

SEMA:TH LAND USE PLAN

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Prepared for:

SUMAS FIRST NATION
Lands & Resources Manager
3092 Sumas Mountain Road
Abbotsford, BC V3G 2J2

Prepared by:

DILLON CONSULTING LIMITED
3820 Cessna Drive, Suite 510
Vancouver, BC V7B 0A2



DILLON
CONSULTING



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MAPS

Map 1: Land Use Designations

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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. It is in this spirit that the Sema:th People today, undertook the development of the Sema:th Land Use Plan.

The Sema:th Land Use Plan has been prepared to guide planning decisions on Sema:th Lands. The Plan has been prepared in collaboration with the Sema:th community through community consultation, Chief and Council, the Lands Advisory Committee, and Lands and Resources Department staff.

The Land Use Plan is based on an assessment of present conditions in Sema:th as well as projected land use needs of the community. The Sema:th Land Use Plan is the principal document within the community for land development and land use matters, and includes comprehensive policies that Sema:th will use to ensure that development proceeds in a manner that respects the vision and goals of Sema:th.

1.1 Sema:th

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



There were seven (7) villages that were part of Sema:th, and our lands encompassed over 20,000 acres. The main upper Sema:th village of Kw'ekw'e'í: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. With this Land Use Plan, we continue our journey forward with integrity, ensuring the preservation of our culture and community way-of-life.

1.2 Stó:lō Nation

Sema:th First Nation is part of a larger group called the Stó:lō Nation, which includes eleven Nations in the Fraser Valley. Stó:lō, which is the Halq'emeylem word for "river" also refers to the people who live along the lower Fraser River and its adjoining watersheds. The Stó:lō ancestors have occupied the region since the beginning of time and that they watched the transformation of the world from chaos to order.

Cultural sites such as Sumas Mountain, the rivers and the creeks are central to many of the Stó:lō oral histories (sxwōxwiyám) and are culturally significant to the Stó:lō people in forming part of their cultural identity and attachment to the land. The Stó:lō Heritage Policy Manual notes that resource and land use must be planned in order to reduce conflict with Stó:lō heritage interests (Stó:lō Nation, 2003).

The vision of the Stó:lō Nation is to provide services to its community focusing on social and economic development. The Stó:lō Nation have established many facilities and programs to support education, human resource development, early childhood and youth services, health care, elderly care, and social development. In 2011, Sema:th formed 13% of the Stó:lō Nation population with 262 members (Stó:lō Nation, 2009).

1.3 The Voice of Sema:th

The future of Sema:th is based on its history, land, culture, people and resources. To create a plan that reflected the values, goals, and vision of the whole community, all Sema:th members



needed to be engaged. All Sema:th people were encourage to think about the Traditional Knowledge, business opportunities, activities on land, and wise use of resources, including the potential for impacts, that will respect the community's past and offer benefits for today and to ensure prosperity for future generations.

The land use planning process was considered an important opportunity in bringing the community together to collectively create and “own” a plan that ensures a healthy and sustainable community, protection of environment, appropriate development, and celebration of the Sema:th culture. In preparing the Land Use Plan, a variety of innovative and engaging approaches were used in Community Engagement, which included communicating with and involving Sema:th Youth, Elders, Chief and Council, and as many community members as possible in the planning process.

Key consultation activities included:

- Presentations to Council
- Presentations, Meetings, and Workshops with the Lands Advisory Committee
- Community Meetings and Workshops
- Community Newsletters
- Community Questionnaire
- Letters to CP Holders
- On-going Activities (graffiti boards, photo survey, phone meetings, in-person meetings with Lands and Resources Staff)

1.4 Purpose of the Plan

The purpose of the Sema:th Land Use Plan is to describe the manner in which development, or redevelopment projects may best be carried out to contribute to the culture, economy, character and future of Sema:th Lands.

A Land Use Plan is the principle land use planning document for a community. Its purpose is to produce a desirable and workable future land use system. The Land Use Plan is a general



document that provides a set of overarching policies and maps which establish objectives and provide guidance for the physical development of the community. In a broad context, the function of the Land Use Plan addresses such aspects as coordinated approaches to growth and development; providing a logical process whereby Chief and Council can make decisions about the direction of Sema:th's expansion; and providing other levels of government and stakeholders with an understanding of community needs.

Planning legislation requires that Land Use Plan policies must have regard to relevant social, economic, and environmental matters. The Land Use Plan provides both the principle land use planning document and defines the community's planning process. The planning process enables a means of achieving the objectives and implementing the policies of the Plan.

The Land Use Plan is a policy document that guides Chief and Council by:

- Establishing land use designations that will help guide future growth;
- Establishing a strategy for future development that takes growth and the surrounding economic environment into account; and
- Identifying objectives to be accomplished by the Land Use and Zoning Law.

The Land Use Plan does not set priorities for Chief and Council. The plan will be monitored and reviewed on a regular basis to ensure that it continues to reflect the current needs of the Sema:th community. The Plan will be reviewed at least every five (5) years and amendments made if it is felt, by Sema:th that changes would benefit the community. The goals and values are intended to be long term visions of the community. The Land Use Plan covers the area identified Map 1: Land Use Designations.

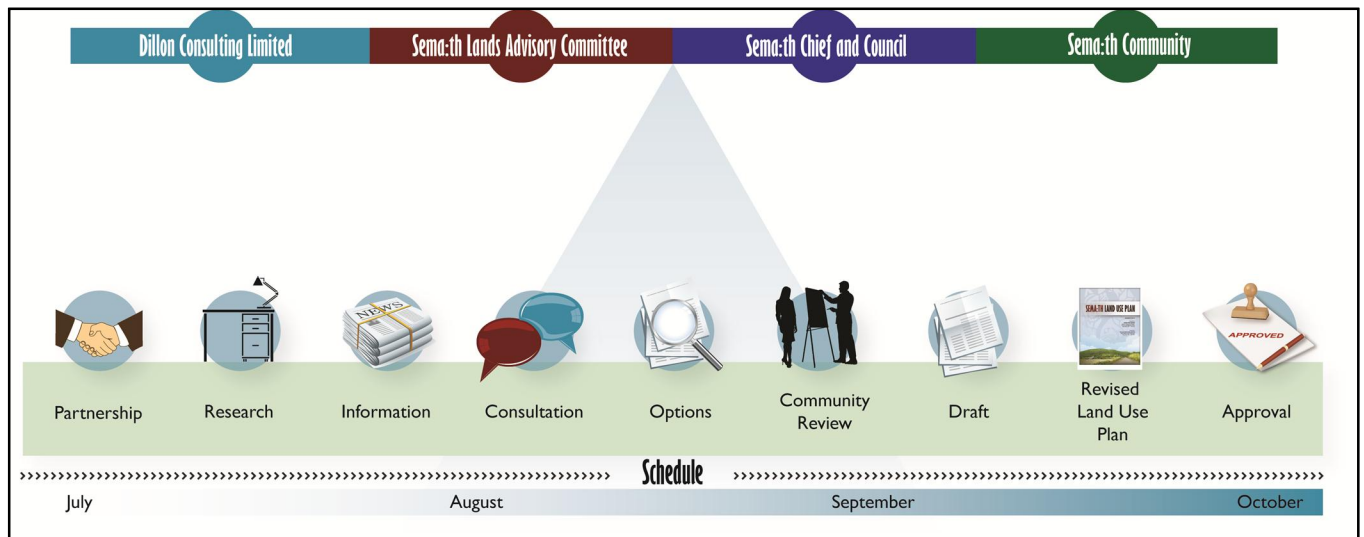
1.5 Planning Process

Figure 1 provides a high-level overview of the Sema:th planning process. Engagement occurred throughout the planning process as described in Section 1.3.



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Figure 1: Planning Process



1.6 Acknowledgements

Sema:th would like to respectfully acknowledge the following people for their dedication and inspiration in creating the Sema:th Land Use Plan:

- Chief Dalton Silver
- Councillor Murray Ned
- Councillor Jackie Bird
- Councillor Clint Tuttle
- Troy Ganzeveld, Lands Advisory Committee Member
- Audrey Silver, Lands Advisory Committee Member
- Josie Kelly, Lands Advisory Committee Member
- Larry Ned Sr., Lands Advisory Committee Member
- Lyndy Silver, Lands Advisory Committee Member
- Melvin Williams, Lands Advisory Committee Member
- Tannis Tommy, Lands and Resources Officer
- Leah Ballantyne, LL.B., Lands and Resources Manager
- Jennifer Campbell, Former Lands and Resources Manager
- Dillon Consulting Limited



2.0 Vision, Goals and Guiding Principles

2.1 Vision

The guiding vision for the Sema:th Land Use Plan is as follows:

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

2.2 Goals

The goals of the Sema:th Land Use Plan are to:

- Create land use certainty;
- Provide a structure for sound and consistent land use decision making;
- Respect the needs of all community members;
- Enhance community pride and social well-being;
- Promote and support healthy, strong families;
- Provide opportunities for a variety of housing types;
- Create a liveable and sustainable community;
- Promote business investment and economic development;
- Provide employment opportunities within the community;
- Preserve, protect, and enhance the natural environment;
- Preserve and enhance Sema:th culture and heritage;
- Respect traditional values and accommodate traditional activities;
- Provide flexibility so as to respond to changing conditions in the future; and
- Ensure a healthy and prosperous future for the generations still to come.

2.3 Guiding Principles

The guiding principles for Sema:th Lands are as follows:

- Sema:th will commit to collective community balance in creating and fostering a healthy, prosperous and sustainable way of life.
- Sema:th will respectfully progress into the future by embracing Sema:th heritage; the



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land, the sky, the water, the forests, the animals, and the people, not the least of whom are the ancestors – all that Sema:th is.

- Sema:th recognizes that the Land Use Plan is part of a greater objective, to “look after” all that belongs to Sema:th.
- Sema:th drafted the Land Use Plan to ensure a healthy environment, protection of resources, appropriate development, and a celebration of culture.
- Sema:th will work to promote sustainable economic development and work to protect and enhance the value of Sema:th Lands.
- Sema:th seeks to articulate a clear plan for land development on Sema:th Lands.
- Sema:th seeks to provide an informed, transparent, consistent, and credible process for making decisions concerning the development of Sema:th Lands.
- Sema:th will contribute to local and regional prosperity and be known as a strong political and reputable neighbour.



3.0 Land Use Designations

Land Use Designations are intended to establish a vision for practical land use areas throughout Sema:th Lands. The following section identifies the Sema:th Land Use Designations including objectives and policies. A set of standard policies have also been identified that applies to each Land Use Designation. Land Use Designations are depicted on Map 1: Land Use Designations.

3.1 General Policies

The following policies are to be applied to each Sema:th Land Use Designations described below.

3.1.1 General Policies

a. Development Permit	A Development Permit will be required for all new development.
b. 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 trails.
c. Servicing	All new development must have appropriate site servicing.
d. Shared Servicing	Sema:th will work with the City of Abbotsford and other land developers to look at mutually beneficial servicing agreements and other infrastructure upgrades.
e. Design Guideline	Sema:th Design Guidelines are to be utilized and will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the Vision of Sema:th.
f. Green Building	Encourage the use of green building design with a focus on LEED or other green design principles and an emphasis on water and air quality, water and energy conservation, and efficient waste management practices.
g. Contaminated Sites	Land development is expected to examine and address the risk of site contamination.



h. Flood Risk	All new development proposed on Sumas Prairie is expected to address the risk of flood.
i. 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.
j. Recreational Facilities	Work with developers to provide recreational facilities for the Sema:th community, such as community art, sports fields, and trails.
k. Building Code	All new building development(s) will meet and/or exceed the standards identified in the BC Building Code.
l. Streets	Create safe, pedestrian friendly and aesthetically pleasing streetscapes.
m. Halq'emeylem Language	Restore and return to the use of Halq'emeylem names to identify environmental features (i.e. creeks) and landmarks where possible.

3.2 Residential

Lands designated “Residential” are intended to accommodate residential development such as: single-detached, duplexes, townhouses, and Elder’s lodging. The intent of the “Residential” designation is to provide sufficient land to enable Sema:th members and future generations to live on Sema:th Lands.

The “Residential” designation envisions safe, pedestrian friendly streets, parks and trails for Sema:th members. A balanced mix of housing types will be available, with a range of community services, employment, and parks/recreation to be within a short walk from home.

3.2.1 Objectives

- Provide the community with a range of housing options to meet the needs of Sema:th members including Elders, singles, young members, and families, today and in the future.
- Provide sufficient land for new housing development that will accommodate future growth of the community.
- Promote community sustainability by adopting green building design where possible and



cost-effective to minimize environmental impact.

- Create the opportunity for Sema:th families or individuals to live in Sema:th.
- Create a healthy, walkable, livable, and culturally representative community.

3.2.2 Policies

a. Housing Options	Provide a mix of housing options to meet the needs of Elders, singles, young members, and families.
b. Existing Lots and Infilling	Prioritize housing development on existing residential lots including infilling and residential lots with abandoned buildings.
c. Development Permit	A Development Permit will be required for new residential development.
d. Slope Stability	Any housing development proposed on Sumas Mountain is expected to address the risk of slope stability.
e. Design Guidelines	Sema:th Design Guidelines are to be utilized and will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the Vision of Sema:th.
f. Healthy Community	Ensure residential areas are in close proximity to parks, recreation areas, trails, and open space.
g. Community Rights of Ways	Housing development will dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike trails.
h. Green Building	Encourage the use of green building design with a focus on LEED or other green design principles with an emphasis on water and air quality, water and energy conservation, and efficient waste management practices.
i. Elder’s Facility	Sema:th will explore the development of an assisted living facility for Elders on Sema:th Lands.



j. Contaminated Sites	Land development is expected to examine and address the risk of site contamination.
k. Servicing	Sema:th will work with the City of Abbotsford and other land developers to look at mutually beneficial servicing agreements and other infrastructure upgrades.
l. Streets	Create safe, pedestrian friendly and aesthetically pleasing streetscapes.
m. Flood Risk	All new development proposed on Sumas Prairie is expected to address the potential risk of flood.

3.3 Commercial

Lands designated “Commercial” are intended to accommodate land use activities that allow for the sale of goods and/or services including retail, office space, and commercial services.

The “Commercial” designation envisions a centralized and integrated commercial area that concentrates along primary locations including TransCanada Highway (North and South Parallel Roads) and Sumas Mountain Road. The vision is to have a vibrant commercial centre with a variety of reputable retail, commerce, and commercial business developments that attract Sema:th members and neighboring communities to shop locally.

3.3.1 Objectives

- Create Sema:th as an attractive place for members and other local residents to shop.
- Create employment and business opportunities for Sema:th members.
- Provide opportunities for Certificate of Possession Holders to maximize revenue from their lands.
- Create a centralized commercial node with restaurants, retail stores, coffee shops, commercial services, and office space.
- Focus commercial development at prime locations including high visible transportation corridors (e.g. TransCanada Highway and Sumas Mountain Road), and community use areas.
- Create aesthetically pleasing commercial areas that promote Sema:th culture.



3.3.2 Policies

a. 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 trails.
b. Healthy Community	Connect commercial areas within the community through multi-use pathways, sidewalks, and trails.
c. Development Permit	A Development Permit will be required for new commercial development.
d. Design Guideline	Sema:th Design Guidelines are to be utilized and will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the Vision of Sema:th.
e. Green Building	Encourage the use of green building design with a focus on LEED or other green design principles and an emphasis on water and air quality, water and energy conservation, and efficient waste management practices.
f. Joint Ventures	Target strategic opportunities for member and community-owned businesses to generate revenue on Sema:th Lands by encouraging mutually beneficial joint ventures that promote economic development, job creation, and training.
g. Servicing	All new development must have appropriate site servicing.
h. Flood Risk	All new commercial development proposed on Sumas Prairie is expected to address the potential risk of flood.

3.4 Commercial-Residential

Land designated “*Commercial Residential*” are intended to accommodate land use activities that allow for the sale of goods and/or services and accommodate residential development such as: bachelor and one or two bedroom apartment units. The ground floor of buildings in this designation is typically reserved for commercial uses with one or more stories of residential uses allowed above.



The “Commercial-Residential” designation envisions a well-designed compact neighbourhood where Sema:th members can live, work, and shop in close proximity to each other. The vision is to have commercial enterprises that are compatible with the residential units above. This land use designation forms a corridor along Sumas Mountain Road or is clustered around key commercial nodes.

3.4.1 Objectives

- Create Sema:th as an attractive place for members and other local residents to shop.
- Provide the community with a range of housing options to meet the needs of Sema:th members including Elders, singles, young members, and families.
- Create employment and business opportunities for Sema:th members.
- Provide opportunities for CP Holders to maximize revenue from their lands.
- Focus mixed use development along Sumas Mountain Road or clustered around key commercial nodes
- Create aesthetically pleasing commercial and residential areas that promote Sema:th culture.
- Promote smart growth principles by creating neighbourhoods that provide a mixture of residential, retail, and business opportunities.
- Create a healthy, walkable, livable, and culturally representative community.

3.4.2 Policies

a. 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 trails.
b. Healthy Community	Connect commercial areas within the community through multi-use pathways, sidewalks, and trails.
c. Development Permit	A Development Permit will be required for new commercial-residential development.
d. Design Guideline	Sema:th Design Guidelines are to be utilized and will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent



	with the Vision of Sema:th.
e. Green Building	Encourage the use of green building design with a focus on LEED or other green design principles and an emphasis on water and air quality, water and energy conservation, and efficient waste management practices.
f. Joint Ventures	Target strategic opportunities for member and community-owned businesses to generate revenue on Sema:th Lands by encouraging mutually beneficial joint ventures that promote economic development, job creation, and training.
g. Servicing	All new commercial development must have appropriate site servicing.
h. Flood Risk	All new commercial development proposed on Sumas Prairie is expected to address the potential risk of flood.

3.5 Commercial-Light Industrial

Lands designated “Commercial/Light Industrial” are intended for activities that accommodate compatible light industrial and commercial ventures.

The “Commercial-Light Industrial” designation envisions a centralized and integrated industrial and commercial area that includes the lands south of the TransCanada Highway. Lands designated “Commercial-Light Industrial” are intended for activities that accommodate the manufacturing of goods, warehousing and servicing requiring facilities with an “office-like” appearance and a warehouse component and compatible commercial ventures such as hotel, casino, and conference centre.

3.5.1 Objectives

- Encourage and promote the development of commercial and industrial activities that provide employment and revenue for Sema:th members.
- Promote and support the development of mixed commercial/industrial use areas.
- Encourage industrial uses that are sensitive to the environment and do not cause pollution and contamination.



- Ensure that new development enhances the physical, economic, environmental, and social elements of Sema:th.
- Create a variety of economic development opportunities utilizing highway oriented development such as a business park, retail and hotel/tourism.
- Develop industrial areas to be functional and attractive.

3.5.2 Policies

a. 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 Sema:th for approval prior to development.
b. Environmental Enhancement	Sema:th favours development that promotes the preservation and enhancement of the natural environment including the watercourses that flow through Sema:th Lands.
c. Open Space Enhancement	Sema:th encourages the development of parks and enhanced open space in lands designated Commercial/Light Industrial.
a. 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.
d. Servicing	All new development must have appropriate site servicing.
e. Design Guidelines	Sema:th Design Guidelines are to be utilized and will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the Vision of Sema:th.
f. 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 trails.
g. Healthy	Connect areas within the community through multi-use pathways,



Community	sidewalks, and trails.
h. Development Permit	A Development Permit is required for new commercial or light industrial development. Development considerations include but are not limited: increase in traffic, parking considerations, landscaping, building massing, etc...
i. Joint Ventures	Target strategic opportunities for member and community-owned businesses to generate revenue on Sema:th Lands by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.

3.6 Community Use

Lands designated “*Community Use*” are intended to accommodate land use activities that support the overall community. This includes administration, cultural, social, childcare, educational, and emergency services. Types of facilities and uses considered community use include but are not limited to administrative offices, health centre, training centre, community hall, recreation complex, sports field, community garden, orchard, cemetery, and cultural centres. The “*Community Use*” designation envisions Sema:th as a healthy, strong, and prosperous community with a robust mix of facilities and amenities to benefit all members.

3.6.1 Objectives

- Create community use areas in central locations where amenities are accessible to all Sema:th members.
- Identify, design, and construct community use areas that are accessible, safe, and inclusive of people of all ages and abilities.
- Promote community use areas within walking distance to residential areas.

3.6.2 Policies

a. Shared Uses	Encourage the shared use of community lands and buildings so the community can maximize benefits and cost efficiencies.
b. Healthy Community	Connect community use areas through multi-use pathways, sidewalks, and trails.



c. New Parks	Develop new parks (i.e playground and playing fields) in close proximity to residential areas and community facilities and amenities.
d. New Facilities and Amenities	Develop new community facilities and amenities (i.e. cultural centre, daycare) in close proximity to residential and commercial areas.
e. Design Guidelines	Sema:th Design Guidelines are to be utilized and will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the Vision of Sema:th.
f. 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 trails.

3.7 Parks, Open Space & Green Corridors

Lands designated “Parks, Open Space & Green Corridors” are intended to remain in their natural space or be used for outdoor recreational activities such as walking, fishing, and biking.

The intent of the Sema:th “Parks, Open Space & Green Corridors” designation is to provide a range of vibrant, attractive, and inviting parks, trails, and green corridors that promote both active and passive recreation opportunities while respecting the natural resources associated on Sema:th Lands.

3.7.1 Objectives

- Provide an enhanced natural setting through trails, rivers, creeks, and natural areas.
- Utilize existing waterways to create an inter-connected trail/park/recreational area.
- Create trails for less reliance on roads to connect to residential, commercial and community use areas.
- Maintain wetlands and other natural areas to promote environmental stewardship.
- Enhance riparian areas through future development.
- Promote connectivity and movement of animals between riparian corridors.



3.7.2 Policies

a. Preservation and Enhancement	Ensure the preservation and enhancement of significant existing environmental features and the promotion of the restoration of the linkages between these features, such as along the Stótelō (Sumas River), Seí:tslehōq (Marshall Lonzo Creek), and Q'élem (Saar Creek).
b. Connectivity	Promote and develop a multi-use trail system that integrates all elements of the open space and green corridor networks across Sema:th Lands connecting residential, commercial, and community use areas.
c. Collaboration	Coordinate opportunities to collaborate with the City of Abbotsford on shared open space, trails, and green corridors.
d. Setbacks	Development shall not occur within a minimum of 20 m of a watercourse and/or at the discretion of Sema:th.
e. BC Hydro Right-of-Way	BC Hydro right-of-way should be utilized as a green corridor and integrated into the overall parks, trails and green space network.
f. Cultural Identity	Create a continuous open space system for the community that provides recreational and natural links though Sema:th Lands and highlights the culture and identity of Sema:th to other users.
g. Future Development	Address the recreation needs of future employees by including outdoor space within or near new commercial and industrial development.
h. CP Holder's Interests	Work closely with CP Holders to identify opportunities for providing parks, open space, and green corridors on CP Land.
i. Safety	Ensure safety including lighting, signage, and access for emergency response vehicles is considered when developing new parks, trails and open space areas.



4.0 Development Considerations

4.1 Sema:th Environmental Management Plan

Under Land Code, Sema:th First Nation Council has the power to make laws in respect of the development, conservation, protection, management and administration of Sema:th Lands (Sema:th Laws). An Environmental Management Plan (EMP) was developed to assist the community in managing Sema:th Lands in an environmentally and culturally sustainable manner.

The EMP is developed as an operational manual to be used by Sema:th to manage activities and related environmental features that have the potential to impact the environment and health of people on Sema:th Lands. Through the implementation of a series of Environmental Operating Procedures (EOPs), the EMP aims to:

- Prevent and/or minimize environmental impacts (to the fullest extent possible) on Sema:th Lands;
- Provide a proactive rather than re-active environmental management regime;
- Incorporate environmental considerations into the decision making process;
- Improve environmental protection and performance that goes beyond compliance with applicable laws, regulations, Best Management Practices, and standards;
- Protect Sema:th Lands and the environment for future generations;
- Incorporate Sema:th Traditional Knowledge into current environmental management practices;
- Improve operational structure and efficiency with regard to environment management;
- Facilitate continual environmental management improvement;
- Bring together the information, documentation and research that has been conducted on Sema:th Lands to ensure that sound environmental stewardship occurs;
- Promote the principles of sustainable development on Sema:th Lands;
- Increase the overall awareness of workers and neighbouring municipalities regarding environmental issues and practices on Sema:th Lands; and
- Increase environmental awareness and pride among Sema:th people.

All future development must meet the requirements established under the Sema:th EMP.



4.2 Building Community Infrastructure

A lack of community infrastructure has been an impediment to the development of Sema:th Lands. Quality infrastructure is valuable in itself (e.g. water), and as a multiplier enables further development allowing the community to achieve social, economic, environmental, and political aspirations. As such, developing community infrastructure is a key priority.

4.2.1 Objectives

- Servicing costs associated with new development will be financed by the developer(s).
- Identify opportunities for cost-sharing formulas for key capital works projects.
- Develop shared service agreements with neighbouring municipalities.
- Construct an highway interchange along the TransCanada Highway at a strategic location providing direct access to and from Sema:th Lands.
- Provide an efficient local road system that is safe and accessible to multiple modes of transportation that services the needs of local residents and businesses.
- Ensure community infrastructure is properly planned for and maintained to meet current and future capacity usage.

4.2.2 Policies

a. Planned Infrastructure	Support integrated planning for infrastructure expansion and development.
b. Servicing Agreements	Investigate the development of shared service agreements with neighbouring municipalities.
c. 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 Sema:th for approval prior to development. Associated infrastructure costs will be incurred by the developer.
d. CP Holders	Sema:th CP Holders will be responsible for the cost of servicing their land.



e. CP Holders	Sema:th CP Holders will dedicate a portion of their land for road right of way and path/trail connections as part of future developments to ensure that long term land use goals of Sema:th.
f. Utilities	Endorse the siting of underground utilities in road rights-of-ways, which include but are not limited to hydro, gas, cable, telephone, as well as water and waste water.
g. Roads	Support the design and development of engineer-standard, pedestrian friendly and aesthetically pleasing roads.
h. Highway Interchange	Sema:th will work with the provincial Ministry of Transportation to meet their critical goal of increasing crossing capacity along the TransCanada Highway.

4.2.3 Environmental Considerations

Protection and enhancement of the environment and sustainable development is a priority for Sema:th. As such development must take into consideration the following environmental factors:

- Flood Risk
- Contaminate Sites
- Steep Slopes
- Species at Risk
- Riparian Areas

Objectives and policies related to these factors have been identified throughout Section 4.0 and in the Sema:th EMP and are illustrated in Map 2: Development Considerations.

4.2.4 Smart Growth Principles

Sema:th supports the provision of Smart Growth Principles and incorporating these into sound planning practices. These include:

- Creating a walkable and livable community;
- Providing a variety of housing options;
- Encouraging LEED and green building design;



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- Supporting mixed use land designations;
- Developing enhanced trail networks;
- Protecting and enhancing the natural environment; and
- Creating a “sense of place.”

Objectives and policies related to these principles have been identified throughout Section 4.0.



5.0 The Plan - A Living Document

5.1 Implementation of the Plan

The successful ratification vote of the Land Use Plan unified the community's collective vision for the long-term protection, enhancement, and development of Sema:th Lands. The Sema:th Land Use and Zoning Law is the mechanism used to, implement, enforce, regulate, and amend the Land Use Plan. Through the implementation of the Land Use Plan the Sema:th guiding principles, goals and objectives are put into action. Furthermore, additional implementation measures such as the Development Permit Process and Design Guidelines are required to create streamlined and cohesive community development.

5.2 Continuous Community Involvement

Meaningful engagement encourages respectful discussion, good communication, and an open dialogue. It utilizes community and outside resources to relay ideas and generate discussion, and demonstrates ideas and concepts through practical examples. Community consultation and engagement is recognized as a cornerstone to effective and on-going community planning within Sema:th.

5.2.1 Objectives

- Create a consistent community consultation and engagement process for matters related to land use planning and development of Sema:th Lands
- Provide an informed, transparent, consistent, and credible process for making decisions concerning the development of Sema:th Lands.

5.2.2 Policies

a. Community Consultation Process	Create a community consultation process for amendments to the land use plan, zoning, and related land use matters.
b. Community Updates	Provide communication and progress updates of the Land Use Plan through a variety of methods.



c. Information from Developers	Developers will provide relevant information to Sema:th members regarding development proposals on Sema:th Lands on an ongoing basis.
d. Non-Sema:th Engagement	Provide opportunities for non-Sema:th members to be engaged in land use matters that may directly impact them.

5.3 Monitoring and Review

The Land Use Plan shall be monitored and reviewed on a regular basis to ensure that it continues to reflect the current needs of Sema:th. The Plan will be reviewed every five (5) years and amendments made only if it is felt, by Sema:th, that changes would benefit the community.

5.3.1 Objectives

- Ensure that the Land Use Plan reflects the current needs of Sema:th.
- Provide a mechanism for the Land Use Plan to adapt to future changes.
- Measure the success of the Land Use Plan goals and policies and making amendments where necessary.
- Find constructive and practical solutions to unexpected land use changes.
- Community members and developers provide input into the success and challenges of the Land Use Plan.

5.3.2 Policies

a. Review Process	Complete a comprehensive review of the Land Use Plan every 5 years.
b. Amendments	The Land Use and Zoning Law outlines specific measures for amendments and changes to the Land Use Plan.
c. Communication	Ensure open and respectful communication between Sema:th Chief and Council, Lands Advisory Committee, Lands and Resources Department, community members, and developers.
d. Confidentiality	Ensure confidential information is protected and access is controlled to prevent the misuse of private information.

