consider both Member and non-Member residents. Differences between Figure 3 and Figure 5 are the result of this fact.

Figure 5 (below) indicates the acres of land required to house projected new residents of Semá:th Lands between 2021 and 2040⁵.

⁵ The average household size is assumed to remain consistent at 3 people. Single Detached Density is a constant 6 units per acre, Multiunit Density is 10 units per acre.



Figure 9: 2040 Housing Land Area Projections

	New Members by 2040	ACRES TO ACCOMODATE	
		Single Detached Density	Multi Unit Density
Low Estimate	263	3.9	2.3
Medium Estimate	343	8.3	5.0
Hight Estimate	482	16.1	9.6

4.5 Planning Considerations

Looking to the future of our community, this demographic analysis tells the story of two growing populations. One constrained by geography and environmental hazards, growing slowly but with strong connections to the land. The other, growing quickly across many geographic locations and representing the majority of the Member population for the last decade.

These trends are likely to continue so long as housing is a limiting factor for new families and those wishing to return to the community. A number of efforts are currently under way to address this including, but not limited to, new housing projects, changes in land designations, and bringing sites up to residential standards. In the meantime, the growth of the Member population off of Semá:th Lands means that continuing the virtual engagement and communication protocols developed during the COVID-19 pandemic will be crucial to ensure that all voices are heard.

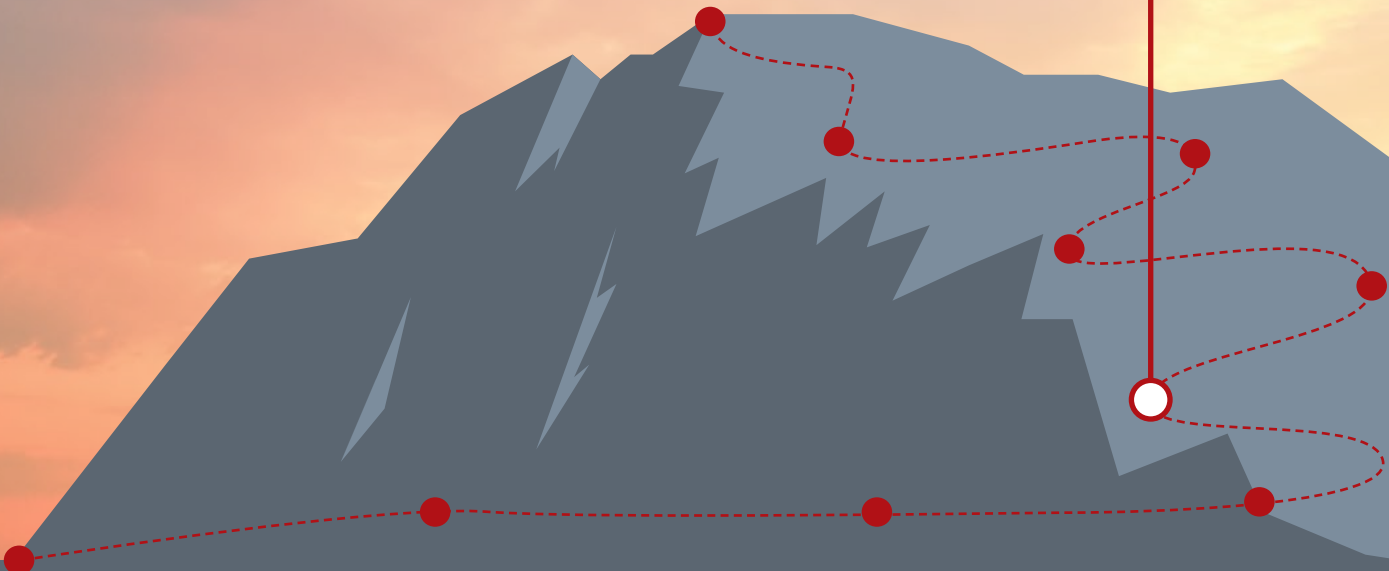
Finally, the median age of both populations is increasing as birthrates fall. Adults approaching retirement age are liable to require increased medical and in-patient care facilities. This demographic also tends to be more involved in community life, using and supporting social programs. Cultural and community resources invested in today will be valued by this emerging group. The combination of smaller families and more retirees means an increased demand for modest sized homes. Two-to-three bedroom residences, duplexes, and condominiums are all likely to see increased demand.



“All our lands to be back in our hands and all our families back in our community”

Community Member

Section 05





5.0 Socio-Economic Environment



5.1 Employment

The majority of working Members travel off of Semá:th Lands for their jobs. Fifty-five percent travel within the Fraser Valley, with an additional 22% commuting to neighbouring regions; presumably the Lower Mainland. The remaining 22% work in the various commercial, administrative and public service buildings on Semá:th Lands, or are self-employed (*Statistics Canada, 2016*). As economic development projects progress, we expect to see the number of Members working on our lands to increase.



5.2 Education

Semá:th First Nation is home to an early childhood education facility that serves our local community. The rest of our students attend primary and secondary schools in the City of Abbotsford. Post-secondary options are available at the University of the Fraser Valley (Abbotsford and Chilliwack campuses) or in the Metro Vancouver and Vancouver Island areas and beyond. Considering our education needs are being met within the larger community we do not feel it is necessary to designate more land to education facilities at this time.



5.3 Health & Social Development

The Sumas Health Building hosts a number of services and programs designed to make healthcare more accessible to our Members. However, residents must travel to the surrounding communities to access many medical facilities including physicians and hospitals. As the community ages and the importance of culturally based healing is more recognized, it will be important to establish a wider array of health services on Semá:th Lands. Some of this will take the form of new facilities while will compete with residences for land above the flood plain, other services can be operated out of existing public buildings.



“I think, to date, SFN has adapted to what they have, but if we are to grow, these two groups (Youth & Elders) will need a more permanent space. I am sure that their visions can grow if they have more space.”

Community Member

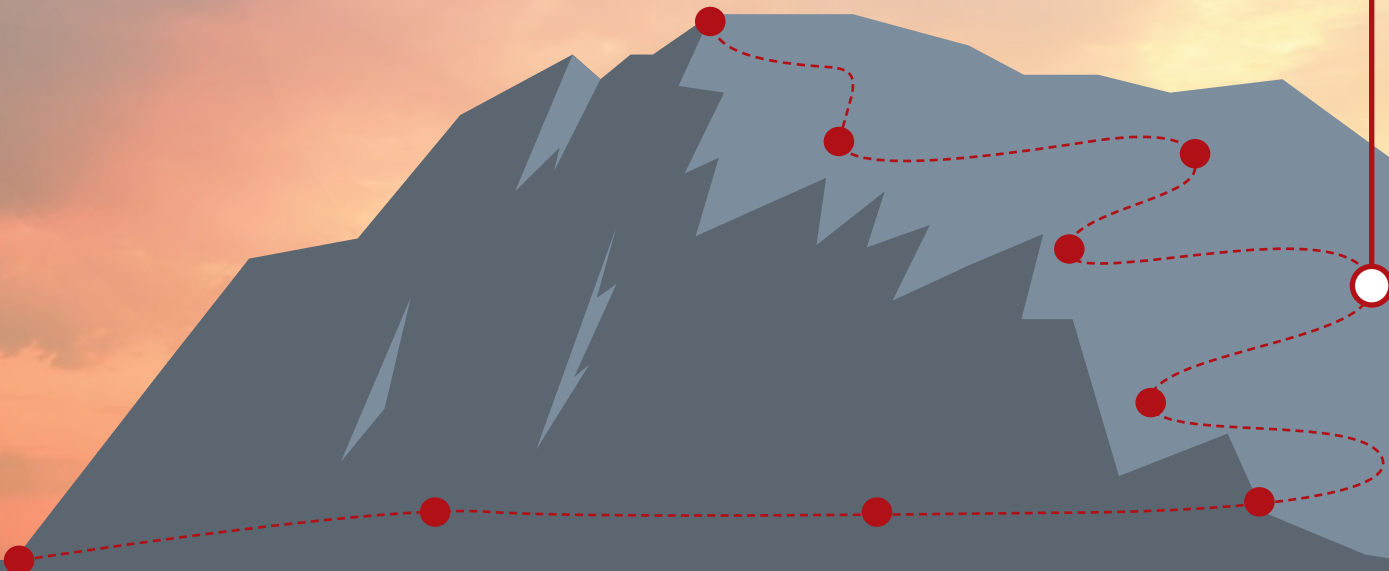
Semá:th Members also have access to the social services provided by Stó:lō Nation. These include dental care, family services, an elder facility and more. Coordinating health and social service facilities with Stó:lō Nation is one way that we can adjust to a limited land base.

5.4 Planning Considerations

Concentrated labour forces are more vulnerable to disruption. Increasing opportunities for Members to engage in health, education, and science based employment specifically, will create a more resilient local economy. A key avenue to achieving this workforce diversity is post-secondary education. Semá:th leadership is working to create opportunities for young Members to attend and thrive in education. At the same time our people look to the past to remember the lessons and traditional knowledge that has guided us since time immemorial. During this planning process we have sought to identify and protect historically significant sites to ensure that future generations do not lose this connection. Tying this all, is a system of intergovernmental health and social development programs that give our Members as much support as possible in their pursuits. An area of improvement with regard to land use is providing the necessary spaces and facilities to ensure that Members have not just information, but access to culturally-appropriate health and social development services.



Section 06





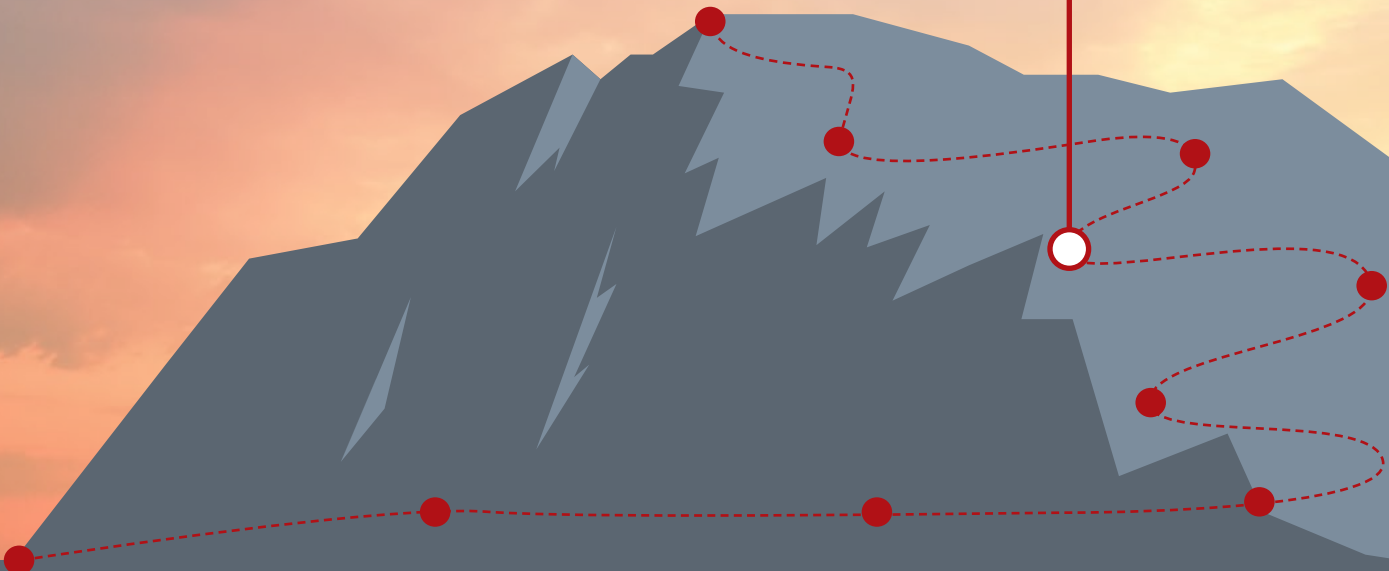
6.0 Archaeology and Cultural Heritage

6.1 Cultural Heritage

As stewards of our territory since time immemorial, Semá:th culture is tied directly to the land. Archaeology is one method that connects us to our past, and much of the archaeological research conducted in our traditional territory is done by the Stó:lō Research & Resource Management Centre. Through this work, sites of traditional activities (like fishing and gathering) as well as burial sites have been identified on Sumas Mountain, in Semá:th Xo:t̓sa, and generally, in the Sumas watershed.

Semá:th First Nation remains vigilant for connections to its heritage sites, and hopes that going forward they can inform and improve our ways of living and being. Residents and developers on Semá:th Lands should be aware of the established procedures to protect cultural resources and understand the significance they have in our community.

Section 07





7.0 The Natural Environment

7.1 Topography & Hydrology

Semá:th is located on lands that serve as the fringe between an historical lake-bed (Semá:th Xo:tša- Sumas Lake, which was drained for agriculture), and the hillside of Sumas Mountain. The hillside is made up of medium to high-sloped land, carved with sharp natural ravines. Sumas Prairie is made up of sensitive marine clays and silts, vulnerable to destabilization and liquefaction with vibration. There is a moderately high risk for seismic events on Semá:th Lands particularly within the Sumas Prairies and areas that contain fill. The topography of Semá:th can be seen on *Maps 1a, 1b, and 1c*. The elevation of Semá:th Lands ranges from two metres above sea level (in the southeast) to 168 metres above sea level (in the northwest, on Sumas Mountain).

Two watercourses cross Semá:th Lands, flowing from west to east: the Stótelō (Sumas River) and Seí:tslehōq' (Marshall Lonzo Creek), which are shown on *Maps 1a, 1b, and 1c*. These two watercourses, along with Q'élem (Saar Creek) (immediately east of Semá:th Lands) are fish bearing watercourses, and as a result, a minimum building setback of 20 metres to Sumas River and any other watercourses within Semá:th Lands has been recommended in previous studies. These watercourses will be a significant consideration in land use planning for Semá:th Lands.



7.1.1 Flood Plain

As a result of the low-lying topography along these watercourses, a significant portion of Semá:th Lands are within the Sumas Prairie, much of which is currently being used for agriculture. A dyke runs along the east side of Saar Creek, and protects the lands to the east for a 1:50 year flood event. According to the UMA 2001 Sumas River Flood Study – Farm Survey Report, the flood construction limit is 9.6m. This is an assumed peak water level in a 1:200 year flood event. Approximately 78% of Semá:th Lands fall within the Sumas Prairie, which is a consideration for development.

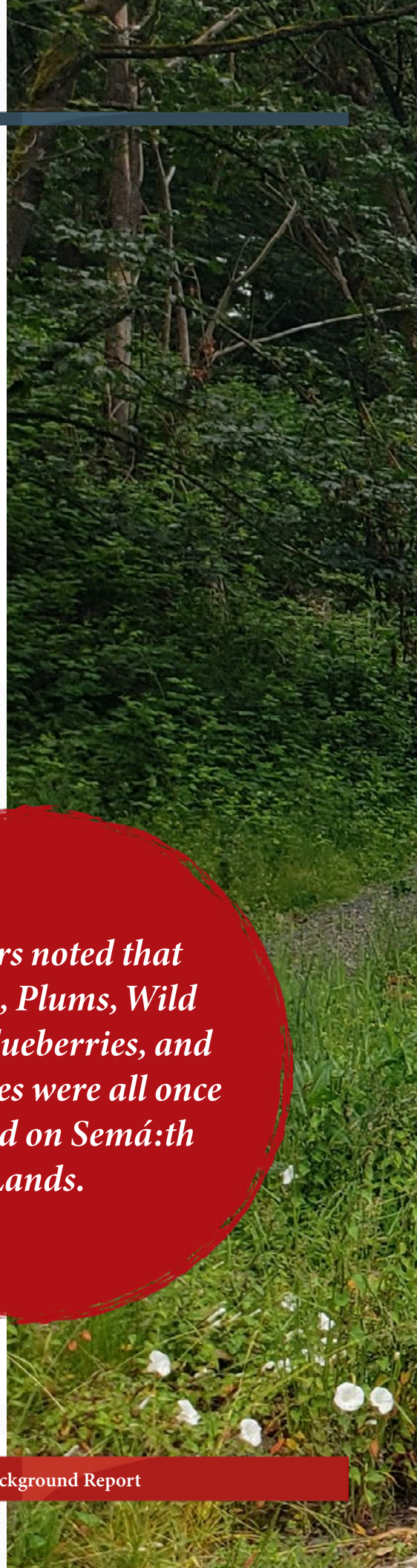
7.1.2 Steep Slopes

The northern portion of Semá:th Lands are situated on Sumas Mountain. *Maps 2a, 2b, 2c* shows areas of Semá:th Lands that have a slope of 25% or greater, which is a consideration to development. While elevation alone does not pose a constraint to development, steep slopes can be a constraint due to the difficulty of constructing buildings and related infrastructure. However, the City of Abbotsford is currently developing adjacent residential areas on Sumas Mountain which are considered ideal locations due to the spectacular views. Steep sloped areas comprise 12% of Semá:th Lands.

7.2 Vegetation

While much of Semá:th Lands are cultivated open fields, the northern portion of Semá:th are heavily forested. As shown on *Maps 3a, 3b, 3c*, the dominant tree species in this area include Red Alder, Birch and Big Leaf Maple. Treed areas make up approximately 24% of Semá:th Lands. Some tree species are an indicator of wildlife habitat (i.e. such as Big Leaf Maple for the endangered Oregon Forest Snail) and this will need to be taken into account when developing these lands.

Members noted that Cherries, Plums, Wild Apples, Blueberries, and Raspberries were all once harvested on Semá:th Lands.





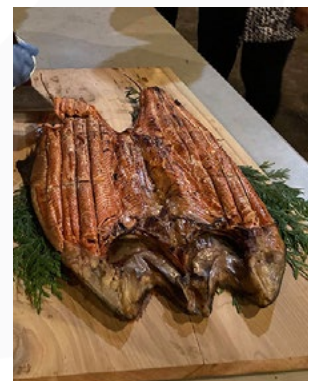
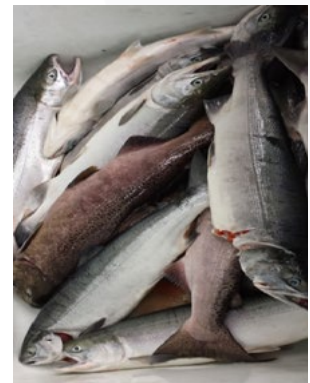
7.3 Fisheries and Wildlife

With the presence of watercourses, there have been a number of fish occurrences on Semá:th. As shown on *Maps 3a, 3b, 3c*, the watercourses that run through Semá:th have been known to carry numerous fish species, including Chum, Coho and Pink Salmon, Cutthroat and Rainbow Trout, Steelhead, Dolly Varden, Largescale Sucker, Northern Pikeminnow, Redside Shiner, Sculpin, and Stickleback. Impacts on fish habitat will need to be taken into account for any future development proposals, based on the federal *Fisheries Act*, 1985 [Section 35, Subsection 35(1); 35(2), Section 36, Subsection 36(3)].

While the background review did not reveal any information on wildlife, anecdotal information gathered during community engagement events highlighted that many wildlife frequent Semá:th Lands including ducks, cougars, deer, and bears (in the northern areas). Some community members continue to engage in traditional hunting and trapping activities.

7.3.1 Species-at-Risk

The *Species at Risk Act (SARA)* applies to federal lands and to federal jurisdictions, such as First Nation Lands. Under SARA, there are four status categories for species that are considered to be at risk: “Extirpated”, “Endangered”, “Threatened”, and “Special Concern”. As seen on *Maps 3a, 3b, 3c*, there are “masked species” present on Semá:th Lands. Species are “masked” due to their “endangered” nature.





7.4 Potential Environmental Concerns

A long history of industrial uses on Semá:th lands has led to environmental contamination. Beginning in 2009, Semá:th began a phased Environmental Site Assessment (ESA) process. Since that time a Phase 1, 2, and 3 ESA have been complete. The Phase 3 ESA provided recommendations for a number of site investigations. These Areas of Environmental Concern are shown on *Maps 4a, 4b, 4c*, and include:

- Former SES Site – (Landfill and Treatment Site);
- Fill Areas (Lot 18-1 to 18-9, and Lot 21-1, Former Lagoon);
- Brick Plant Area;
- Former Service Station (2 locations);
- Works Yards ASTs;
- Vehicle Maintenance Lot 55;
- Metal Box Containers;
- BC Hydro ROW;
- Domestic Dump Site;
- Scrap Metal Storage Site;
- Pipe Plant – Brick Plant Waste Dump and Bunker;
- Former Miners Camp; and
- Background groundwater monitoring wells.

The majority of the contaminated land identified by the Phase 3 ESA is located in the north western corner of Semá:th Lands where there has been a long history of industrial use, fill and landfill. Other isolated locations include the BC Hydro Easement, the Metal Box Containers in the north eastern corner of Semá:th Lands and another isolated location within close proximity to Sei:tslehbq' (Marshall Lonzo Creek). The Phase 3 ESA concluded that for the majority of Semá:th Lands, remediation would be possible, and that additional studies (e.g., human health and ecological risk assessments) should be completed on the former SES site and landfill site to identify the potential risks that contaminated soil and groundwater may impose on applicable receptors based on current and proposed future land uses (Teranis, 2013).



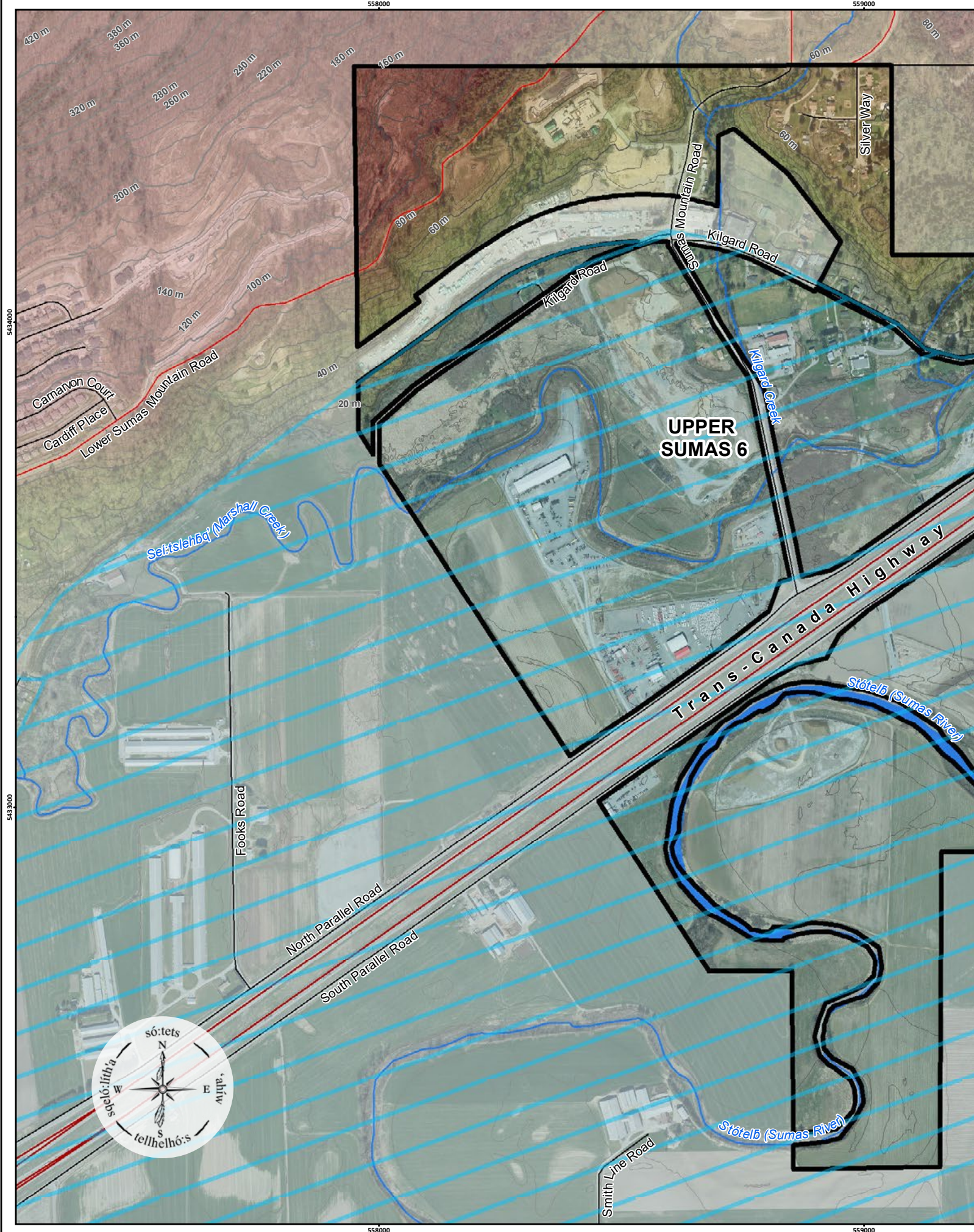


7.5 Planning Considerations

Land management for Semá:th First Nation is complicated by a variety of environmental factors: steep slopes, a flood plain, physical barriers like the Trans-Canada Highway, environmentally and culturally sensitive areas, and waterways all constrain development. When creating land designations it is imperative to consider the scarcity of flat land above the flood plain and create a hierarchy of land uses for these areas. Fortunately many industrial and agricultural land uses can thrive in a flood plain; the challenge is ensuring that all parties are prepared and all informed about the risks.

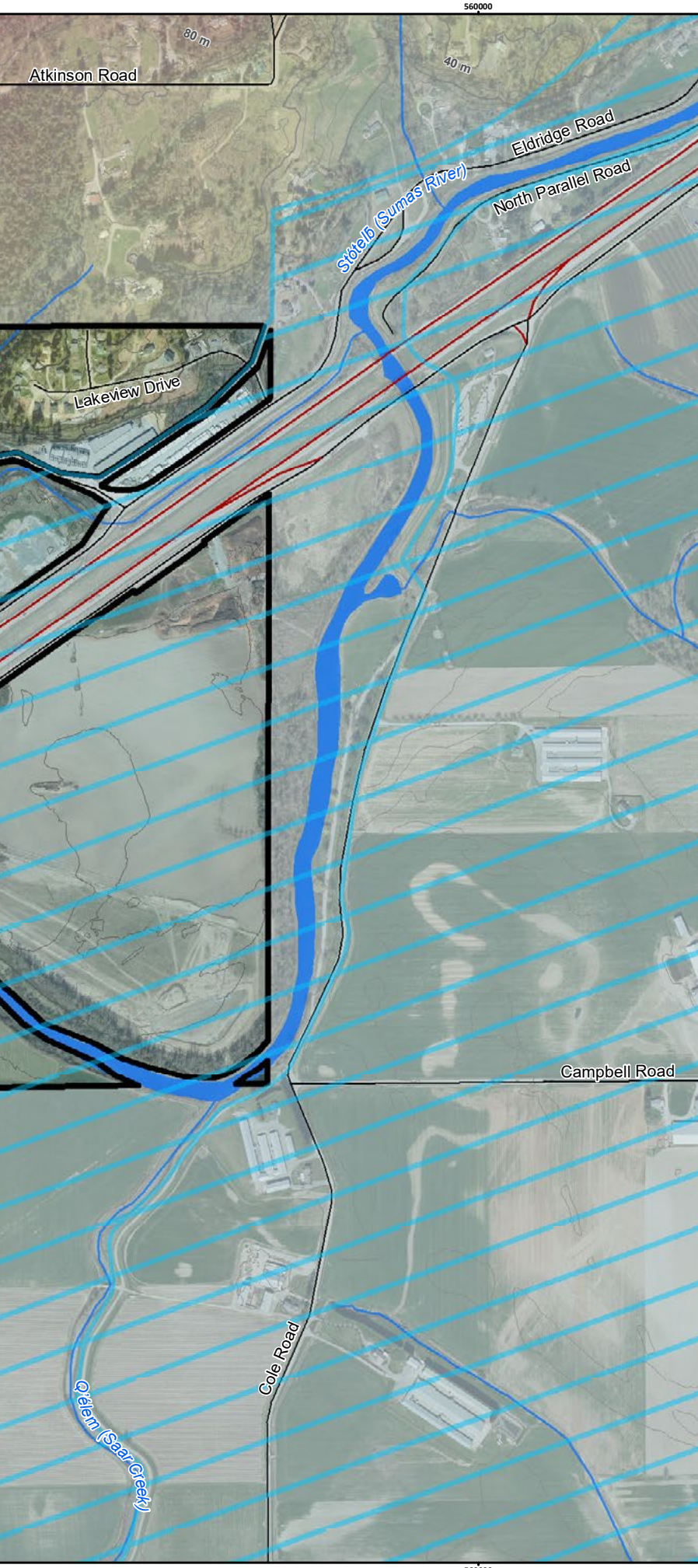
The land, water and resources within Semá:th Lands and beyond are so critically important to who we are as a People. The Land Use Plan must look for ways to protect our resources and provide opportunities for us to connect and convene with our land and water and all living things that call Semá:th home.





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Semá:th First Nation Land Use Plan Update

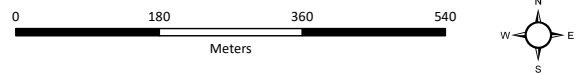
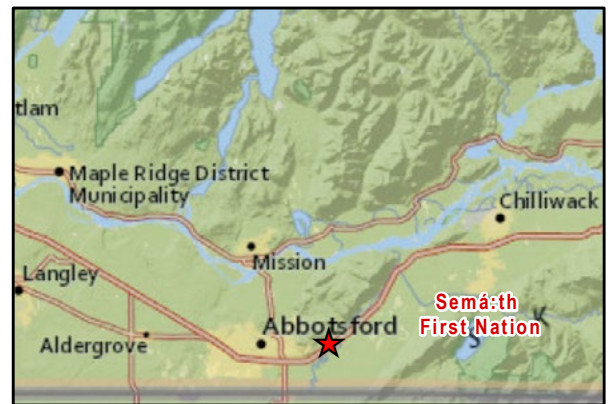


Figure 1a

Semá:th Lands - Topography and Watercourses

LEGEND

Semá:th Lands	Elevation (Metres)
Highway	<0 m
Arterial/Collector	0 - 10 m
Road	10 - 20 m
Contour (100 m)	20 - 30 m
Contour (20 m)	30 - 40 m
Contour (5 m)	40 - 50 m
Watercourse	50 - 60 m
Waterbody	60 - 70 m
Floodplain	70 - 80 m
	80 - 90 m
	>90 m



Scale 1:9,500

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**UPPER
SUMAS 6**





Semá:th First Nation
Land Use Plan
Update



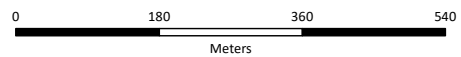
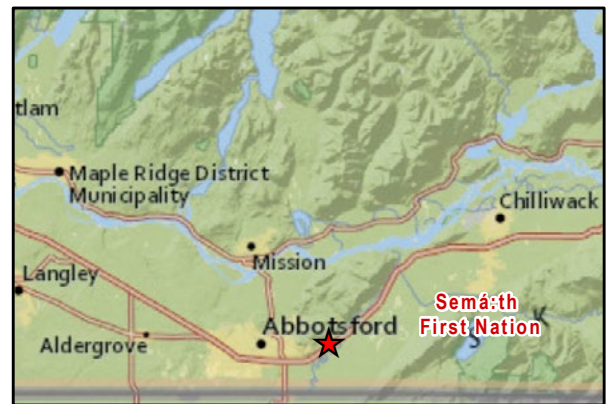
Figure 2a
 Semá:th Lands - Steep Slopes

LEGEND

- Semá:th Lands
- Steep Slope (25% and Greater)*
- Highway
- Arterial/Collector
- Road
- Watercourse
- Waterbody

Note:

* Steep Slopes layer was generated from 0.25cm LiDAR data captured in 2020.



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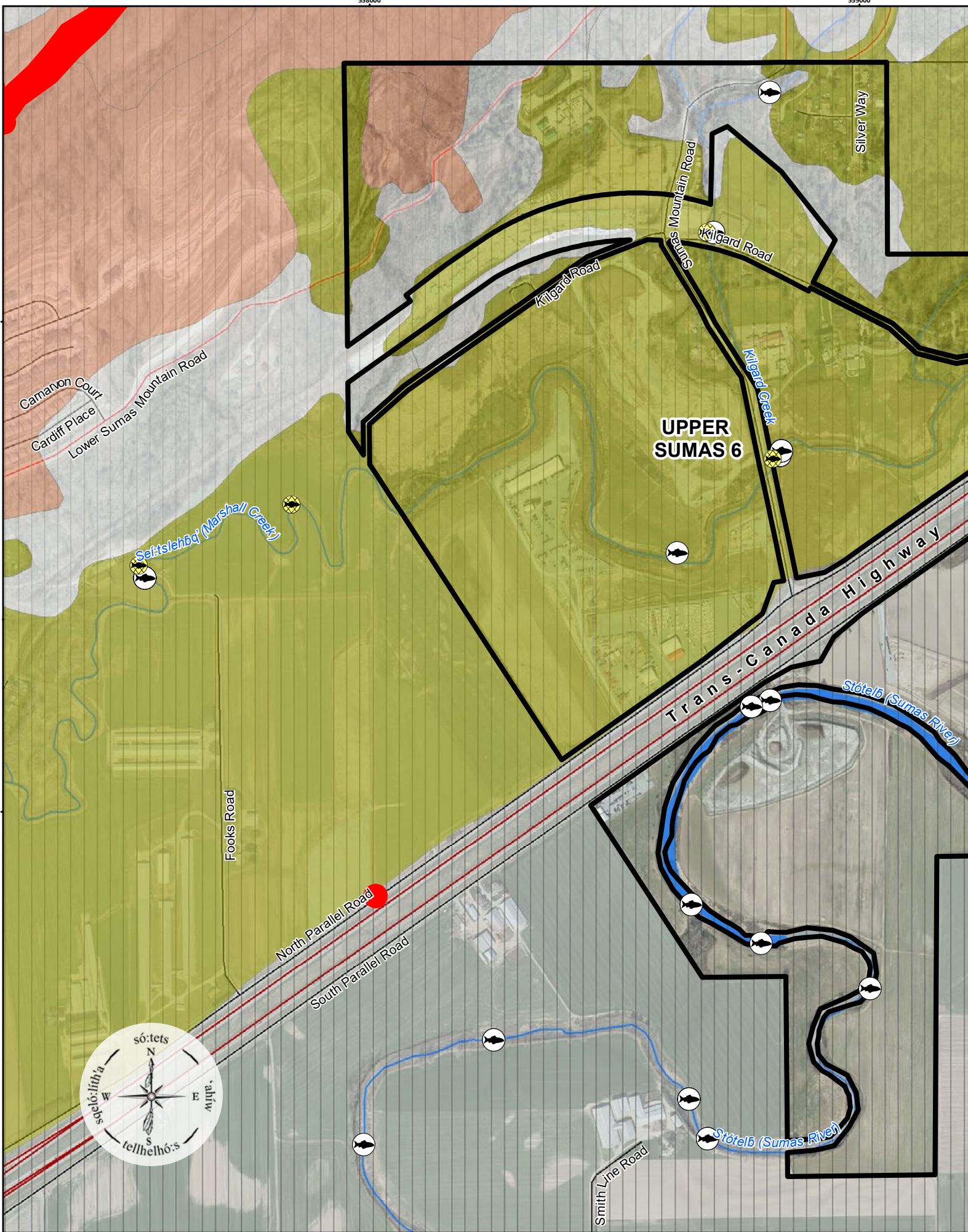
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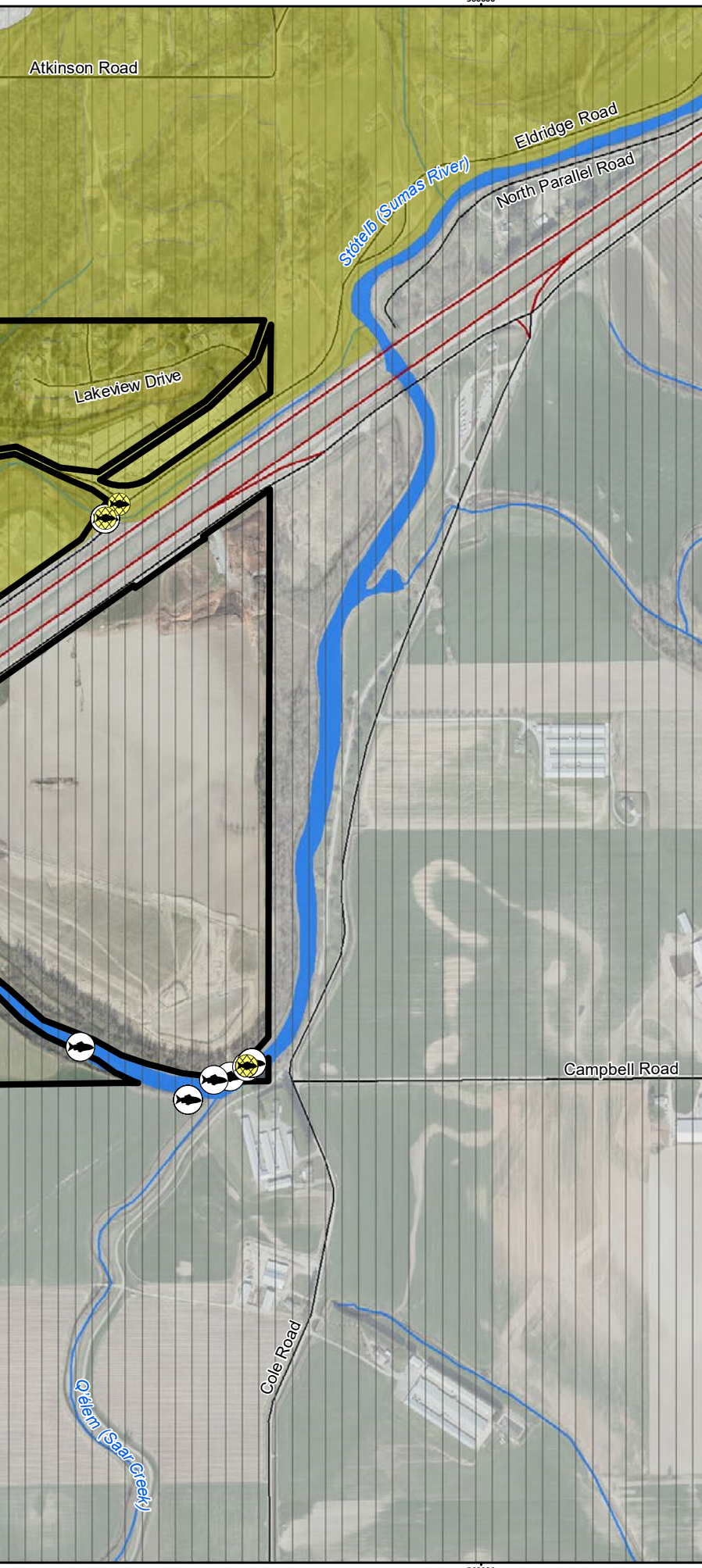


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










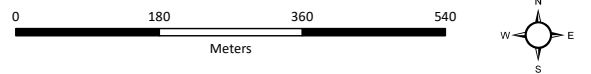
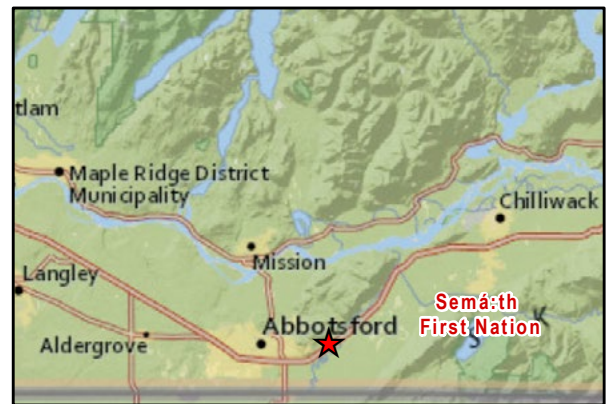
Semá:th First Nation Land Use Plan Update



Figure 2a
Semá:th Lands - Biophysical

LEGEND

-  Fish Sampling Locations (EcoCat Reports 2013)
-  Known Fish Observations (Government of BC)
-  Non-Masked Sensitive Species Occurrences (Government of BC)
-  Masked Sensitive Species Occurrences (Government of BC)
-  Red Alder
-  Birch
-  Big Leaf Maple
-  Semá:th Lands
-  Highway
-  Arterial/Collector
-  Road
-  Watercourse
-  Waterbody



Scale 1:9,500

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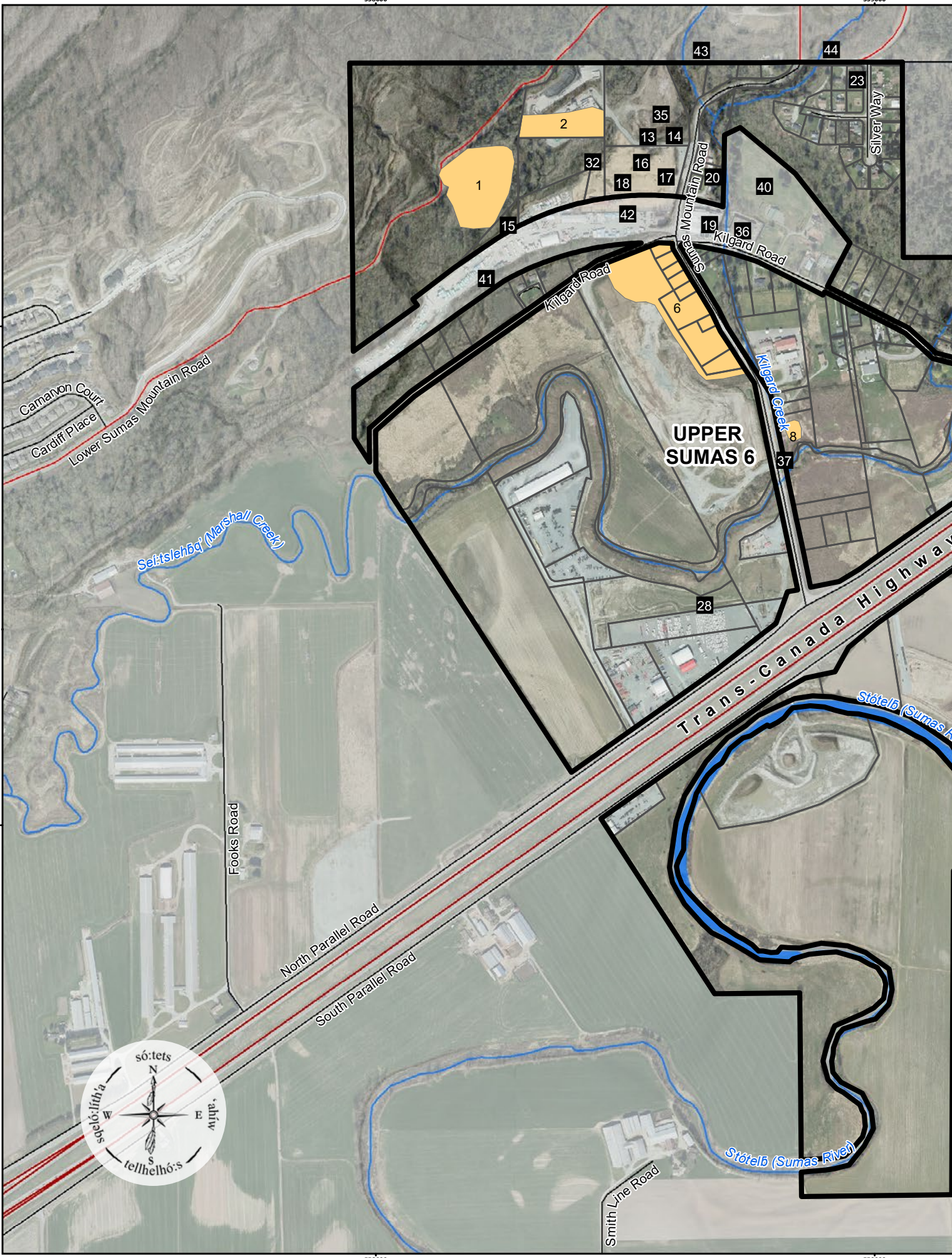
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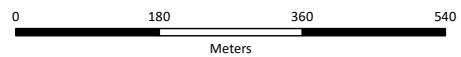
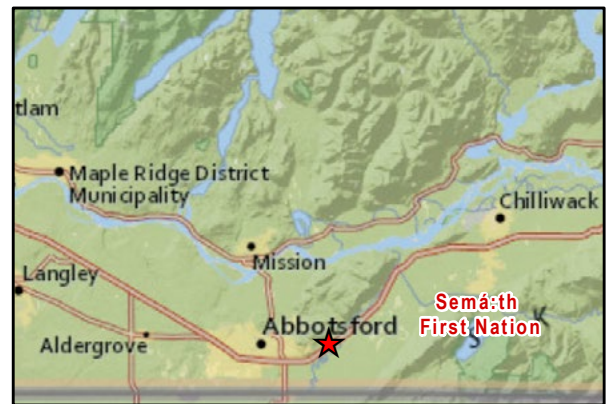
Semá:th First Nation Land Use Plan Update



Figure 4a
Semá:th Lands - Contaminated Sites

LEGEND

- Semá:th Lands
- Phase 3 ESA Areas of Environmental Concern
- Phase 3 ESA Areas of Environmental Concern
- Land Parcel
- Highway
- Arterial/Collector
- Road
- Watercourse
- Waterbody



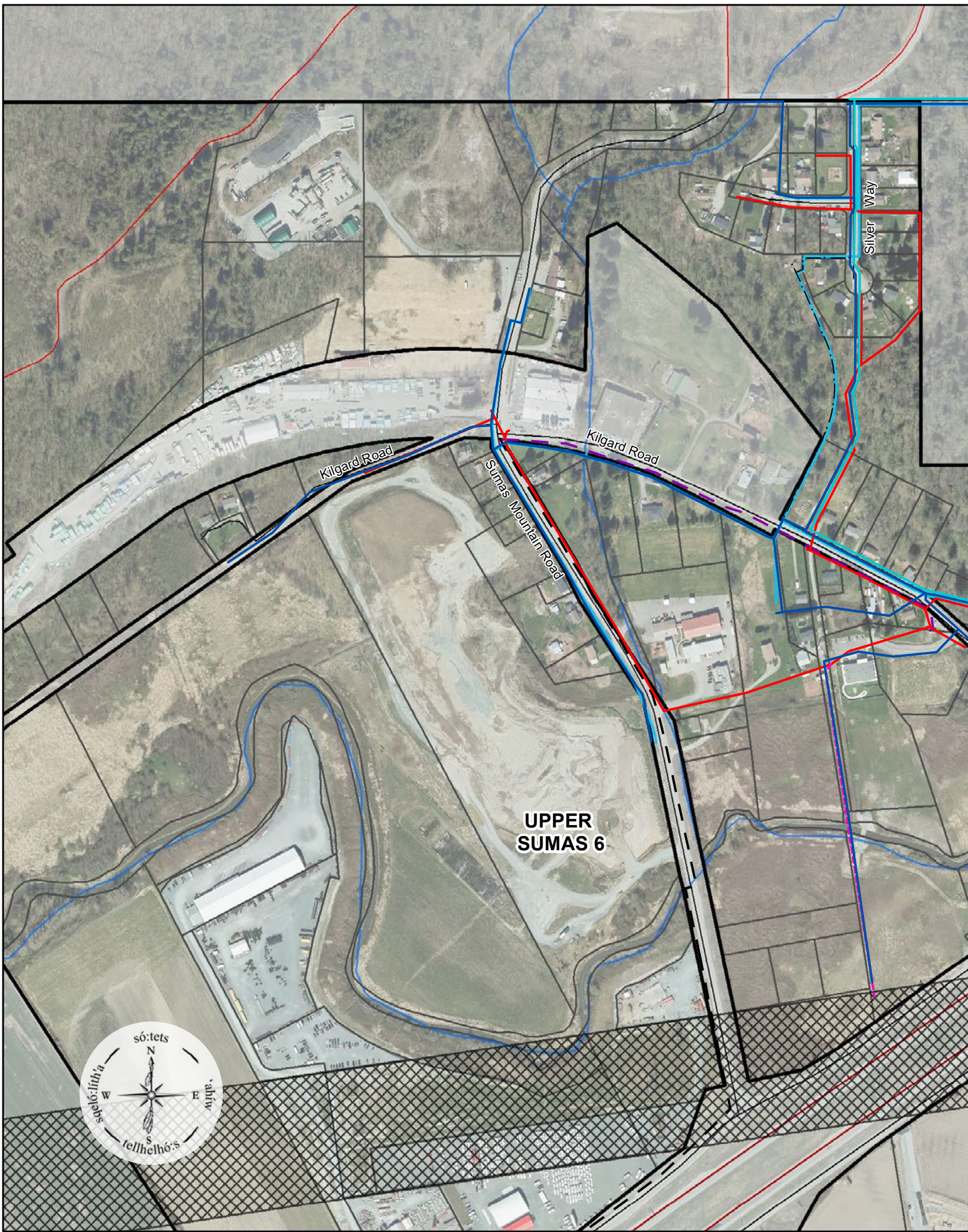
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Kilgard Road

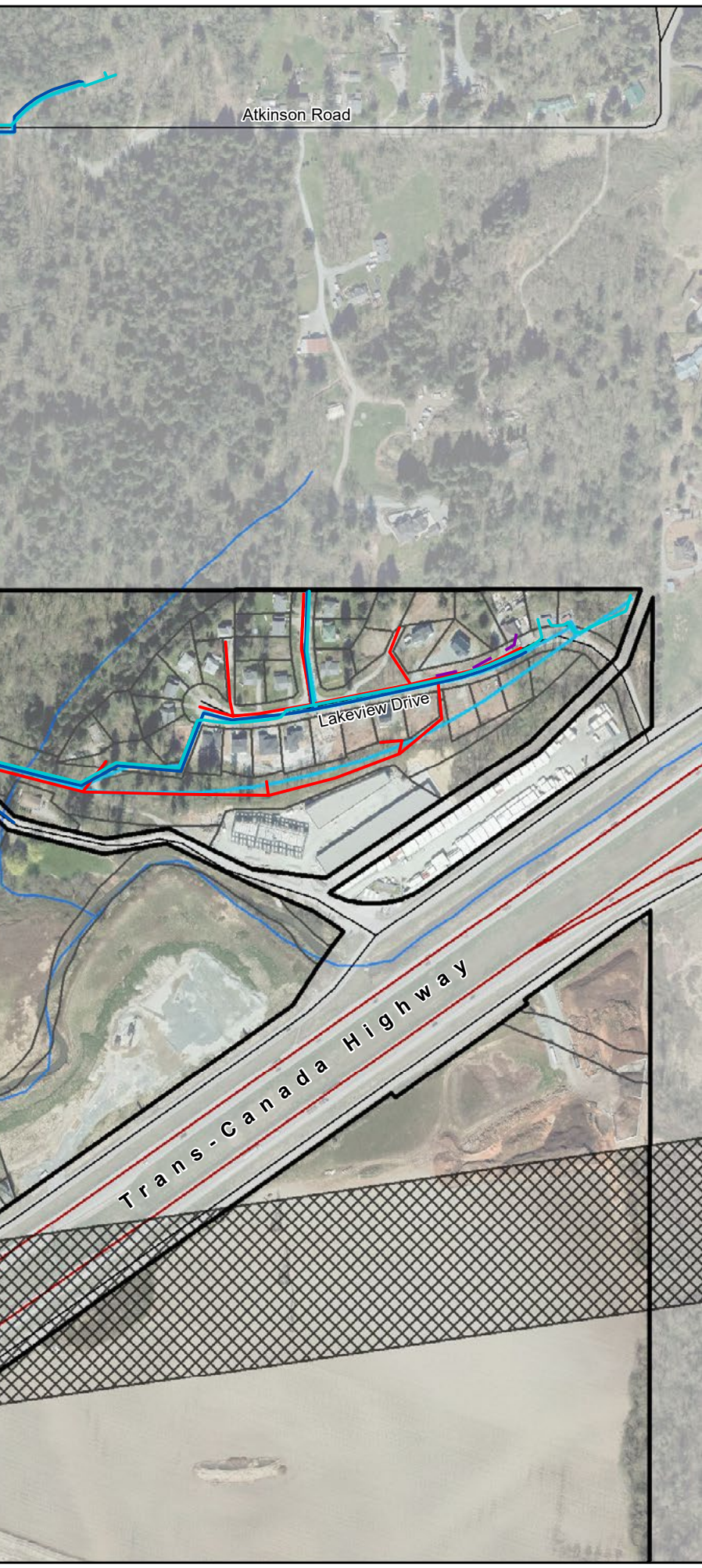
Sumas Mountain Road

Kilgard Road

Silver Way

**UPPER
SUMAS 6**





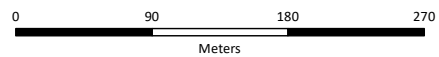
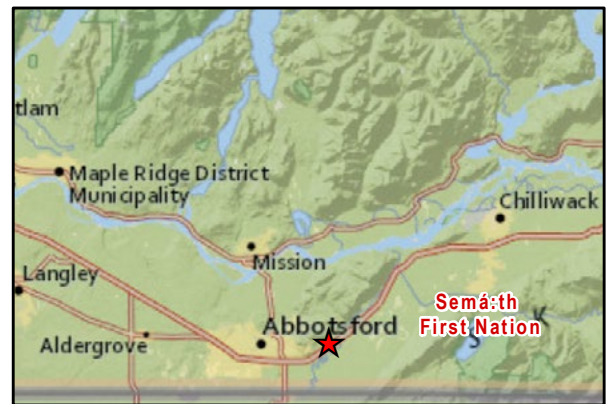
Semá:th First Nation Land Use Plan Update



Figure 5
Semá:th Lands - Infrastructure

LEGEND

- | | |
|-------------------------|------------------------|
| Semá:th Lands | Sanitary |
| Land Parcel | Sanitary Main |
| Highway | Sanitary Force Main |
| Arterial/Collector | Proposed Sanitary Main |
| Road | Forcemain (CoA) |
| Watercourse | |
| Waterbody | |
| Utility ROW | |
| Water | |
| Water Distribution Line | |
| Water Supply Line | |
| Abandoned Water Line | |



Scale 1:5,000

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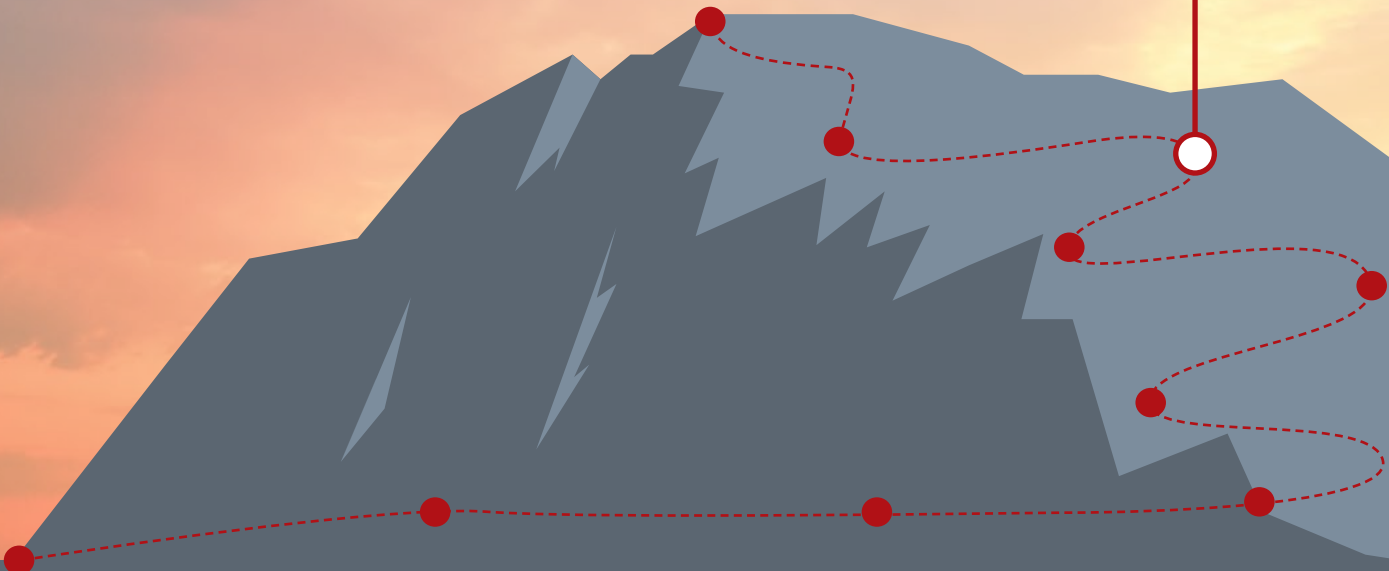


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Section 08





8.0 Infrastructure & Servicing

Infrastructure is an important component of planning for future development, as it is necessary for projects to proceed and its cost can dictate the viability of projects. Semá:th has adequate infrastructure to serve our current population; however, significant infrastructure expansion will be necessary for additional development in our community. Sewer and water line locations can be seen on Map 5: Infrastructure.



Water

Water is supplied from two wells and a new filtration plant near the east end of Lakeview Drive. A main transmits water to a reservoir just beyond the northeast corner of the reserve on Atkinson Road. Water infrastructure serves the residential areas (Silver Way, Lakeview Drive, Kilgard Road) and properties along Sumas Mountain Road between the cemetery and the Health Centre. There is adequate supply for existing development (including the multiplex). Capacity beyond this development has not been determined. There is no water service south of the Trans-Canada Highway or along Lower Sumas Mountain Road, though new lines are planned to serve the new Multiplex. The Multiplex infrastructure extension will be designed for expansion to the south side of the highway. Semá:th First Nation is responsible for water infrastructure.



Sewer

Sewer lines serve all existing homes, commercial development south of the Administration Complex and public building except for two homes that use septic systems. The sewer line extends along Sumas Mountain Road to North Parallel Road and then west to Abbotsford. The sewer line serving the Multiplex will follow the new 4m gravel road, connecting to the sewer network at the preschool and will include a lift station along N. Parallel Road. A new force main is being installed as part of the new condominium project. There is adequate sewage capacity for existing development. There is a lift station on Kilgard Road, east of the preschool. Semá:th is responsible for the sewer system up to the lift station. From Kilgard Lift station onwards Semá:th is dependent on the City of Abbotsford. There is no sewer service currently south of the Trans Canada Highway.

Existing sewer mains and bedding are in need of replacement in several locations. These locations include the hillside downstream from the Lake View Drive development, one line along Silver Way, the vicinity of the lift station near the preschool, and along Kilgard Road, north of the lift station. There is no sewer service currently south of the Trans Canada Highway. However, infrastructure extensions for the Multiplex project are being designed to serve the lots south of the Highway in the future.



Flood Protection

There is a dike along Stótelō (the Sumas River) to the east of the reserve. The dike does not appear to cross Semá:th Lands. The dike was breached in November 2021 approximately 1.5km southeast of the reserve.



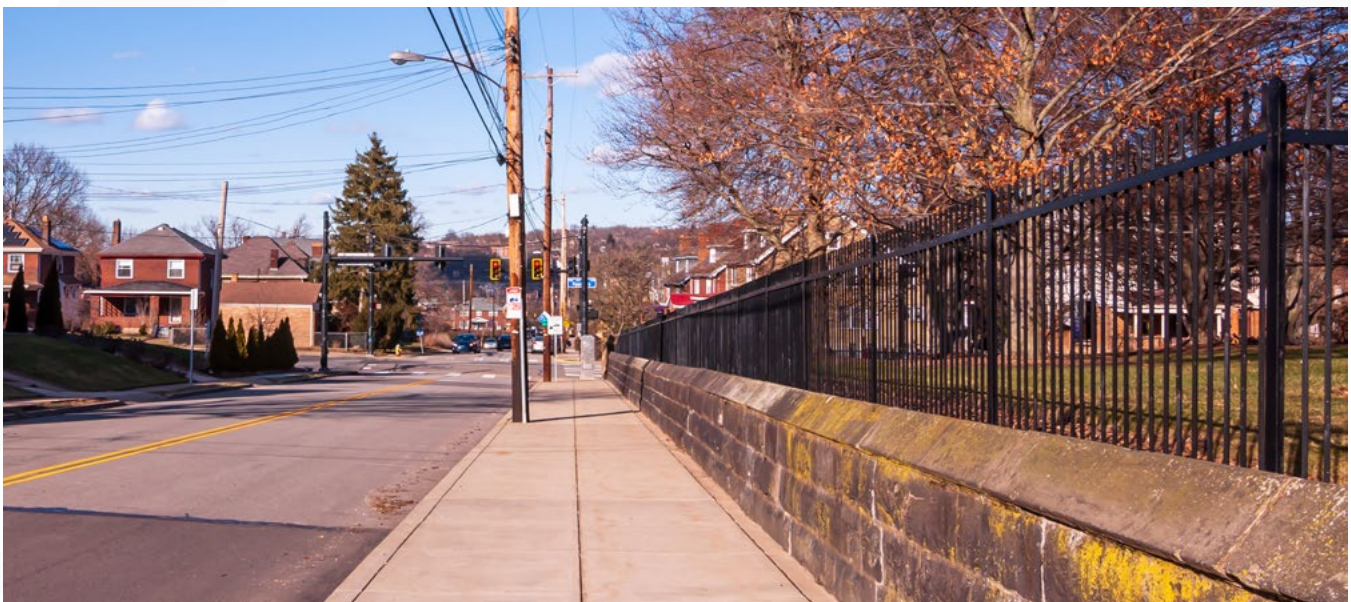
Roads, Sidewalks, Trails, & Drainage

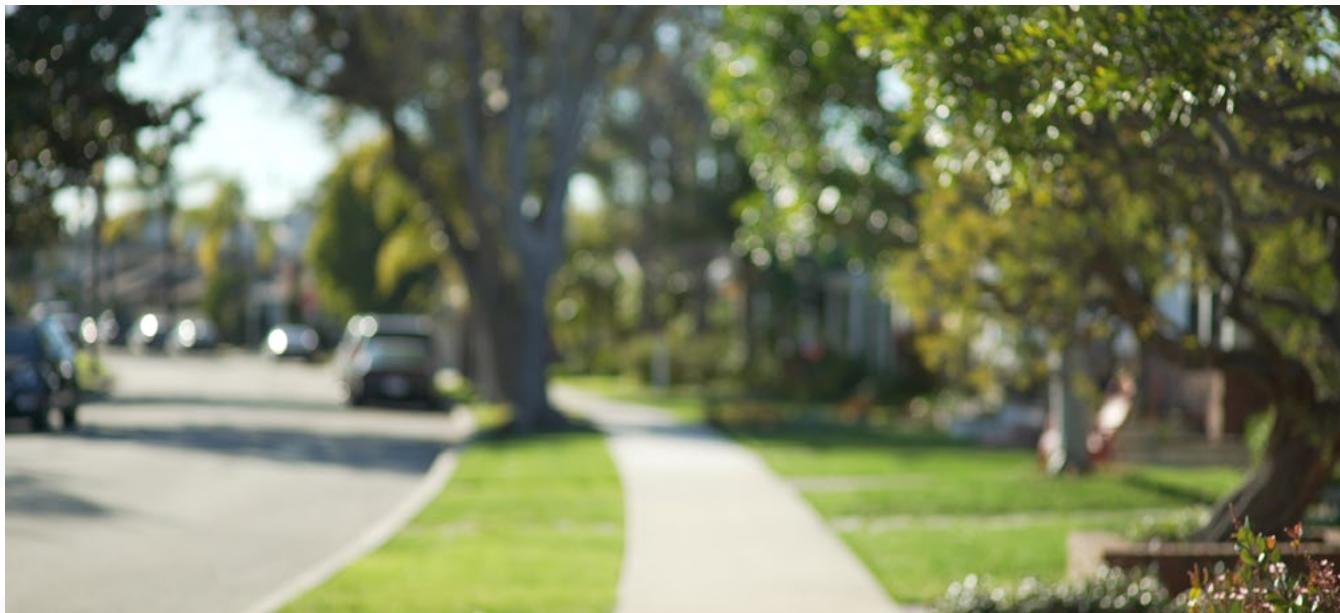
There are few roads on Semá:th Lands. Major roads include Sumas Mountain Road which traverses the reserve from north to south. North Parallel Road and South Parallel Roads parallel and provide access to the highway fronting parcels and to the highway at interchanges off reserve. Kilgard Road runs between Sumas Mountain Road and North Parallel Road and provides access to some CP houses and the day care facility. Smaller residential roads include Lakeview and Semá:th Drives at the east of the reserve and Silver Way and Kelly Road at the north of the reserve. Sumas Mountain Road is trafficked by trucks serving the pipe factory and delivering fill to a property to the west of the administration building.

Traffic can be heavy during rush hour in both the morning and evening along Kilgard Road. Employees of the pipe factory park along Kilgard Road during work hours. Since people may need to walk from Lake View Drive or Silver Way to the longhouse or wellness building, heavy traffic on Kilgard may be a safety hazard. Traffic calming may be necessary along Kilgard Road.

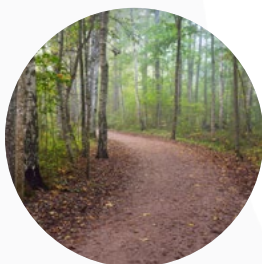
Major roads, such as Sumas Mountain Road, Kilgard Road and North and South Parallel Roads are the responsibility of the City of Abbotsford. Residential roads are the responsibility of Semá:th. Lower Sumas Mountain Road is closed due to damage and does not provide access to the northwestern parcels of the reserve from the rest of the reserve.

Some developers are not rehabilitating roads adequately after development projects damage the roads. According to Semá:th staff, an enforcement mechanism for this problem should be determined for the safety of our Members and developers should meet or exceed Abbotsford standards. There is an 18m-wide recorded right-of-way connecting S. Parallel Road and Lot 80. There is no road/bridge there yet, but legal access exists. This is likely how parcels south of the river will be accessed.





There are not many sidewalks in our community. For example, the residential areas of Silver Way and Lakeview Drive do not have sidewalks. There is a sidewalk along Sumas Mountain from Kilgard Road south to the Administration Complex and from Kilgard Road north to the cemetery. There is roughly 160 meters of sidewalk along the south side of Kilgard Road which commences roughly near the existing soccer field and serves homes on CP lands. This sidewalk does not connect to other pedestrian facilities. Grant applications have been submitted for funding sidewalk development in some places, however, no funds have been received as of yet.



There are trails extending from the end of Silver Way and Lake View Drive which connect with Kilgard Road. The trail between Lake View and Kilgard is being upgraded for use as emergency ingress/egress in case of flooding.

The Trans-Canada Trail/Discovery Trail traverses the northeast corner of the site along Lower Sumas Mountain Road. The trail connects to Abbotsford to the west locally and to Vancouver and all points east at a wider scale. According to Semá:th staff, these routes are not heavily used either by members or non-members.

The Arnold Dike Trail runs adjacent to the southeast corner of the reserve. The trail does not seem to connect with any population center or parkland, but does terminate at a 0.25 acre parcel of the reserve on the south side of the river, isolated from the rest of the reserve.

There is a plan for a 4m trail linking the Administration Complex and the multiplex development. An escape route has been established linking the cul-de-sac of Lakeview Drive with Kilgard Road, allowing for people to get out in case flooding shuts off the east end of Lakeview.

Stormwater is conveyed to creeks and eventually leaves the north side of the reserve via Sei:tslehbq' (Marshall Creek). Stormwater infrastructure needs improvement in the Silver Way neighborhood, as there were some problems with drainage during the 2021 atmospheric river event. Southside stormwater flows overland to the Sumas River. Newer projects will have oil/water separators installed during construction for stormwater treatment. No such facilities exist for existing development.



Solid Waste & Recycling

Solid waste and recycling pick up is handled by contractors.



Emergency Services

Our community is within a ten-minute service radius of a fire station. There are fire hydrants throughout the developed areas of the reserve. Police and ambulance services are provided by the City of Abbotsford.



Power

The main BC Hydro powerlines serving the Lower Mainland cross our community. There is currently adequate power for the existing development, however, future development might require upgrading or construction of a new substation to service the area.

8.1 Planning Considerations

Road infrastructure is adequate for existing development and has the capacity to support more development on the north side of the highway. However, developers have left the roads in poor condition after construction, so some of the roads need repair. Access to parcels south of the highway will require road construction and possibly a bridge across the Sumas River, as there is not currently road access to Lots 80 and 81. The existing bridge to Lot 80 is not adequate for regular auto traffic.

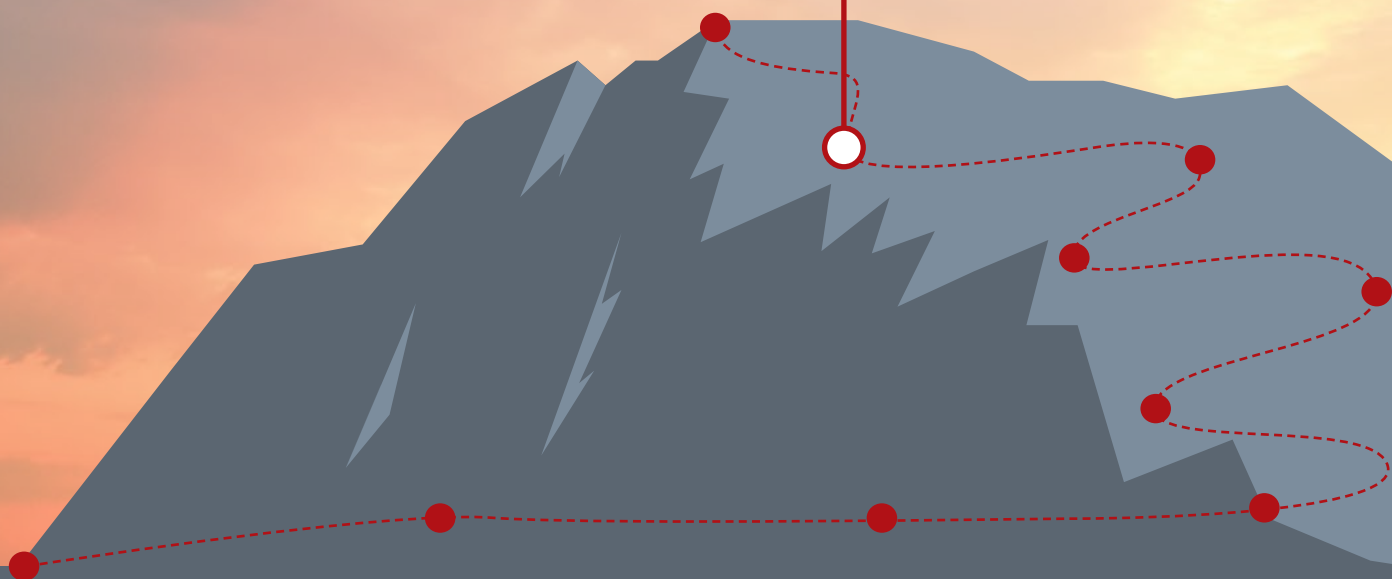
The lack of sewer and water infrastructure on the south side of the highway will be the biggest constraint to development. This will affect the cost of any non-agricultural use. Alternative wastewater strategies could be utilized, however, the use of septic systems in close proximity to the Sumas River might be problematic, as well as requiring additional staff time or contracting costs to empty.

Stormwater is of utmost importance to protect salmon from pollutants and turbidity in waterways. Adequate infrastructure for retaining pollutants and solids on-site should be part of all new development. This can be mechanical, such as oil-water separators, or low-impact development measures, such as constructed swales in parking lots or detention/retention basins.

There is some sidewalk infrastructure existing, which can serve as a starting point for connecting the reserve for pedestrians. There is a corridor along Sei:tslehbq' (Marshall Creek) that can serve as an east-west pedestrian connection across the lands. The emergency route from the west end of Lake View Drive could connect with the Sei:tslehbq' (Marshall Creek) corridor. The existing sidewalk along Sumas Mountain Road, if upgraded, could be the main north-south pedestrian spine, especially were it extended to the residential development on Silver Way and any future development on the Atkinson parcel, as well as connecting to the proposed 4m road between the Administration Building and the Multiplex.

The trails in the vicinity are not heavily used by our Members or non-members, so connecting sidewalks and trails on Semá:th Lands to these trails is low priority and might encourage non-members to visit areas of the reserve and engage in vandalism.

Section 09





9.0 Built Environment and Land Use Need

Development has generally been concentrated on the northern portion of our lands with some commercial uses along North Parallel Road. This includes residential development in the highest areas and industrial lands in the northwest. Government buildings are located near the centre of our lands. Current and future development is happening and will happen in the areas nearest to the Trans-Canada Highway. The Multiplex building is being developed along North Parallel Road and leased land on the south side of the highway may be developed as a commercial use soon.

Land designated for residential uses has been exhausted; new lands will need to be found to meet demand. This area should be above the floodplain.

Utility demand for current projects is adequate. Capacity for future projects has not been determined at this time.



9.1 Residential

9.1.1 Existing

We currently have 75 homes on Semá:th Lands. These are concentrated mainly on Silver Way and Kelly Road in the north of the community and Lakeview Drive and Semath Drive in the east. There are homes on CP lands along Kilgard Road and Sumas Mountain Road. New residential development (13 units) is under construction on Kilgard Road on Semá:th own land west of Sumas Mountain Road.

9.1.2 Demand

As we continue to grow (see section 4.4), there will be additional need for Member housing. However, there was overwhelming opposition to allowing development of housing that would be open to non-Members. On nearby reserves much CP holder land has been developed for non-Member use. Because of the desire to only have housing for Members on our reserve, residential land use designations on CP lands are discouraged.

At Open House #1 and in the online surveys, there was some support for residential development for Members on the Atkinson Road Property.

9.1.3 Planning Considerations

Generally speaking, a broad range of housing options are preferred by our Members ranging from single-detached, to tiny homes, to low-rise apartments. This range of housing provides us with options to meet the housing needs of our Members described in Section 4.4 and 4.5.

Residential units should not be constructed in the floodplain, unless architectural designs ensure that the finish floor of units is above flood levels (podium buildings, stilts, etc.).

New residential lands need to be identified as part of this plan, as there is no current capacity on Semá:th Lands to accommodate additional residential development.





9.2 Community Use

The existing Land Use Plan designated three areas of Community Use lands. One area is along the east side of Sumas Mountain Road, north of the pipe plant. This includes the cemetery and two Semá:th owned buildings. A second Community Use area is located along Sumas Mountain Road south of Kilgard Road. It includes two parcels where the Administration and Health Centre Building are located. The third Community Use area includes five parcels approximately 80 meters east of the Administration Building, stretching from Kilgard Road south to Sei:tslehbq’ (Marshall Creek). This is where the new preschool is located.

Since 2017, there has been an expansion in community uses. A new administration building has been constructed off Sumas Mountain Road. Additionally, a trailer was installed next to the Health Centre during the COVID pandemic which now serves as study space for kids. A new child care facility was constructed east of the Administration Building on Kilgard Road.

The cemetery is roughly a quarter-acre and the vacant area to the east will become a part of the cemetery when the current facility reaches capacity.

There is a Multiplex Building under construction on North Parallel Road which will house a gymnasium, some recreational retail space, cultural gallery, and a fitness center. A soccer field will be constructed to the north of this building to replace the field adjacent to the Longhouse.

9.2.1 Demand

Surveys and Open House #1 participants indicated a desire for more community facilities, especially those with a cultural focus (see Cultural below). One participant suggested utilizing the old Brick Factory site as a rehabilitation facility.

9.2.2 Planning Considerations

There will be a strong pedestrian connection between the preschool, soccer field, Administration Building and the Multiplex. This should be the core of the community, given the community uses and potential trail connections along Sei:tslehbq’ (Marshall Creek) to other parts of Semá:th Lands.



9.3 Commercial

There is currently no specific commercial district on Semá:th Lands; commercial uses are dispersed along North Parallel Road. Commercial uses include a new business park near the intersection of Kilgard Road and North Parallel Road. There is a storage site for shipping containers adjacent to this site. In the western portion of Semá:th lands, there is RV storage and agricultural equipment sales and storage. On the south side of the highway, there is trailer storage on a small parcel on South Parallel Road. Lot 82 is being leased to commercial developers, but no development has taken place there, yet. Two commercial buildings will be constructed at a later date at the Multiplex location.

9.3.1 Demand

There was broad support among survey participants for commercial development on the reserve. Additionally, when asked about uses for future land acquisitions, commercial development was the most popular selection – even more than residential or traditional use.

9.3.2 Planning Considerations

Many survey respondents did note truck traffic as a nuisance. More commercial uses would likely increase truck traffic.



9.4 Industrial

The majority of Semá:th Lands was designated by the 2013 Land Use Plan as Commercial/Light Industrial. This includes the entire portion of Semá:th Lands south of the highway, as well as the western and northwestern portion of Semá:th lands. There is an active asphalt plant in the northwest of our community. A former brick factory has been demolished and is in the process of being remediated. A pipe factory is adjacent to these uses, but is not located on Semá:th Lands. There are two parcels that have been receiving soil fill from elsewhere in the area.

9.4.1 Demand

Industrial use received a mixed reaction from survey respondents. Industrial uses ranked 19th of 22 suggested land uses in the survey and heavy industrial had no support. However, respondents were open to Semá:th owning an industrial use on the old Brick Factory site, with over sixty percent of surveytakers indicating a very positive or positive response. There was some support for light industrial uses on the Tulip Farm and Atkinson Road Properties.

9.4.2 Planning Considerations

Industrial lands should have a visual and, if necessary, a noise buffer, if located near residential uses. Many survey respondents did note truck traffic as a nuisance. More industrial uses would likely increase truck traffic.



9.5 Cultural

9.5.1 Demand

During the community engagement, Members indicated a strong desire for an extensive use of cultural artwork and symbols on public buildings and street signs, as well as in murals. Two-thirds of respondents desired new culturally significant buildings, for governance or traditional healing. There was a strong desire for outdoor spaces for traditional resource activities, such as carving, fishing, butchering, tanning, and traditional medicine. Cultural use was the most popular choice for the future of the Atkinson Road Property, including hunting.

9.5.2 Planning Considerations

Cultural uses can be accommodated throughout the reserve, whether in specific buildings or in outdoor venues. The creeks, forested hillsides, and especially the river all provide adequate outdoor space for such uses. There are some archaeological resources on the northwesternmost portion of the reserve, as well as on lands near the Atkinson Road Property (Lightning Rock, etc.). Properties along the Trans-Canada Highway frontage could house a concentration of art work to emphasize to those passing over the reserve that they are on Semá:th lands.



9.6 Agricultural

The existing land use plan does not allocate any lands specifically for agricultural use. Lots 8 (10 ha), 81 (28 ha) and 82 (36 ha) are currently used for agriculture.

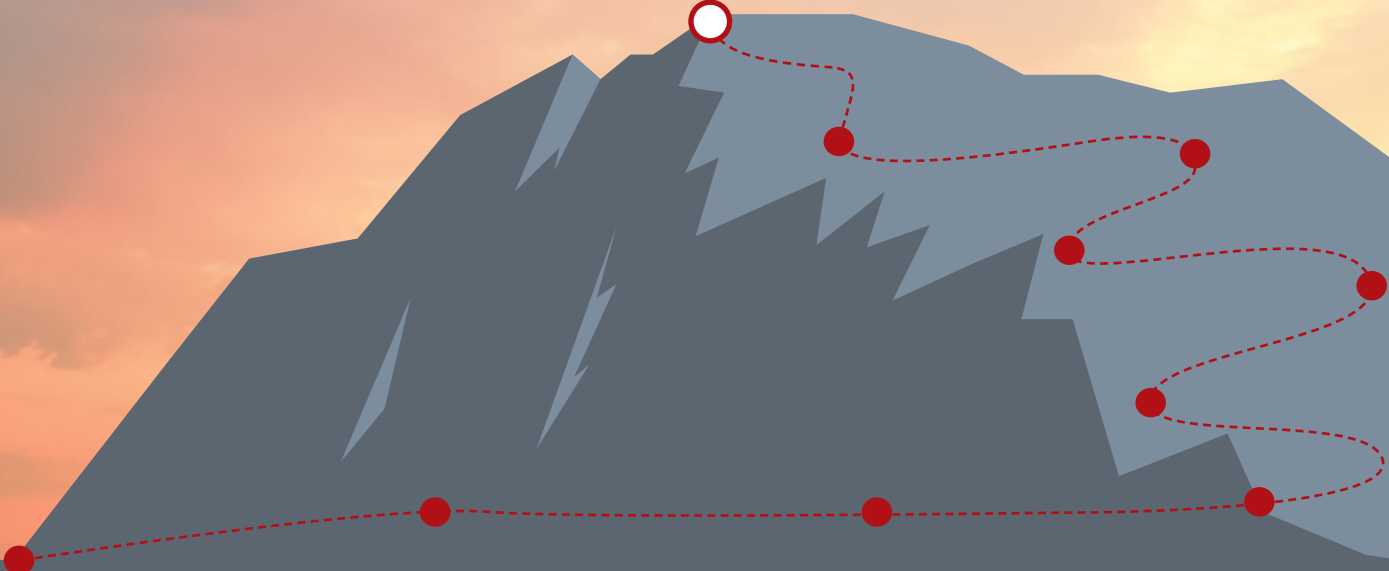
9.6.1 Demand

There were several responses on the survey and at the Open House that indicated a desire for agricultural use on the reserve. These included a farmers' market, greenhouses, and gardens to increase food security for our people. The Tulip Farm has been a tourist draw in the past, which has led to negative traffic effects on our reserve. Open House participants stated that the site should not be used as a tulip farm in the future, especially with an associated festival.

9.6.2 Planning Considerations

The most likely locations for agricultural uses are south of the river and at the Tulip Farm property. There were concerns voiced about possible past pesticide use at the Tulip Farm and that any pollution from the pesticide could rule out agricultural use for the property. The northern portion of the Tulip Farm lies beneath the BC Hydro power lines, making development of the property difficult. Gardens or agricultural uses would be a way to utilize the land. Agricultural uses are compatible with the flood plain.

Section 10





10.0 Closing

The primary objective of this report is to educate elected officials, Semá:th staff, and consultants about the context of land use and development on the Upper Sumas 6 Reserve. The background research included in this document will help shape decisions regarding the land use designation locations and descriptions in the Land Use Plan update.

Existing conditions, on-going projects, and the vision of Members have all been collected and analyzed in this document. For example, background research regarding the floodplain influences in which areas housing will be designated. Information regarding land ownership influences engagement efforts with Certificate of Possession holders. Population projections help to estimate how much housing will be necessary to satisfy the needs of the community in future years. Archaeological and environmental concerns influence where facilities and land uses are suggested and have been included in this document and an examination of utilities is crucial to understanding how to support new development correctly. Opinions expressed and suggestions made during the open house or in the on-line survey help staff, elected officials, and consultants to know what is desired by and undesirable to the community and influence the location and areas of land use designations.



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