

Application for Registration

Privacy Act Statement

"This statement explains the purposes and use of your personal information. Only information needed to respond to program requirements will be requested. Collection and use of personal information is in accordance with the *Privacy Act*. In some cases, information may be disclosed without your consent pursuant to subsection 8(2) of the *Privacy Act*.

The collection and use of your personal information for this Statutory Declaration is authorized by sections 21 - 55 of the *Indian Act* <http://laws-lois.justice.gc.ca/eng/acts/i-5/> and is required for your participation.

We will use your personal information, your contact information, for the processing of the form. We share the personal information you give us with Bands (First Nation Governments) for whom AANDC tracks this. The information collected is described in Personal Information Bank "Monitoring and Compliance of Reserve Land Instruments", AANDC PPU 096, detailed at <http://www.aadnc-aandc.gc.ca/eng/1100100011039/1100100011040>, will be retained for a period of 30 years after the last administrative action and then transferred to Library and Archives Canada (LAC) as archival records.

As stated in the *Privacy Act*, you have the right to access your personal information and request changes to incorrect information. Contact our office (toll-free) at 1-800-567-9604 to notify us about incorrect information. For more information on privacy issues and the *Privacy Act* in general, you can consult the Privacy Commissioner at 1 (800) 282-1376.

Send Two Copies to:

**Aboriginal Affairs and Northern Development Canada
Indian Lands Registry
Terrasses de la Chaudiere
Ottawa, Ontario K1A 0H4
Attention: Registrar of Indian Lands**

<u>Registration Number</u> 4029327	<u>Received Date</u> 2018/06/07	<u>Regional File Number</u> _____
---------------------------------------	------------------------------------	--------------------------------------

NAME OF PARTIES TO INSTRUMENT	
<u>Name</u> 581 - Seabird Island	Grantor
<u>Name</u> 581 Seabird Island	Grantee

Instrument Type	Law 221
Instrument Date	2017/05/04
FN/SG Land Code	Section 21
Purpose	OTHER
Remarks	Seabird Island Land Use Plan 2017-2032

LAND DESCRIPTION	
Province :	BRITISH COLUMBIA
Reserve Name	08073 - SEABIRD ISLAND
Legal Description - Land Affected	Whole of Reserve

List of Supporting documentation (must be attached to document or a registration number quoted)

Applicant Email : _____ Band Email : pearlpenner@seabirdisland.ca

Signature of Applicant () _____
Tel. number of Applicant email Date

Return To :
Pearl Penner
PO Box 650, 2895 Chowat Road
Agassiz, BRITISH COLUMBIA
V0M 1A0

Registration Number _____
Registration Date: _____ and Time: _____

Signature of Registration Officer Date

Comments

Clarification

Signature of Registration Officer Date

Signature: *Danielle Gabriel*

 Date: *May 31, 18*

 Seabird Island Band (SIB) Land Register
 Form No. SIB-04
 (FORM AS OF JULY 15, 2013)

OTHER REGISTERABLE INSTRUMENTS- PART 1

1. APPLICATION:	
Date May 4, 2017	Name Seabird Island Band
Address P.O. Box 650 Agassiz, British Columbia, V0M 1A0	Phone No. 604-796-2177
Email Address	Signature of Applicant, Applicant's Solicitor or Agent
2. PARCEL IDENTIFIER	
PIN	Lot No.
Plan No.	Reserve Name & No. Seabird Island Reserve No. 0
3. NATURE OF INTEREST	
Describe and attach instrument or a certified copy Seabird Island Land Use Plan 2017-2032	
4. TERMS	
Part 2 of this instrument consists of (select one only)	
<input type="checkbox"/> Judgment <input type="checkbox"/> Court Order <input type="checkbox"/> Right of First Refusal <input type="checkbox"/> Certificate of Pending Litigation	<input type="checkbox"/> Caveat <input type="checkbox"/> Lien <input type="checkbox"/> Assignment of Rent <input type="checkbox"/> Option to Purchase
<input type="checkbox"/> Tax Certificate <input type="checkbox"/> Estate <input type="checkbox"/> Assignment of Permit <input checked="" type="checkbox"/> Other: Law	
Part 2 includes the instrument referred to in Item 3 and any additional or modified terms referred to in Item 4 or in a schedule attached to this instrument.	
5. ADDITIONAL OR MODIFIED TERMS	
6. APPLICANT	
Name: Seabird Island Band	Address P.O. Box 650 Agassiz, British Columbia, V0M 1A0

DATE		
Y	M	D

Signature of Applicant, Applicant's Solicitor or Agent

 Signature

Seabird Island LAND USE PLAN 2017 - 2032

Xólhmetes mekw'li te tém:éxwtset te Sq'éwqel
Seabird takes care of everything on the land



Éy kws hákw'elestset te s'í:wes te siyólexwálh

Xaxastexw te mekw'stam

Éwe chexw qelqelit te mekw'stam lóy kw'es li hokwex yexw lamexw kwú:t

S'ólh téméxw te ikw'eló xólhmet te mekw' stám ít kwelát

It is good to remember the teachings of our ancestors;

Respect all things;

Don't waste, ruin, destroy everything, only take what you need;

This is our land we have to take care of everything that belongs to us.



Table of Contents

PART 1 – INTRODUCTION AND VISION

1.0 Introduction	6
2.0 Community Engagement	8
3.0 Vision and Guiding Principles	8

PART 2 – LAND USE PLAN

4.0 Land Use Descriptions	9
5.0 Residential	12
6.0 Agriculture	14
7.0 Service/Commercial	15
8.0 Community Core & Special Development Area	17
9.0 Special Development Area and Cultural Use and Access Area	19
10.0 Industrial/Commercial	21
11.0 Natural Area	23

PART 3 – COMMUNITY DEVELOPMENT

12.0 Community Development	24
13.0 Environmental Management	24
14.0 Transportation	25
15.0 Infrastructure	25
16.0 Sustainability	27

PART 4 – IMPLEMENTATION AND ACTION PLAN

17.0 Implementation and Action Plan	27
-------------------------------------	----

APPENDIX A – MAPS

APPENDIX B – BIBLIOGRAPHY

APPENDIX C - COMMUNITY INPUT SUMMARY

APPENDIX D – CONCERNS AND WISH LIST



PART 1 – INTRODUCTION AND VISION

1.0 Introduction

We seek to protect and enhance our land. We seek to promote economic success and community wellness. Our Land Use Plan incorporates the visions of our members with objectives and priorities which will help support and guide our decisions affecting our land.

*It is difficult to describe in words what we know in our hearts. This document cannot do this. This is important to remember when we read and use our Land Use Plan.*¹

Our land is a Traditional *Gathering Place*. Our membership has strong ancestral ties to the land and the water. This provides us with deep social, cultural, and economic value. Our community's ancestry is traced back through the Lower Nlaka'pamux of the Fraser Canyon and the Tait Tribe of the Upper Stó:lō. Our ancestors gave us our unique mix of language and culture. We will protect it. We will pass it onto our children for generations to come.

Our land base is one of the largest in the Stó:lō Territory with a membership population approaching one thousand (1,000). Our land is our most valued resource we seek to balance the needs of our community social and economic development growth. Our land is rich in community and agricultural we will strive to achieve economic success while preserving our values we have for the land and water.

Our ancestors saw themselves as stewards of the land and its resources. They were to be valued and shared. Our Land Use Plan has been developed with this same spirit in mind.

A Living Plan

This plan is developed to address the current needs of the community it will evolve and will be revised and updated as the community develops, needs are addressed and visions change. Our youth are our future and they will bring with them change we hope to leave them with the traditional values and visions of the current and past generations.

What land does our Land Use Plan apply to?

Seabird Island Indian Reserve is within the traditional territory of the Tait, who occupied the largest land area of the Stó:lō tribes. It was first set aside as reserve in-common in 1879, though Seabird's designation as an independent Indian Band occurred later in 1959. Our Land Use Plan specifically applies to the lands within Seabird Island Indian Reserve as defined by our Nation. This varies from Canada's definition in some sections along and near the river. Our Land Use Plan may need to apply to other lands in the future but for the purposes of this document; the Plan applies to what we know as Seabird Island.

What is included in our Land Use Plan?

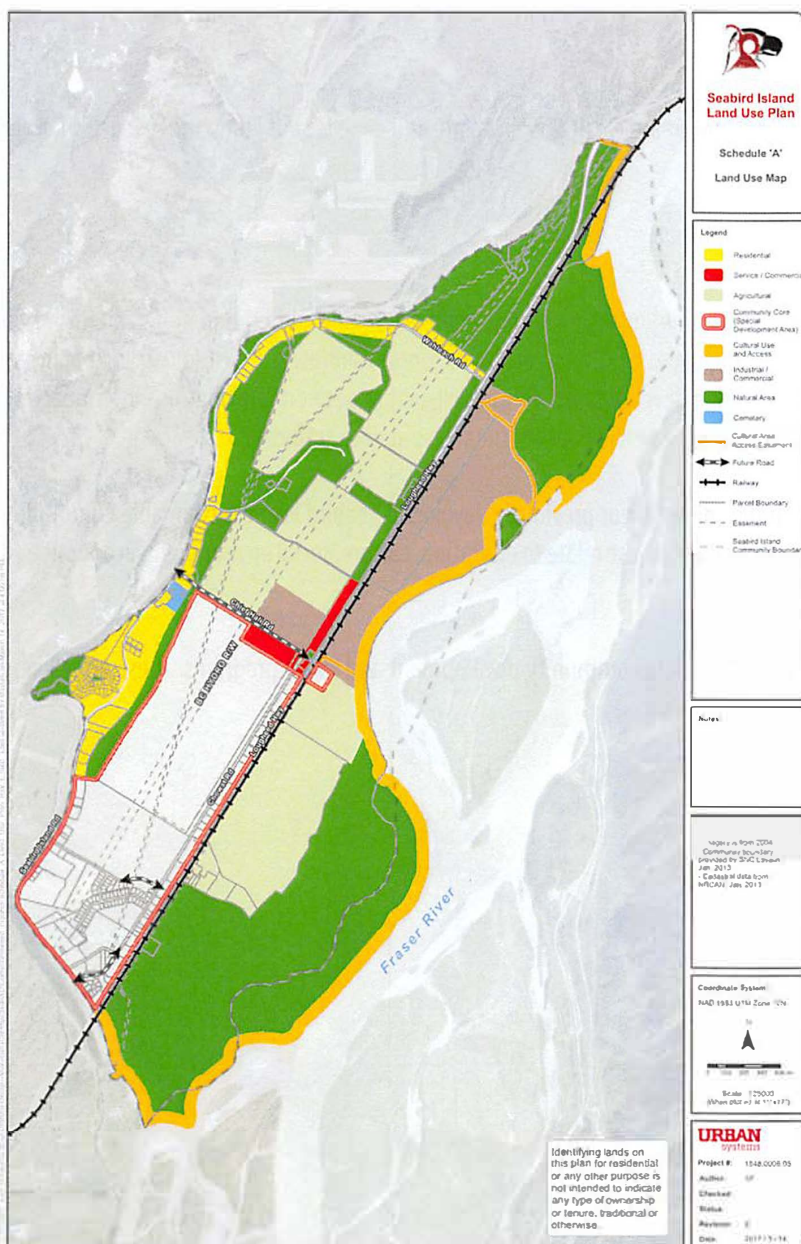
Our Land Use Plan was developed using the input gathered from members and Band staff. Information was gathered at community and family gathering, surveys and individuals input. Previous plans developed such as Comprehensive Community Plans assist in capturing our values and a full vision of Seabird Island and the direction to take in future development. Our Plan also formally includes nine maps that are attached as Figures in Appendix A: Maps

¹ Comment provided by Lands Advisory Committee member.

Why are we Planning?

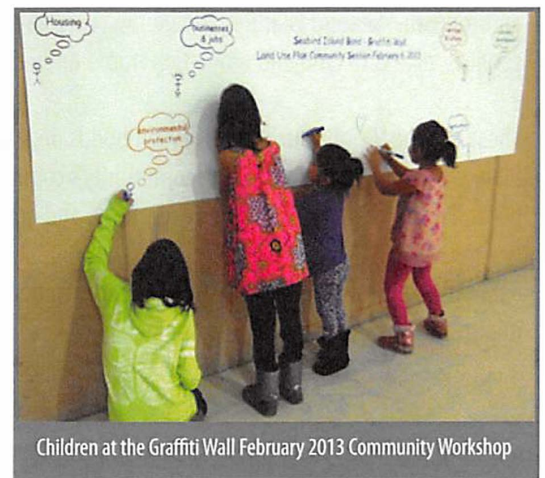
In 2009 the authorities and responsibilities in regards to our Reserve lands were transferred from the Federal Government to Seabird Island Chief and Council; via the Seabird Island Land Code passed through the referendum vote. With this we are responsible for protecting our lands and resources within the Reserve. Seabird Island Chief and Council with recommendations from Seabird Island Lands Advisory Committee will strive to protect our lands from contaminants or environmental damages and from 2009 forward are now accountable for environmental protection and developments or activities which occur on the reserve land and any affected surrounding land bases or water ways. This allows us to protect the lands through the development of Laws and Regulations to ensure we do not have any environmental damage and to protect our culturally sensitive sites. The purpose of our Land Use Plan is to guide future decisions regarding the use of our lands.

Our Land Use Plan uses a time horizon from 2017 - 2032, aligning it with our Sustainable Community Plan. Our Land Use Plan reflects our community's vision for sustainable development and growth and solidifies our commitment to protecting the natural environment for the enjoyment of future generations.



Schedule A: Land Use Map

Our Land Use Plan sets out guiding principles and priorities that will guide Council in making decisions that honour the directions and values in the Plan. Our Land Use Plan has drawn on the wisdom and directions of other plans and the insight of many community members. Over time, this Plan will guide Seabird Island's growth with a view to enhancing the quality of life and economic prosperity of all our community members.



Children at the Graffiti Wall February 2013 Community Workshop

2.0 Community Engagement

Our community began our land use planning process in October 2012. This included background research and review of our existing documents (see Bibliography in Appendix B), community workshops, surveys, family meetings, and meetings with our Lands Advisory Committee (LAC) and staff. Background discussion papers on current land use, opportunities and constraints, and possible directions were prepared and distributed. Community input was obtained (results can be found in Appendix C and D).

With the input compiled we were able to establish visions, objectives and guiding principles for several different categories.

3.0 Vision and Guiding Principles

3.1 Vision

Seabird Island Lands Vision Statement

To preserve, protect, and maximize a sustainable land base which will create wealth, well-being, and increase our lands and resources for our community and future generations.

Seabird Island Vision Statement

Seabird Island is a culturally rich and welcoming community. We pride ourselves on preserving our cultural heritage and capitalizing on our unique physical and natural attributes. Our community is supported by diverse economic opportunities, such as industry, agriculture, and tourism. Seabird Island is a leader in sustainable and innovative development. Our infrastructure network provides us with important services, access to land and protection from flooding. We strive to meet the needs of our members at each stage of life.²

These are the Visions our Land Use Plan builds on, along with the values in our previously developed Seabird Island Sustainable Community Plan which identifies many of our community's commonly shared values. These relate to education, culture, social environment, economic and natural resource systems, built environment, and governance.

Seabird Island has been successful in administration of health, education, community development and social programs. These are all very important features in land use planning.

²*Seabird Island Band's Vision Statement*

3.2 Guiding Principles and Priorities

Our Land Use Plan was developed based on input from membership, the Lands Advisory Committee, and staff. Input from our community at the outset was critical in identifying our community's assets – things, places, or activities that the community feels are special and should be preserved for the future. A series of guiding principles for the Land Use Plan emerged. These guiding principles reflect what is important to us as we contemplate growth and change. Our guiding principles are as follows:

- To provide the guiding principles for leadership through the Cultural Traditions and Values of Seabird Island
- To preserve our cultural areas and sensitive sites
- To preserve, protect and enhance the natural land, water, air and environment
- To plan, develop and manage the growth to meet the needs of the community
- To ensure the community is a safe place to live with health, educational, recreational facilities and green space
- To balance economic development with the Cultural, Traditional and Environmental values
- To build and manage economic base to support the growing demands of the community to increase capacity and provide employment
- To develop our community's capacity regarding the management of growth, the ability to obtain jobs, and the ability to develop skills that will increase the already strong human capital we have
- To ensure that our community is always a great place to live, to raise a family, and to retire

These principles will be used to evaluate future planning decisions on Seabird Island. For example, a proposed project that demonstrates a balance between economic development and the preservation of cultural and environmental areas may be more supportable. Our guiding principles will help us achieve our long term vision.

PART 2 – LAND USE PLAN

4.0 Land Use Descriptions

Our Land Use Plan is guided by the input of the community and based on this input establishes the different types of land uses and locations. Table 4.1 on the following page provides a summary of the different types of land use and is based on feedback from members.

Future use and development of land within Seabird Island should be consistent with the overall pattern of land use shown on Schedule A - Land Use Map (see Appendix A) and the corresponding land use description. Each of the land use descriptions in Table 4.1 is described in detail in the sections that follow.

The Land Use Descriptions summarized in Table 4.1 and detailed in the following sections are intended to strike a balance between flexibility of use and protection. All of these land use descriptions are subject to Seabird Island zoning laws & permitting.

Table 4.1

Land Use Descriptions	Description
Residential	<p>This description includes all forms of housing including detached single family homes, duplexes, triplexes, apartment, townhomes and such. Home based businesses may be considered if and where appropriate.</p> <p>Unless specifically zoned for non-Member market housing or temporary rental accommodation, this designation area is intended for housing for Seabird Members.</p>
Service/ Commercial	<p>This description includes suitable complimentary uses such as retail, restaurant, gas bar, tourism-oriented commercial, office, campgrounds, RV parks and other related legal commercial services that are compatible with existing development.</p>
Agricultural	<p>This description includes lands that are to be used for agricultural purposes, including but not limited to, growing of crops, greenhouses, community gardens, trees, and livestock and poultry production. Small-scale sale of produce and farm products, primarily produced on site, is permissible subject to compliance with Seabird laws and permits.</p> <p>Compatible event use is permissible subject to compliance with Seabird laws and permits.</p>
Community Core (Special Development area)	<p>This description includes present and future residential, small-scale commercial, institutional, agricultural and recreational/ green space use. It is the intention to develop zones or sub-zones to designate where commercial uses would be appropriate.</p>
Cultural Use and Access	<p>This area is an important cultural use and access area adjacent to the Fraser River and is to be preserved for cultural use and access to the river by Seabird members. Key access points are identified to ensure our community can freely access the Fraser River. Erosion studies are required to confirm the boundaries of the Cultural Use and Access area to ensure it can be protected into the future. Any development approvals on the adjacent industrial lands are to take into consideration the need to preserve the Cultural Use and Access Area and to provide a buffer of a 100 meters from the river. This area is discussed in greater detail in Section 9.2.</p>
Industrial/ Commercial/ Institutional	<p>This description provides for indoor manufacturing, processing, assembling, fabricating, storing, transporting, distributing, testing, servicing, or repairing of goods or things, and which is not offensive by reason of smoke, noise, vibration, dirt, glare, odour, electrical interference or other pollution that could harm human health or the environment. Outdoor storage, sales and service, agriculture and Institution. Other industrial and commercial uses may also be permitted in this area and will be considered on a case-by-case basis.</p> <p>This description provides for land use which serve a community's social, educational, health, cultural and recreational needs such as colleges, hospitals, correctional facilities and recreational centres.</p>
Natural Area	<p>This description provides a natural environment that is to be maintained and/or used as a resource for the community. This may include certain types of uses that benefit the whole community such as ecotourism activities and/or community amenities that may include signage, interpretive sites, parks, authorized trails, sports and recreation fields or other low-impact development. It is the intention that the total area for these uses will be increased over time and never decreased. Temporary RV use and camping may be permissible subject to permitting and designation of appropriate areas.</p>
Cemetery	<p>It is the intention that the total area for these uses will be increased over time and never decreases.</p>

Existing Land Use and Tenure

The intent of our plan is not to change the present and legal use of land in the immediate future but to illustrate the preferred pattern of land use over the life of our plan (to the year 2032) and provide a direction for future Land Use Plans.

There are several forms of tenure on our lands, including lands held by the community, Certificates of Possession (CP's), leased lands, Right-of-Ways, easements, etc. These lands are all subject to the provisions of our Land Use Plan. In some cases, legally valid existing uses and structures may need to be grandfathered. Land use, zoning and development laws will provide additional details on non-conforming uses, the extent to which they can continue, and what happens if non-conforming structures are significantly damaged or non-conforming uses are discontinued in the future.

Special Development Area and Cultural Use and Access Area

Two areas identified in our Land Use Plan are subject to special provisions. These include:

- Special Development Area – Community Core; and
- Cultural Use and Access Area.

These two areas within our community are unique and will be given special consideration prior to new development occurring on or adjacent to these areas. When any new development is proposed in these two areas, we will consider how these lands should be developed using the guidance of this Land Use Plan as well as input and guidance from the Lands Advisory Committee and the community. These two areas are identified on Schedule A – Land Use Map and are discussed below and in Section 9.

Special Development Area - Community Core (Section 9.1)

Our Community Core serves all of our members and is in many ways our most actively managed area. Members are expressing their strong desire for a range of different but compatible uses for this area. Rather than assigning a specific land use description, e.g., residential, commercial, community, etc. to parcels within this area, our Land Use Plan takes a more comprehensive approach. Each parcel within the Community Core will be reviewed as development proceeds to ensure that our objectives are met.

This range of land uses is also available to Certificate of Possession (CP) lands within this area. Any new development on CP lands within the Community Core will be considered in the context of surrounding land uses and community values in the same manner as any other parcel within the Community Core area.

This is described in detail in Section 9 and is similar to the land use descriptions in Table 4.1. Concept plans have also been prepared to begin to envision how this area could evolve over time. See Section 9.1

Flexible use of current CP Lands

All lands are subject to the provisions of our Land Use Plan, including all Certificates of Possession (CPs) granted prior to the Land Code. CP-holders may pursue uses that are low density residential, agricultural or service/ commercial, without a community ratification vote, regardless of designation of their land in the Land Use Plan, provided that:

- (a) they will be required to demonstrate that the proposed use is compatible with surrounding land uses; and
- (b) the CP-holder complies with all requirements of Seabird laws including permit application requirements.

CP-holders wishing to pursue developments that are higher density residential, industrial or potentially polluting or incompatible with surrounding uses will need to apply for re-zoning and go through a community consultation process.

5.0 Residential

5.1 Background

Our Land Use Plan must ensure that there is sufficient land for member housing today and for our future generations. There are several factors that impact how much land we will require. These factors include:

- The number of our members who live on and those who would like to live on Seabird Island
- The number of others living on Seabird Island (primarily cohabitating with Seabird members)
- The average number of persons, members and/or non-members, living in each housing unit
- The type of house, e.g., multi-family vs. single-family (we need to accommodate both types)
- At what rate our community will grow in future years

Several past studies have projected future populations for Seabird members both on and off Seabird Island. Our Land Use Plan seeks to be conservative by using higher growth projections so that sufficient lands are available to members. This addresses our need for flexibility. As a community we continually update these projections to help in our planning.

Demographics and Housing Needs

As of June 2015, our total membership is reported at 966 members. Of these members, 577 persons (60%) of membership report living on Seabird Island. Recent estimates indicate that about 200 other persons live on Seabird Island for a total community population of about 777 persons. Our current housing stock is reported to be about 227 units for an occupancy ratio of about 3.42 persons per household.

Our Sustainable Community Plan projects by 2030, the total community population on Seabird Island is expected to grow to about 2,100 people. If we maintain an occupancy ratio of 3.42 persons this will require an additional 387 housing units for a total of about 614 units. This projection is conservative in the sense that it is likely high, given recent growth rate data. Nonetheless that projection only extends to 2030, which is only 13 years away. While officially our Plan uses 2032 as our planning horizon, it is prudent to consider our needs beyond that, especially when it comes to member housing.



5.2 Objectives and Priorities

Objective:

1. To plan, implement and progress towards the development of housing to meet the required needs of the projected population growth.
2. Ensure that land exists to allow for a variety of housing densities and housing types to accommodate future demand. It is currently projected that we will require an additional 387 housing units by 2032.

Priorities;

1. To develop conceptual design that will map out housing development to the 2030 requirement to include potential expansion options for the longer term.
2. Ensure that sufficient housing is available to provide opportunities to live on the reserve.
3. Encourage and support individual financed housing options and develop relationships and guarantee arrangements with financial institutes to move away from Ministerial Guarantees.
4. Maintain ongoing relationships with AANDC to keep them up-to-date of the housing needs of our community and ensure we are ready when funds are available
5. Develop a mix of housing options single housing and multi-housing units of medium density housing types (e.g. townhouses, apartments and duplexes) that will meet the needs of all community members at different stages of life.
6. Ensure new residential developments plans include open space, park, playground, or field within walking distances.



6.0 Agriculture

6.1 Background

Agriculture provided Seabird with an opportunity for economic development in the late 1960s. Lands were cleared and leased for growing produce and were also leased as a free range for horses. It was through the proceeds of the lease Seabird was able to build several houses through its first housing project, Housing Authority Houses. In the 1970s the cattle farm was developed which started the Band owned operations and we have diversified into several different areas since. The result is some of the most fertile lands in the region. Approximately 1,300 acres of land are currently leased for agricultural purposes. These lands are located throughout the community.



Agricultural land protection and food security are important to the community members. The draft Sustainable Community Plan (2012) reflects these values and contains guiding principles for agricultural land management which have been incorporated into the objectives and future direction of this Land Use Plan.

There is also strong interest in having greenhouses, community gardens, and a botanical, medicinal, or traditional plants garden.

6.2 Objectives and Priorities

Objectives

1. To preserve, protect the quality of agricultural lands, water, air and soil.
2. Balance economic development and the housing needs of the community with the preservation of agricultural land.
3. To protect our lands from environmental contaminants.

Priorities

1. To develop and implement policies and regulations for lessors of Seabird Island Lands to protect and minimize environmental contaminants and maintain the quality of the land, soils, water, air and surrounding land bases with continuous on-going monitoring of leasee practices.
2. To maximize leasing opportunities and ensure market rates are achieved.
3. To take advantage of agricultural economic opportunities that present themselves in which Seabird is able to take 100% ownership or opportunities for partnerships.
4. To provide areas for community gardens, green houses etc to support projects or programs for community members.
5. To ensure there is a buffer zone between agricultural lands and community areas.
6. To consider the preparation of a Seabird Island Agricultural Plan. Such a plan would provide more detail on ways to protect and promote agriculture on Seabird Island.
7. To develop education programs that promote agriculture and farming as both a lifestyle and a viable occupation. Create opportunities to promote, encourage, and educate community members on farming and gardening techniques.

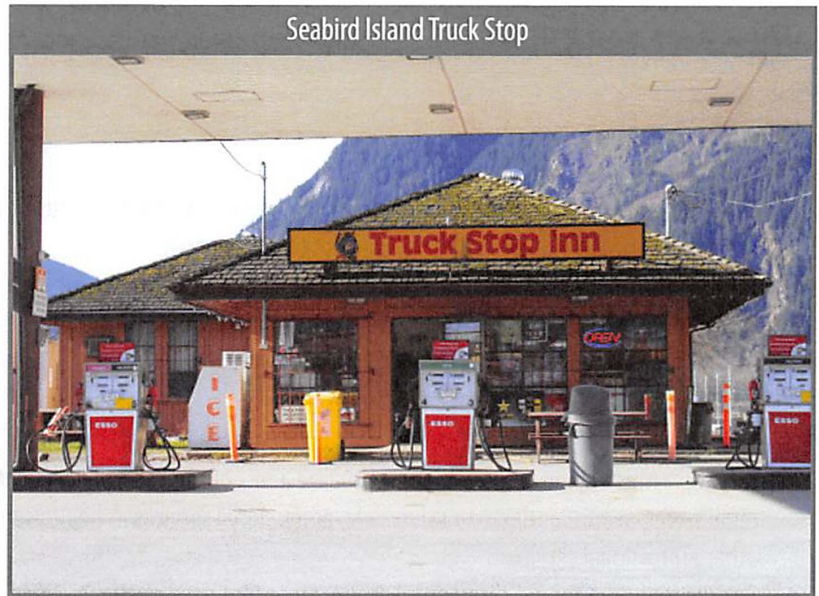


7.0 Service/Commercial

7.1 Background

The Seabird Island Truck Stop was opened in 1978 and was an important venture for Seabird Island it was a significant entry into commercial business and provided many of the community members with training and job opportunities. Since this time Seabird has diversified into different areas.

Several different commercial health services are provided through the Band office doctors' office, dental office and the newest addition is a pharmacy along with a variety of different services.

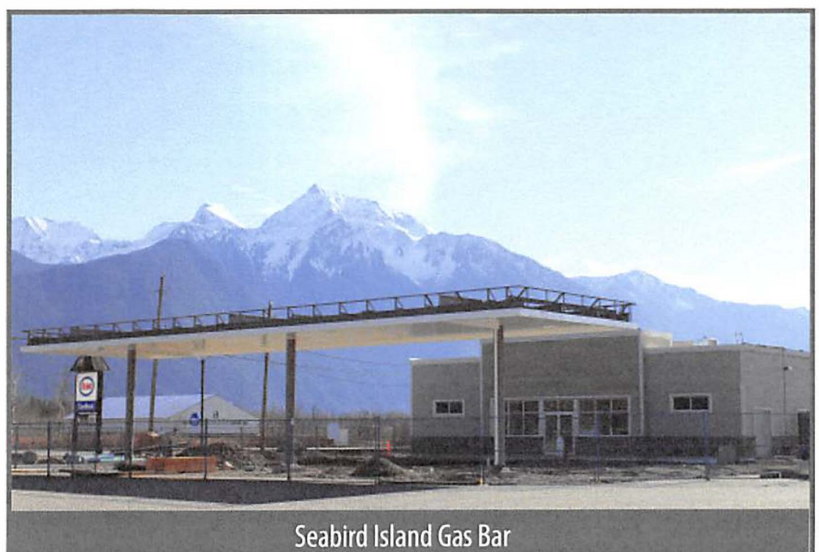


Commercial uses help foster a sustainable economy by generating revenue and local employment. Commercial land uses are also recognized for their contribution to building and sustaining the community through the provision of services and the ease of shopping close to home. Our community recognizes the potential benefits of tourism-oriented commercial uses and seeks to accommodate these in a manner that does not compromise safety or other valued qualities of life on Seabird Island.

Seabird Island is a unique and beautiful destination that has the potential to attract commercial activity. Some ideas that have been suggested and discussed within the community include the development of an RV park and campground. There is also interest in providing fishing tours and excursions for tourists visiting the island. We have many local fishing experts in our community with extensive knowledge of the Fraser River and Maria Slough. The island has the potential to offer a unique experience in a stunning and vibrant host community.

Our community has also identified a desire for a commercial centre in the vicinity of Chowat Road and Lougheed Highway (close proximity to the existing gas bar). This location has the potential to make use of existing infrastructure and capitalize on a high traffic, high visibility location. Types of uses anticipated in the service commercial area include shopping centres, retail outlets, and other auto-oriented businesses. The demand for service commercial uses are expected to be relatively modest in the near to medium term. An expansion area is proposed to accommodate future needs. Small scale retail or service uses are an important component of the Community Core .

Before we consider possible locations for commercial uses, there are a number of variables to be examined including road access, noise, proximity to the railway tracks, potential for flooding, requirements for infrastructure, and preservation of traditional areas for community use. Our Land Use Plan identifies a general area for such uses. The precise size and location will be determined with further study.



7.2 Objectives and Priorities

Objectives:

1. To research the viability of the development of a commercial complex focusing on the different targets; local, professional and tourists with options to develop in the core area as well as the gas bar area.
2. To build an economy that will provide jobs and revenues.
3. To provide opportunities for locally owned businesses

Priorities:

1. Develop a Master plan which will conceptualize a mix of commercial development area which will provide a variety of services such as retail stores, service outlet; hair salons, etc, professional services as health services relocating the Doctor and Dentist and other professional services.
2. Provide for future service commercial uses in areas that have existing activity, infrastructure, or services.
3. Promote and support locally owned small businesses, including those oriented to arts, history, culture, community development, tourism, and those that help to meet the daily needs of community residents.
4. Commercial uses within the core shall be sensitively situated so that the safety of students and other community members is not impeded.
5. Conduct a Market Feasibility Study taking into consideration the many suggestions from the members to determine an optimal mix of retail and service which will be suitable for the area.
6. Ensure that commercial uses respect adjoining residential and agricultural land uses.
7. Ensure that the service commercial uses that may have negative impacts, such as traffic and noise, will be mitigated through sensitive site layout, screening, and buffering, as determined at the time of development and set out in design guidelines.
8. Conduct further studies to explore the viability of tourist commercial uses, including the environmental impacts, costs of development, highway access, road maintenance, infrastructure, and competition of services in nearby communities.
9. Any land use south of the rail tracks must take into consideration the risk of flood events in the Fraser River.

8.0 Community Core & Special Development Area

3.1 Background

Through our history Seabird has been known as a gathering place. The original church, school and hall were built by our grandparents' hands and the funds for the materials were fund raised or donated. This is the area which has grown to be our community core. The community core which has grown considerably over the years with a Band Administration, education, health, child care, cultural and emergency services facilities. With the development of the community core the recreational facilities have also grown with several soccer fields, baseball diamonds, outdoor hockey rink, track and field a gym and several play ground areas.

The facilities and recreational uses nurture a sense of community and stability. They also meet many of the day to day needs of our community. As the population grows, more space for institutional and community uses will be required.

Over the years the majority of our housing has been designed to be developed within the community core area. This helps provide more ease of access to the variety of facilities and services.

The majority of community lands are located in the Community Core (Special Development Area). On the Schedule A - Land Use Map and – Community Core (Special Development Area) Land Use, Figure 8.1.

Sites of cultural or heritage significance are found in various locations throughout Seabird Island, reflecting our long history and ties to the land. We are actively researching and striving to preserve sites that have cultural or historical importance to the community. Known sensitive sites include burial grounds and archaeological sites. Policies to preserve and maintain these sites will continue to be developed and integrated into the Land Use Plan as warranted.

Seabird Island playing fields in the Community Core



Seabird Island Band office

8.2 Objectives and Priorities

Objectives:

1. To continue to enhance and expand on our community to provide a variety of facilities to meet the growing needs of our community in all areas services and facilities from administration, health, education, child care, emergency services and recreation.
2. To preserve the natural state of our lands while balancing the need for growth. To reflect the importance placed on assembly and activity as well as the qualities of openness and spaciousness.

Priorities:

1. Provide a diversity of open space and parks within Seabird Island and increase public green spaces and trails. These may include playgrounds, passive and/or active park space, small pocket parks, picnic areas, or trails.
2. Ensure that green space and parks and recreation areas are increased in the future and never decreased.
3. Provide a broader range of recreational amenities in the Community Core to meet the needs of different age groups, abilities, and interests.
4. Balance economic development values with cultural values. This may require the sensitive integration of different uses on the same site.
5. Ensure that emergency services are centrally located.
6. Preserve and maintain sites of cultural significance. These may include spiritual retreat sites and traditional recreational areas.
7. Provide for future institutional uses.
8. Encourage new commercial and industrial developments to address the recreational needs by including outdoor space within or near the development as appropriate or making contributions to cultural and recreational facilities and services.
9. Maintain or secure access to the waterfront in all parts of the community.
10. Locate new or expanded institutional and community functions in the Community Core. This may require the re-development of existing sites in order to allow for a more intense use and larger buildings.
11. Institutional and community uses may also be provided on other sites within the Community Core (e.g. within a residential or commercial building).
12. Establish a cultural precinct, which may include a museum and/or an interpretive cultural centre.
13. Identify locations and/or opportunities for expanded community programming to further accommodate the needs of members.
14. Continue to identify and map all sites of cultural, traditional, or spiritual importance. This includes updating the current mapping of archaeological and long house sites. This is to ensure that additional mapping and policies are linked to the Land Use Plan.
15. Accommodate expansion of the cemetery in its existing location. Ensure that it is fenced, well-maintained, and that a burial plot tracking system is established.



Playground outside Seabird Island School

9.0 Special Development Area and Cultural Use and Access Area

There are two areas within our community that are unique and should be given special consideration prior to new development occurring in or adjacent to these areas. These are identified as the Special Development Area – Community Core and the Cultural Use and Access Area.

When any new development is proposed in these two areas, we will consider how these lands should be developed using the guidance of this Land Use Plan as well as consider input from other advisors such as the Lands Advisory Committee.

The two areas are identified on Schedule A – Land Use Map and are discussed in greater detail below and in Section 9.1 and 9.2 below.

9.1 Community Core - Special Development Area

Our Community Core is generally identified as the area between Seabird Island Road, Lougheed Highway, and Chief Hali Road as shown on Schedule A. This compact area is the heart and gathering place of our community.

In 2011, we undertook some detailed planning for the Community Core area. As shown in Figure 9.1, many of the objectives and policies below have been influenced by this earlier work and by our community's feedback during the planning process.

9.2 Objectives and Priorities

Objectives:

1. To incorporate the visions of our past generations, the values of our community and the visions for our future generations.
2. Ensure new development in this area adheres to the values of our community and is compatible with the neighbourhood context and surrounding land uses.
3. Encourage innovation and diversity in planning and development.



Seabird Island Community Core

Priorities:

1. To ensure conceptual plans are developed and updated to address the changing needs and priorities.
2. To maintain a relationship with funding sources for when funds become available.
3. To address the housing needs in a conservative and efficient manner, considering a variety of different options for multi-family and single family units.
4. To plan and prioritize institutional requirement to meet the service requirements and take advantage of opportunities as they arise.
5. To plan and develop the infrastructure to meet the required needs.
6. To address the growing need for emergency services and facilities.
7. To ensure green space is allotted during planning, and that the total green space is added to and not decreased.
8. To plan for additions to recreational facilities and areas

9.3 Cultural Use and Access Area

There is a special designation and area located along the Fraser River that represents a culturally significant area within our community as shown on Schedule A – Land Use Map. This area runs the length of our community between Lougheed Highway and the Fraser River. It is to be protected from any future development that may occur adjacent to this site.

Most of the Cultural Use and Access Area is adjacent to Natural Areas and provides access to the Fraser River for fishing and recreation. However, a portion of this area is located directly adjacent to lands that are to intended to be developed for industrial uses in the future as shown on Schedule A – Land Use Map . By identifying this area, we aim to protect this special place from any adverse effects as well as ensure this area is given special consideration by our community prior to any new development on nearby lands.

9.4 Objectives and Priorities

Objectives:

1. Protect this area from any new development that may occur on adjacent lands.
2. Work with our community to establish direction for this protected area.
3. Preserve the natural ecosystem within this area.
4. Ensure members have direct access to the Fraser River.
5. Raise awareness about the importance of this site within our community.

Priorities:

1. Undertake erosion studies to confirm the boundaries of this Cultural Use and Access Area and to protect it from future erosion by the Fraser River.
2. Establish and maintain a natural buffer to protect this area from adverse effects of adjacent uses.
3. Conserve environmentally sensitive areas, natural landscape features, trees and other vegetation in this area.
4. Retain mature vegetation and tree cover wherever possible.
5. Ensure special consideration is given to this area by the Lands Advisory Committee and/or other formal committees in consultation with the community.
6. Maintain access by members to the Cultural Use and Access Area at key points in our community as illustrated on Schedule A – Land Use Map.
7. Regulate access by non-members to ensure any use or access by non-members is respectful and compatible with cultural use by members.

10.0 Industrial/Commercial

0.1 Background

The purpose of the industrial land use description is to encourage a range of industrial practices that provide local employment, economic development, and revenue opportunities. This description, as well as relevant policies and laws, will help to ensure that the environmental and community impacts of new industrial development are minimized within our community.

Two areas are designated for industrial activities in recognition of our desire for growth as shown on Schedule A – Land Use Map and Figure 10.1 Industrial/Commercial Land Use:

- Land at the corner of Chowat Road and Lougheed Highway, which is used as a marshalling/laydown yard. This site is a ready-to-use light industrial parcel now that the project is completed.
- Lands located between the CPR tracks and the Fraser River. A range of forward thinking, economic development opportunities are anticipated here, including a business/industrial park.



10.2 Objectives and Priorities

Objectives:

1. To develop an industrial economy to generate revenues which will support and supplement community services and programs.
2. To become more self-sufficient through own source revenues.
3. To provide more opportunity for long term career opportunities, jobs and training for our members and surrounding communities.
4. To develop an economic incubator which will encourage the growth of additional business opportunities.

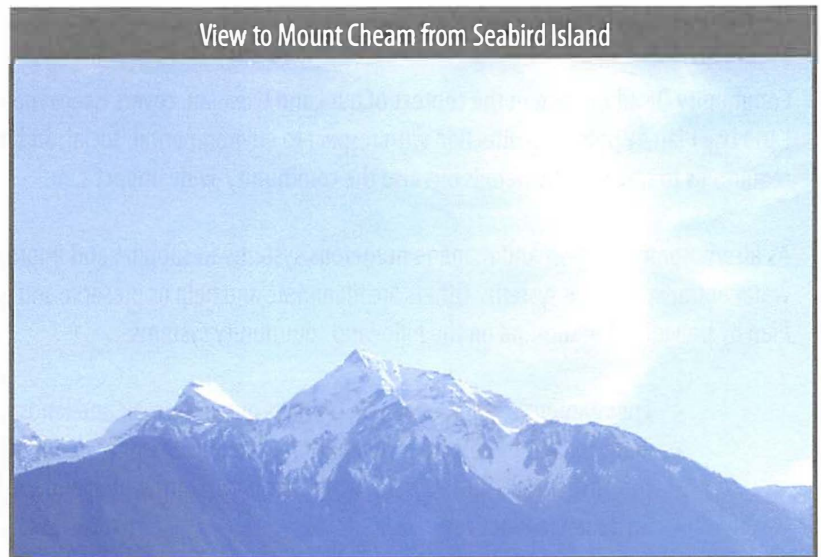
Priorities:

1. Encourage industrial uses that will achieve higher employment and generate revenues from leases and/or taxation.
2. To attract businesses which comply with the description in Figure 4.1 Industrial/Commercial.
3. Support current industrial uses while attempting to expand and accommodate new industrial activities.
4. Minimize detrimental effects of industrial development on the natural environment and surrounding areas.
5. Maintain our access to traditional fishing and cultural sites along the Fraser River, as shown on Schedule A - Land Use Map. To ensure the access route includes natural and cultural lands for membership use.
6. Assess the viability of constructing a flood protection system (eg. dykes) to protect and enhance the value of these lands.
7. Provide safe transportation connections from industrial areas with other parts of the community. Encourage multi-use transportation options to access industrial area.
8. Strive for high quality site and building design in industrial areas. This may include landscaping and visual buffers between industrial and non-industrial uses.
9. Develop design guidelines for the form and character of industrial areas.
10. Explore the development of a continuous waterfront trail along the Fraser River and Maria Slough.

11.0 Natural Area

1.1 Background

The Natural Area land use description is largely made up of forested areas. It includes large tracts of land located between the CPR tracks and the Fraser River. Most of these lands are expected to be maintained as forest or left in a natural condition. Some of these lands are not suited for development as they are subject to flooding during periods of high tides. Some areas may, however, be envisioned for future industrial expansion and tourist commercial opportunities in the longer term. Additional study will be required to determine what alternate land uses will be suitable in the natural area uses description.



11.2 Objectives and Priorities

Objective:

1. To preserve as much of the natural beauty of our lands as possible while balancing the need for growth and development.
2. Protect the lands from erosion and also ensuring the protection of the river, air and water.

Priorities:

1. Integrate the directions of the Seabird Island Forest Management Plan with this Land Use Plan.
2. Maintain existing forested areas. In addition to potential revenue generation, these lands also provide natural beauty as well as protection from erosion.
3. Carefully manage forested areas by balancing options for revenue generation (e.g. through timber harvesting) with passive recreation, cultural, and nature preservation.
4. Maintain access to the Fraser River for use by the community.
5. Maintain water and land areas that fall within traditional Seabird Island boundaries.

PART 3 – COMMUNITY DEVELOPMENT

12.0 Community Development

Community Development, in the context of our Land Use Plan, covers issues that apply to all lands. This section complements Part 2 of our Land Use Plan by providing direction with respect to environmental, social, and infrastructural issues. Taking care of everything on the land requires us to consider the details but also the community-wide impacts.

As a community we own and manage numerous systems to support and improve our quality of life. Some we can see and touch like our water or transportation systems. Others are inanimate and help us preserve and protect what is valuable to us. Part 3 supports our Land Use Plan by providing background on the following community systems:

- Environmental Management – protects our waters, air and lands;
- Transportation – provides guidance for the movement of goods and people using all modes of transportation;
- Infrastructure – includes our water, sanitary, stormwater, and solid waste systems;
- Sustainable Practices.

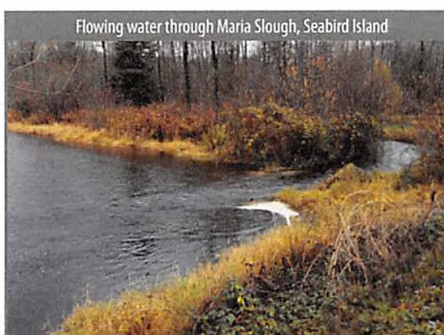
These systems all impact land use in one form or another. It is important that we acknowledge the capacity, condition and the cost of these systems when making land use decisions and setting policies. Some of our systems, e.g., transportation, water and sewer may require significant upgrades and/or expansions in the future. The environmental, social, and economic impacts of these decisions will always need to be considered carefully.

13.0 Environmental Management

The protection of the environment is vitally important to our community. The waters that surround the island are essential to our quality of life and our continuity with tradition. Significant strides have been made to improve fish spawning on Maria Slough. We envision a time when the slough will once again be safe for swimming and recreation.

We are committed to protecting people and sensitive natural environments from hazardous areas. Hazardous areas are lands susceptible to flooding, slope and shoreline instability, and erosion and may be considered unsafe for use and development. Seabird Island is within the Fraser River floodplain and also below the 200-year Fraser River flood level. The CPR embankment acts as a dyke to protect lands located to the north of the embankment. The Fraser River shoreline is also susceptible to erosion which may lead to future loss of land. Therefore, it is important that erosion and flood proofing measures and strategies are implemented to help protect life and property from hazardous conditions.

We believe that setbacks from watercourses should be in place and enforced to help ensure clean water and to protect aquatic life. These types of setbacks fall under the term “Riparian Management” and are often protected by developing a Riparian Area Regulation (RAR) or by establishing a Development Permit area (DP).



14.0 Transportation

14.1 Roads

We are located adjacent to two major transportation corridors, Lougheed Highway (Highway 7) and the Canadian Pacific Railway. Our community is accessible at three main entrance points along Lougheed Highway: Seabird Island Road (southern entrance), Chowat Road (middle entrance), and Wahleach Road (northern entrance). Our main access is along Seabird Island Road which accommodates predominately residential and agricultural uses. Land uses within our Community Core Area are also supported by a network of local roads and sidewalks.

Transportation priorities will continue to focus on providing a system that safely and efficiently enables movement of people and goods within the community. We will continue to focus on our objective of making the road network and alternate transportation routes safe for everyone. These objectives are best achieved when undertaken in partnership with other agencies and in consultation with neighbourhoods and community groups.



14.2 Trails and Pathways

Our community has expressed interest in preserving and restoring traditional trails and paths that provide access to the Fraser River and to the surrounding mountains and natural areas. Our members have also expressed a desire for walking and/or biking trails throughout the community. These trails can tie in with many of the new land uses, particularly the Tourist Commercial uses. Ensuring new developments set aside or contribute to parks, trails and pathways.

15.0 Infrastructure

15.1 Water System

We operate our own community water system. Our water supply system consists of two wells, a chlorination facility and a pumphouse. Potable and fire suppression water is pumped to an 859 cubic meter, bolted-steel reservoir (across Maria Slough/Chaplin Road) for storage and to provide pressure. A network of distribution mains and hydrant serves residential and institutional areas. The water system extends from Area 2, along Seabird Island Road northwards to Yá:la Drive, and southwards to the Community Core Area. The system reportedly services about 120 homes. The remaining homes are on private wells.

Water supply priorities will continue to focus on providing a system that maintains a safe, high-quality, and reliable system. We will continue to consider having the entire community on a piped water system, to improve fire protection, and to reduce health hazards related to nitrate in shallow wells. This will require decommissioning the old wells. As our population grows, the resulting increase will place greater demands on our existing water system. To protect public health and safety, it is important that we proactively identify infrastructure improvements and upgrade those elements through redevelopment activities.



15.2 Sanitary Sewer

Our wastewater collection system consists of a network of 200mm and 300mm diameter gravity sewers along with force main sewers and five (5) lift stations. All of the effluent from the community system is in turn pumped to the Agassiz system. The piped sanitary system extends from Area 2, along Seabird Island Road southwards to the Community Core Area. Approximately 100 homes are still on individual septic systems.

Sanitary sewer priorities will continue to focus on providing a system that maintains a safe, high-quality, and reliable system. We will continue to focus on having a wastewater management system that is well maintained and protects everyone's health and safety. As our population grows, the resulting increase will place greater demands on the existing sanitary system.

15.3 Stormwater Management

Our stormwater system is comprised of open ditches and culverts for the Community Core area and Area 2. This storm system discharges runoff into Maria Slough. Historically, we have relied on high ground permeability for disposing of stormwater runoff. Under extreme rainfall events, this infiltration method has led to ponding in areas. The 2011 ACRS (Asset Condition Reporting System) report noted that drainage is poor and that ditches are required for most roads.

Our stormwater management priorities will continue to focus on providing a sustainable system that supports the community's needs. We will focus on promoting stormwater best management practices, encouraging preservation of watercourses and enhancing riparian environments. As our population grows in the future, the resulting increase will place greater demands on the existing stormwater system. To protect the environment, along with public health and safety, we need to proactively identify infrastructure improvements and upgrade those elements through redevelopment activities.

15.4 Emergency Services Planning

Seabird Island has an Emergency Services Plan which will require continual maintenance and modifications as the community progresses. The plan outlines directions, contacts and procedures in response to varying types of emergencies to ensure the safety of community members and minimize any damages which may occur.

Ensuring the continued health and safety of our community members are the main priority of the Emergency Services Planning

15.5 Solid Waste and Recycling

Solid waste and recycling refers to the collection and disposal of garbage and the "three R's of waste reduction" which include reducing, reusing, and recycling. We want to reduce our waste footprint and commit to a zero waste future. We have managed our own waste services since 1984 and have offered curbside recycling for approximately 13 years. In 2009, we completed a study entitled "*Managing Our Waste, A Strategy for Solid Waste Management on Seabird Island*". That Plan sets out the following vision for our waste management:

"Seabird Island's vision for solid waste management involves a shift in conventional thinking. Rather than seeing garbage as a problem to be managed, it represents an opportunity embrace our traditional values, to stewards our resources responsibly, and to enhance the social and economic well-being of our people.

Seabird Island envisions a zero waste future – one where all materials we utilize can be recycled back into the marketplace or nature."

16.0 Sustainability

Our Seabird Island Sustainable Community Plan notes that as development and growth pressures increase, we must embrace community wide planning in order to stay competitive while ensuring that cultural, environmental, economic, and social values are still preserved. This focus on sustainability touches all aspects of any endeavour on Seabird Island including health, education, and built environment.

From a land use perspective, our Land Use Plan supports the community toward a more sustainable future by seeking to cluster development within the Community Core, to enhance economic self-sufficiency, and to protect cherished cultural and environmental attributes.

PART 4 – IMPLEMENTATION AND ACTION PLAN

17.0 Implementation and Action Plan

The Land Use Plan 2017-2032 contains statements of broad objectives, policies, and directions for our community. The directions contained within our Plan will take many years to achieve.

Implementation methods are likely to include consideration of our redevelopment processes, application of new and existing laws, and investment of capital funds in key areas, future studies, and other initiatives. The purpose of this section is to outline steps that we can take to implement the Plan.

17.1 Land Use Law

To provide more definition to the land use descriptions identified in this Land Use Plan, a Land Use Law/Zoning Law will be enacted. The Land Use Law/Zoning Law would identify land use zones and would outline detailed land use regulations for each zone. Typically, Land Use Laws/Zoning Laws specify the following:

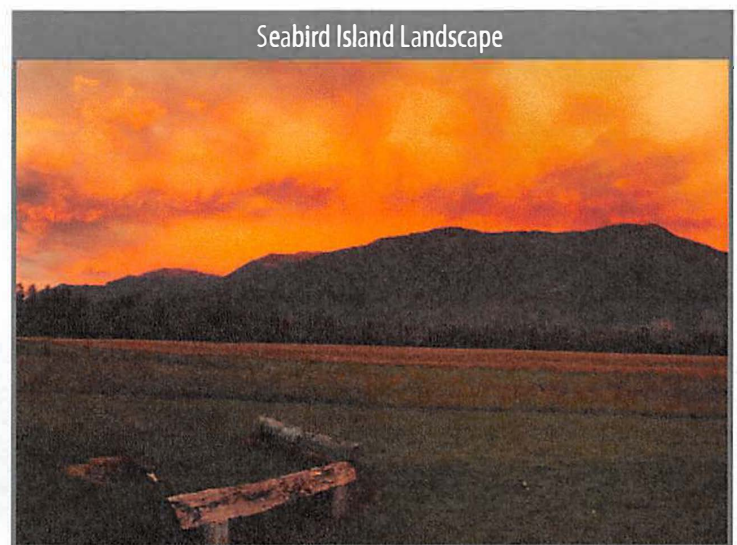
- Permitted land uses;
- Permitted densities;
- Minimum lot sizes;
- Building setbacks;
- Height restrictions; and/or
- Maximum building size.

To ensure the overall objectives of the Land Use Plan are met, the Land Use Law/Zoning Law would have to be consistent with the Land Use Plan 2017-2032.

17.2 Land Use Related Laws

Laws will be developed, under our Land Code, that impact land use decisions and approvals. These include: Development Law, Business Permit Law, and Zoning Law. Other Laws will be developed as required.

Subsequent to developing these laws, we will develop guidelines and procedures for their application. This will include setting standards for land development and subdivisions to establish minimum standards for roads, water and sewer systems, storm drainage, trails, utilities, and other infrastructures and services. This will ensure all new development on-reserve is built to suitable engineering standards. The urgency to develop these regulations will depend on the scale and pace of future development.



APPENDIX A – MAPS



Figure 4.1
Schematic
"A" Land
Use Map

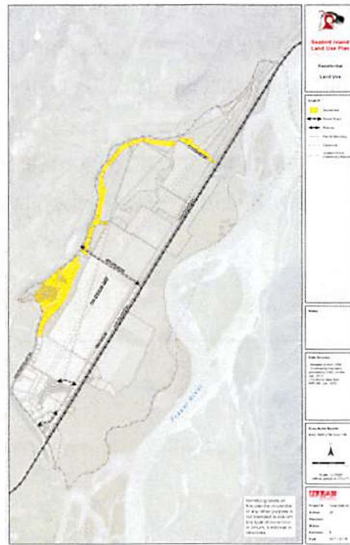


Figure 5.1
Residential
Land Use



Figure
Agriculture
Land Use



Figure 7.1
Service /
Commercial
Land Use



Figure 8.1
Community
Core (Special
Development
Area) Land
Use

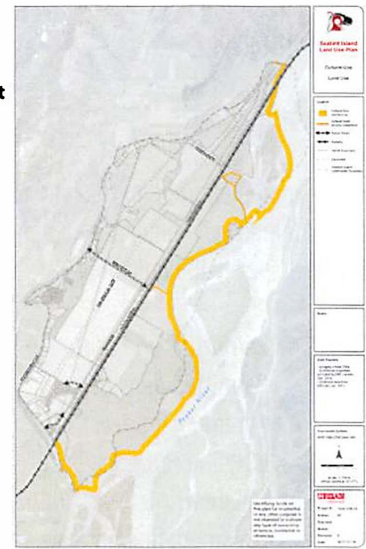


Figure 9.1
Cultural
Use &
Access
Area
Land Use

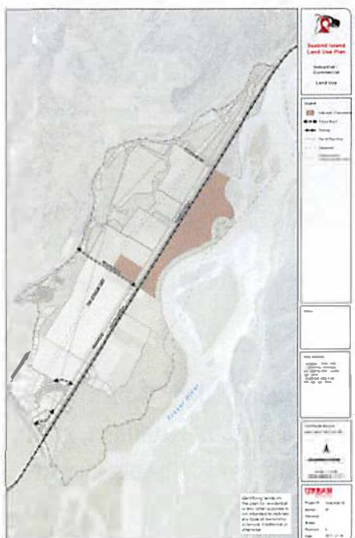


Figure 10.1
Industrial |
Commercial
Land Use



Figure 11.1
Natural
Area
Land Use



**Cemetery
Land Use**

APPENDIX B – BIBLIOGRAPHY

1. *5 Year Physical Development Plan: Seabird Island Band 2010-2015*, October 2011.
2. *Acknowledging the Past, Celebrating the Present, Envisioning the Future: Preparing for the Seabird Island Comprehensive Community Plan*, June 2009.
3. *Asset Condition Reporting System - Seabird Island*, Indian and Northern Affairs Canada, 2010-2011.
4. *A Turn in the River: Planning for Housing at Seabird Island*.
5. *Communal Sewage System Environmental Screening Report*, P.S. Turje & Associates Ltd, March 2000.
6. *Emergency Plan: Seabird Island Band #581*.
7. *Final Report Seabird Island Nation for Area 3 Feasibility Study*, UMA Engineering Ltd, April 1998.
8. *Flood and Erosion Damage Mitigation Plan – Stage 1*. northwest hydraulic consultants ltd.
9. *The Green Infrastructure Guide: Issues, Implementation Strategies and Success Stories*, West Coast Environmental Law Foundation, 2007.
10. *Highway Commercial Feasibility Study*, Development Consulting Group, July 2013.
11. *Individual Agreement on First Nation Land Management Between Seabird Island Band and Her Majesty the Queen in Right of Canada*.
12. *Land Use Plan Survey – Results from December 15, 2011*.
13. *Lot 255 Greenspace Plan 3447 RSBC image, PJB revision*, 17 December 2001
14. *Managing Our Waste: A strategy for Solid Waste Management on Seabird Island*, April 2009.
15. *Preparing for Climate Change: An Implementation Guide for Local Governments in British Columbia*, West Coast Environmental Law, October 2012.
16. *Proposed Locations for Longhouse*, Seabird Member, 30 October 2013
17. *Seabird – CP Leased Lands Map from Kim Lessard image*, 30 October 2012.
18. *Seabird Island – Archaeological Sites (On Reserve) image*.
19. *Seabird Island Business Park Guidelines*, Sharp & Diamond Landscape Architecture, December 2013.
20. *Seabird Island Core Area Design Brief – Draft*, Urban Systems, 7 February 2011.
21. *Seabird Island Sewer Servicing Agreement*, District of Kent & Seabird Island Band, September 2002.
22. *Seabird Island Band Phase 4 Sustainable Community Plan Report*, July 2014.
23. *Seabird Island Composting Project Report 2010-2011 Managing Our Waste: A Strategy for Solid Waste Management on Seabird Island*, March 2011.
24. *Seabird Island Comprehensive Community Plan Phase 2 Report*, 9 May 2011.
25. *Seabird Island Sustainable Community Plan: Community Values*, April 2011.
26. *Seabird Island Band: Law NO. 201_-1*, July 2013.
27. *Seabird First Nation Business Permit Law*, 2015, March 2015.
28. *Seabird Island Band Development Law*, March 2015.
29. *Seabird Island Band Spousal Real Property Law*, December 2014.
30. *Seabird Island Band Land Code: In Accordance with the Framework Agreement on First Nation Land Management*, January 2009.
31. *Seabird Island Band: Land Code Summary*.
32. *Seabird Island Band: Physical Development Plan Update – UMA Engineering Ltd.*, April 1996.
33. *Seabird Island Band Planning History Timeline*.
34. *Seabird Island Comprehensive Community Plan Phase 2 Report*.
35. *Seabird Island First Nation Base Maps images*, Urban Systems, November 2012.
36. *Seabird Island First Nation List of Maps*, 17 December 2012.
37. *Seabird Island Light Industrial Park: Feasibility Report for Light Industrial Park*, Urban Systems, September 2003.
38. *Seabird Island Road Feasibility Study*, Urban Systems, March 2003.
39. *Servicing Agreement*, District of Kent & Seabird Island Band, January 2013.
40. *SIB – Strawberry Island: Proposed park location NKA- Lot 255 Greenspace plan 3447R RSBC image*, Seabird Island
41. *S'olh tèmèxw te Ìkwelò – This Is Our Land: Seabird Island Community Energy and Emissions Strategy*, October 2009.
42. *Sustainable Community Development Plan Report January 2012*, June 2012.
43. *Ts'isen te ey kwòl Growing Corn: Community Health Plan for Seabird*, Scowlitz, Chawathil, Kwaw Kwaw Apilt, Union Bar, Shxw'ow'hamel, Squiala: A 10-year Flexible Agreement Plan 2011-2021.

APPENDIX C - COMMUNITY INPUT SUMMARY

Seabird Island Band members participated in a series of Land Use Plan workshops, family meetings and information sessions. An overview presentation described the importance of developing a new Land Use Plan and Law that would guide decision making for the next 20 years. The Plan will help to ensure development is in line with community values and avoid short sighted decisions. The presentation also included a summary of the background work that has been done to date which include the Sustainable Community Plan, recent Community Surveys and the Emergency Plan.

Many agreed that the sessions were a success. With a turn-out of nearly 60 Band members at the workshop and the family meetings ranged from 10 – 25 individuals. There was extensive feedback from nearly all those that participated including staff, the consultants.

The summaries below describe key messages recorded by the facilitators. A comprehensive record of all comments made by workshop participants is attached to this summary.

“What is your vision for Seabird Island in 2030?”

Vision and Guiding Principles

Our Island Land Use Plan will be guided by the community’s vision for the future. At the workshop, it was revealed that many of the ideas for the community’s vision are shared amongst Band members. These most popular components of the vision include:

1. Protected environment
2. Tourism uses near the Fraser River
3. Flowers and gardens
4. Aesthetically appealing community
5. Flooding concerns are addressed
6. No overcrowding
7. Return of off-reserve members
8. Water flowing through slough

In addition to these comments regarding the community’s vision, Band members expressed other important considerations such as preserving agriculture, the need for more land in the future, the idea of purchasing additional lands and the threat to current lands due to erosion.

Community Core

The Community Core area has been the subject of many discussions when it comes to the future of Seabird Island. A planning process for the Community Core took place between 2009 and 2011 through which two land use plan options were produced and later refined by the community. The two plans aimed to address land constraints, the demand for housing and the Band's future needs for community facilities. At the workshop, participants expressed their ideas for future additions to the Community Core and identified solutions to help mitigate some of the challenges the community is currently facing in the core area. The most prevalent ideas discussed by community members include:

9. Including a Cultural component to the core
10. More lighting needed to improve safety
11. Improved walking trails and sidewalks
12. Residential core vs commercial core
13. Facilities for both youth and elders
14. Residential core with privacy around community building
15. Facilities for community activities and programs
16. Commercial core with separate buildings for health centre, college and commercial uses

Residential Land Uses

The workshop provided an opportunity to discuss where on Seabird Island future housing is appropriate and what types of housing are needed. The workshop participants had strong support overall for seniors and student housing in or near the community core. There was also support for multi-family housing (e.g. duplexes and townhouses) closer to the core and single family, lower density housing outside of the core.

Band members had some concerns about higher density housing related to potential social issues and inadequate care and maintenance of units. The eight-plex on Seabird Island was noted numerous times as a concern. Some members indicated they would support apartment buildings up to three storeys if a building manager lived on-site.

Participants identified a variety of different preferred housing locations, some of which are existing residential areas and others which are currently being used for commercial/agricultural activity or open space. The more common suggested locations for additional housing include:

17. Community Core
18. Hazelnut orchard
19. Chowat Road
20. Along the highway

Some additional suggestions include the north end of Seabird Island, around the gas bar and along the slough. Participants also suggested that existing single family areas that are not yet fully built out (e.g. Strawberry Island and Ya:la) should be developed before additional areas are approved for development.

Working Lands: Commercial, Industrial, Agriculture and Forestry

Working Lands are an integral part of any complete community and Seabird Island is no exception. By planning now for the future of the working lands, we will help to ensure a level of economic security for current and future generations. At the community workshop, participants discussed the different types of working lands and the types of related activities that may be best suited on the reserve in the future. The community currently has the following:

- 1,300 acres of leased agricultural land;
- two commercial uses (gas bar and composting);
- two industrial use (ILM staging site and Diacarbon Energy Inc.); and
- 300 acres of forestry lands.

The most prevalent ideas communicated by members are listed here:

Commercial Uses in Core

- Grocery store or convenience
- Coffee shops
- Art store/gallery

Tourist Commercial Uses

- RV site and campground
- ATV trails
- Fishing, boat launches and fishing lodge

Agriculture

- Maintain current agricultural lands
- Permit greenhouses
- Community and botanical gardens

Forestry

- Add value to timber (e.g. processing)
- Preserve some forestry lands

When participants were asked where industrial uses should generally be located, the predominant response was “on the other side of the tracks,” however, it was also noted that there generally should be some flexibility in land uses.

Community Uses: Parks, Open Space, Environment and Culture

Community uses including environmental and cultural uses are very important to Seabird Island Band members. At the Community Uses table, participants were asked to list community or cultural uses they think are needed, or that may be needed in the future, either in or outside the Community Core. This question helped spur a lively discussion. Some of the ideas discussed by multiple participants are:

21. Interpretive/cultural centre in Community Core
22. Botanical garden near elders lodge or hazelnut orchard
23. Swimming facility (hot tub for elders)
24. Tot parks or parks for older children in every subdivision
25. New road from gas bar to Seabird Island Rd.
26. Residential core with privacy around community building
27. Recreational facilities and picnic areas
28. Maintenance and clean-up of parks and community areas

Other Comments:

In addition to the ideas for the future of Seabird Island, the participants also identified a number of serious concerns that warrant further consideration. These are as follows:

- Sensitive sites throughout the community should be located and protected.
- Erosion is occurring and every year our community is losing considerable land because of this. A solution such as dyking may be required.
- Seabird families have been fishing along the Fraser River for generations. It is important that access to these traditional fishing grounds is secured and maintained.

Values

“Seabird Island is a culturally rich and welcoming community.

Seabird Island preserves its cultural heritage and capitalizes on its unique physical and natural attributes. The community is supported by diverse economic opportunities, such as industry, agriculture and tourism.

Seabird Island is a leader in sustainable development. The community is supported by a network of services that provides access to land and protection from flooding. The community provides affordable and attractive housing choices that meet the needs of all members at each stage in life.”

Preliminary Draft Guiding Principles

- Preserve cultural areas
- Protect and enhance the natural environment, in particular the river and the slough
- Ensure the community is safe for everyone
- Develop in a sustainable manner that emphasizes green energy, recycling and other innovative techniques
- Balance economic development values with cultural and environmental values
- Develop the community's capacity to manage growth, to obtain jobs and to gain skills

APPENDIX D – CONCERNS AND WISH LIST

Concerns:

- Wanting transparency regarding band lands and decisions made on the behalf of community members
- Decisions from Chief and Council and managers –membership would like more time to assess this
- Historical questions regarding past contracts. . . one in particular Jakes
- lack of procurement opportunities
- Environmental concerns –are the leasers abiding by their contracts
- Wanting to address the Chief and Council decision making process –C&C, Management team, Land Code Committee
- Dyke road leveled out now it is 1-2 feet below what it was previous concerned this does not meet the 200 year flood plain requirements, this is also being used as an alternate exit for when train is stopped at railway crossing
- The river erosion
- Concerns with the area that has been chosen for Elder's Housing – problems with area being swampy
- Questions on how will our sewer system grow with development because the sewer lift station located at St`itsem and Chowat Roads seems to be having problems (this on a regular basis)
- More opportunities with Council/Dev. Corp/LAC for Employment Skills –to be a part of the growth process
- Move the College – Concept 2
- There was concern those who live in the Community Core about adding more thorough ways thru the Community Core and subdivisions worried about safety for children playing or walking on or near roads. St`itsem road primary concern for traffic and also providing an avenue for undesirables to congregate.
- Make new sub divisions with cul-de-sacs or have roundabouts for subdivisions when you have a cul-de-sac there is no need to worry about your children playing outside. Why because there is no traffic.
- Want to keep privacy and have secure safe neighborhoods
- By laws in place with security patrols
- Set up Community Block Watch for each subdivision
- Future resident Housing for College staff/students or employees for future development that if this is to be done that it only be on a temporary basis not long term leases – here absolutely no ninety- nine (99) year leases for Housing
- Streamline the process for building homes for CP holders so they are not penalized and needing infrastructure and approval to build.
- To extend land base may be purchasing additional lands in the future
- Question that Municipalities are able to get best quality Land Use Planning and accordingly can better plan for Development, recommend that Seabird Island pay close attention to the LUP process so that the results are the same or better than what the municipality would receive
- Strategic Planning to be more inclusive to the membership and not just use staff input
- Strategic mapping with the Lands Advisory Committee, Development Corporation, Chief and Council and the management so all are on the same page
- Develop and implement the operational guidelines that all parties will be using
- Get engineers to provide all options for suitable roads to be built. What the noise level and safety concerns are and how these can be mitigated and if possible what the next steps maybe for the future.
- Clean up the Slough and have an Environmental Assessment
- Salmon enhancement
- Water recreation/park
- Look at methods to control high water level (Squaila has a mini dam to control water levels in surrounding slough)
- Agriculture must have policy and procedures in place
- Terms for permits and leases
- Mitigate land and water contamination from pesticides and fertilizers-make this a priority
- Clean running water
- Enforcements for leases
- Question about trees and soil with those trees being removed by tree farmers-this is being replaced how?
- Recommend better quality control
- A monitor to inspect loads leaving and being replaced this is to be documented

- Seabird Island to move away from Status Quo for sustainable growth and revenue, find viable business opportunities
- Concern there will be Pollutions with an Industrial Park- when we have our LUP in place that we can place stricter guidelines for any business that wants to use our land so that any damage or pollution will minimized or not at all
- Will there be steps in place, a check list for Environment Impact, to mitigate any damage or pollution to land- develop procedures for a safety net
- Wanting another large meeting room for events and community meetings because the band administration gym is used more for meetings and community events and it is difficult for the community members to book the gym for recreational events.

Wish list

- Graveyard expansion for this to be financed in and the given the resources to keep it well maintained and have a tracking system for the burial plots
- Need an access to cross highway for quads to the River
- A Quad Map
- More Speed Bumps (Strawberry Island)
- More Street lights **bend by pump house and by Daycare**
- Problem with the snow drifting at school corner
- Elder's Housing
- Housing Home Care staff
- Common Burning Ground/Sweat area located near the La cross Box
- Big Arbor/Gazebo for outdoor functions
- Outdoor Rink
- Sledding area (build a dirt mound)
- Community Gathering Meeting Room/Building
- Grocery store/co op
- Hospital
- Delivery Room for New mothers and babies
- An area for indoor soccer/hockey
- Recreation Room that has a pool table etc.
- Pool/Waterslides with a an area for toddlers and Babies
- Art/Studio/Gallery/gift shop
- Gymnastics Centre
- Science Centre
- Museum/Library/records Building
- Genealogy Dept.
- Community garden/orchard
- Parks and trails
- Lake for swimming and Camping
- Stadium for Sports and Concerts
- Assisted Living Unit for Special Needs
- Hospice Centre/Extended Care/Palliative Care Unit
- Emergency Housing for Students for maybe 2 months
- Extended Care Unit –in Community Core
- Cultural Building
- Grocery store/Coffee House
- Arbor – for Pow Wows, meetings, weddings, ceremonies etc.
- Buying Station/Fish Plant
- ATV/Car Race track
- Recreation Building or build another building for meetings and community events
- Full time fitness instructor
- Community use mall with restaurant/café
- Youth getting involved with the Band
- Extended living care for Elders
- Assure that all properties (lots) are properly designated for the people who have an interest in it – be it residential or commercial
- Chowat road bypass – to bypass the school and Community Core
- Auto Mechanic School/garage
- Park for kids at Strawberry Island
- Over pass over highway from Chowat road to Ec Dev Business Park
- Fish Charters
- RV campground

- Swimming Pool
- Chocolate fountain
- Clean up the slough
- Conference center
- Horseback riding trails
- Bike trails
- Skate Park
- Go karts
- Arcade
- Concert Venue
- Community garden
- Orchard
- Seabird Café/ Tim Horton's
- Mini mall with a convenience store
- Medical Centre (build where the College is now located)
- Recreation Centre (location hazelnut orchard)
- Ice Rink
- College location across highway at the gas bar
- Negotiate for land loss from Hydro lines
- Public Transit
- Highway speed limit
- Museum/omnimax
- Hair Salon/Barbershop
- Business Core
- Daycare
- Graveyard expansion for this to be fenced resources to keep it well maintained and have a tracking system for the burial plots
- Need an access to cross highway for quads to the River
- A Quad Map
- More speed bumps (Strawberry Island)
- Problem with the snow drifting at School Corner
- Elder's Housing
- Housing for Home Care Staff
- Common Burning Ground/Sweat area located near the Lacross Box
- Big Arbor/ Gazebo for outdoor functions
- Outdoor Rink
- Sledding Area (dirt Mound)
- Emergency Housing for Students for maybe 2 months
- Extended Care Unit- in community core
- Cultural Building
- Grocery Store/Coffee house
- Arbor – for Pow Wows, meetings, Weddings, and Ceremonies etc.
- Buying Station/ Fish Plant
- ATV/ Car Race track
- Recreation Building or build another building for meeting and community events
- Full time fitness instructor
- Community use mall with restaurant/ Café
- Youth getting involved with the Band
- Extended Care living Unit for Elders
- Assure that the property is properly designated for the people who have an interest in it- residential/ commercial
- Chowat Road Bypassing the school and community core
- Auto Mechanic School/garage
- Park for the kids at Strawberry Island

Band Council Resolution

Chronological No. – 2017 – 18-09-08-02
File Reference -

NOTE: The words "From our Band Funds" "Capital" or "Revenue" whichever is the case must appear in all resolutions requesting expenditures from Band Funds.			
The council of the	Seabird Island Band	Current Capital Balance	\$
Agency	Funding Services South	Committed	\$
Province	British Columbia	Current Revenue Balance	\$
Place	Agassiz	Committed	\$
Date	September 19, 2017		

DO HEREBY RESOLVE:

Whereas The *Seabird Island Land Use Plan 2017-2032* was submitted to a Referendum Vote at Seabird Island Band on the 4th day of May 2017 and;

Whereas The Verifier has reported that the Ratification Vote was conducted in accordance with the Seabird Island Land Code Referendum Process confirmed by the Verifier and;


Whereas The Registered Voters approved these documents at the Ratification Vote held on the 4th day of May 2017;

Therefore Be It Resolved:

That Seabird Island Band Chief and Council approve/support; and in accordance with the requirements of the Seabird Island Land Code section 56.1, we hereby declare that the required majority of voters was obtained to approve the Seabird Island Band Land Use Plan 2017-2032.


That This Band Council Resolution has been passed at a duly convened Chief and Council meeting held on September 19, 2017.

A quorum for this Band consists of 5 Council Members.


 Councillor


 Councillor

 Councillor

 Chief

 Councillor

 Councillor

 Councillor


 Councillor

 Councillor

 Councillor

For Departmental Use Only								
1. Band Fund Code	2. Computer Balances	3. Expenditures	4. Authority (Indian Act)	5. Source of Funds				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">A. Capital</td> <td style="font-size: x-small;">B. Revenue</td> </tr> <tr> <td style="font-size: x-small;">\$</td> <td style="font-size: x-small;">\$</td> </tr> </table>	A. Capital	B. Revenue	\$	\$	\$	\$	<input type="checkbox"/> Capital <input type="checkbox"/> Revenue
A. Capital	B. Revenue							
\$	\$							
6. Recommended		Approved						
_____ Date		_____ Date						
_____ Recommending Officer		_____ Recommending Officer						