



Seabird Island Band
Sq'éwqel

Land Use Plan

January 9, 2023

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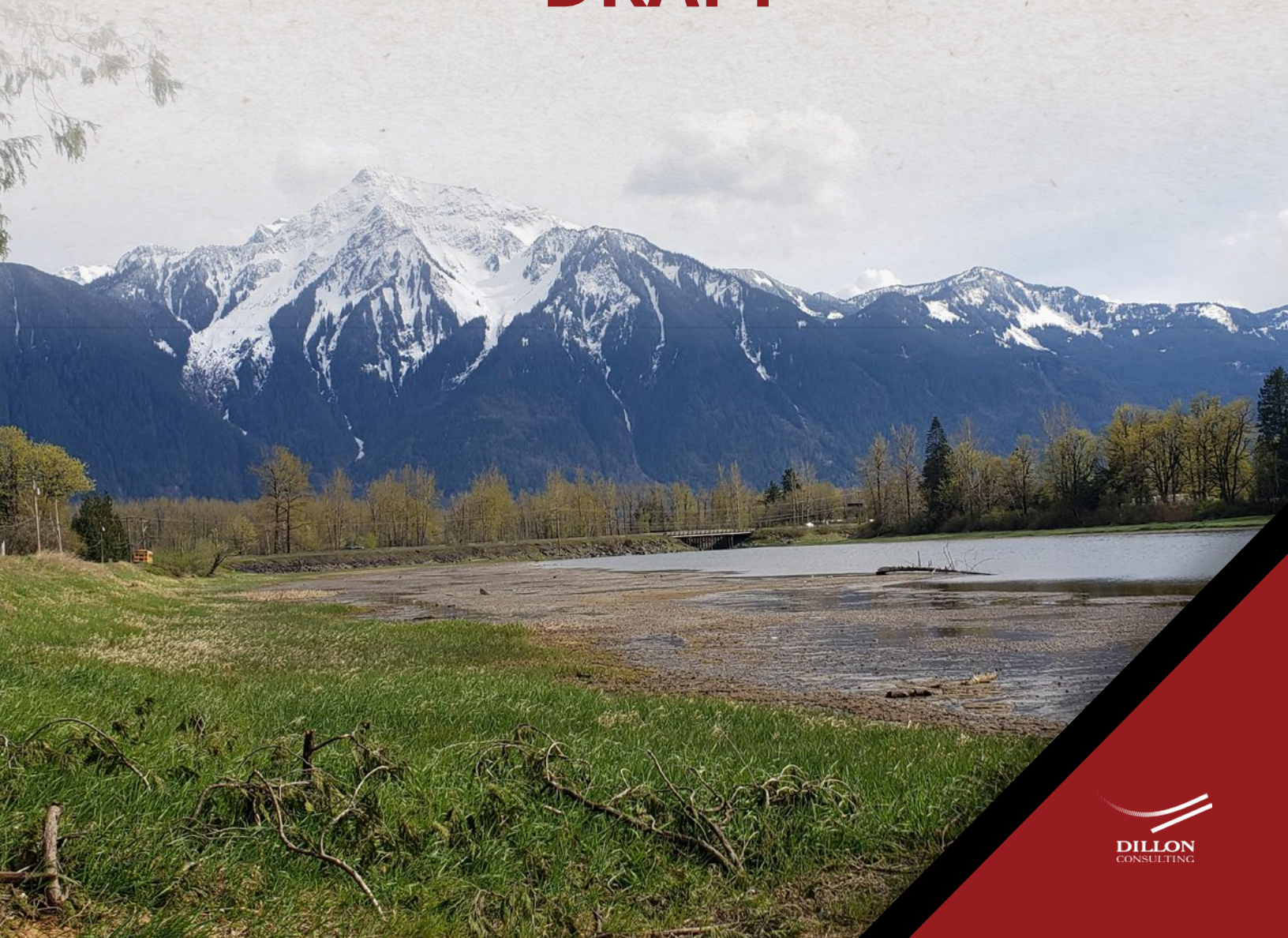




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1.0 Introduction

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 íkw'eló xólbmet 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.

Our lands are 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 just over one thousand. Our land is our most valued resource and we seek to balance the needs of our community social and economic development growth. Our land is rich and we will strive to achieve economic success while preserving our values that 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 spirit in mind.

1.1 A Living Plan

In 2009, our community passed our Land Code. As per the Land Code, the “Council shall, in consultation with the Lands Advisory Committee, cause the development of a Land Use Plan as soon as practicable after the effective date of this Land Code”. Our first Land Use Plan was completed in 2017. However, community priorities change over time and as new information becomes available, the Land Use Plan needs to be updated to reflect our current needs and aspirations. This updated Land Use Plan will continue to be revised and updated as our 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.

1.2 What Land Does Our Land Use Plan Apply To?

In the shadow of Lhílheqey and within the waterways of Stó:lō (Fraser River) and Sqémelech (Maria Slough), 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 we define our lands. 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.

While our traditional lands are vast, in the context of this Land Use Plan ‘Seabird Island Band Lands’ or ‘our lands’ will be used to refer to the Seabird Island Reserve. This fact does not impede or otherwise diminish Seabird Island Band's claim to our traditional, ancestral, and unceded territories nor does it assuage the Duty-to-Consult held by governments who operate in these areas.





1.3 What Is Included In Our Land Use Plan?

Our Land Use Plan was developed using the input gathered from Members, leadership, and staff. Information was gathered through a survey, and at Land Advisory Committee meetings, a Sq'ep Committee meeting, meeting with staff, and an open house. Review of previous Land Use Plans and Comprehensive Community Plans assisted in capturing our values, a full vision of Seabird Island, and the direction we want to take in future development and preservation.

This Land Use Plan is an important document that functions together with other Seabird Island Band policies, strategies, plans and laws. For instance, our Land Code dictates that “the Land Use Plan shall designate any cultural, traditional or heritage sites to be protected from development or other disturbances.” The Land Use Plan guides the overall future of our lands and provides a broad framework for managing future growth and change. In some cases, further detail on implementation of the various policy areas can be found in other plans, strategies, policies and laws.

A zoning law is a regulatory tool that includes more specific requirements that new development must comply with (e.g. permitted density, site coverage, land use and parking). We are in the process of creating a zoning law. The Land Use Plan is a higher-level policy tool than a zoning ordinance that is often less prescriptive than a zoning law. The Land Use Plan includes land use designations and the Land Use Designation Map, which shows the type and location of growth that Chief and Council and our community is likely to support. A Land Use Plan does not dictate the height of buildings, the size of residential lots, or setbacks from the street. It is a more visionary document; our zoning law will governs the details of development.



1.4 Our Existing Land Use Plan

Our initial Land Use Plan was adopted in 2017. In 2022, we decided that it was time to update the Land Use Plan with a focus on:

- Incorporating our cultural, traditions, and language to a greater extent in the Land Use Plan;
- Concentrating on housing, recreation and trails, a business park, and the cemetery;
- Assessing achievement of the goals contained in the Land Use Plan over the last five years;
- Revising the Land Use Plan as needed to ensure it is still consistent with the community's present goals and future aspirations; and
- Drafting clear policies to assist with land development and decision making.



2.0 Vision, Values and Guiding Principles

Through the land use planning process a vision and a series of values and guiding principles were developed in collaboration with our Members and are identified below. The following vision, values and principles are the foundation on which the Seabird Island Band Land Use Plan was developed.

2.1 Vision

Xólhmetes mekw' li te tém:éxwtset te Sq'ewqel

Seabird takes care of everything on the land.

2.2 Values and Principles

The values and principles of this Land Use Plan are based on values as expressed in prior community plans, as well as input from Members.

- S'ólh téméxw te íkw'eló xólhmet te mekw' stám ít kwelát - Recognize the role of Seabird Island Band as stewards of its lands, people, and unique history.
- Ensure an ongoing connection to the land, river and food supply for today and tomorrow.
- Reflect the broader goals of the community, including economic opportunities, affordable and safe housing, and protection of Seabird's historic and cultural sites.
- Build on local knowledge (Xwelmeqwelh tó:lmel) and history of Seabird Island Band's experience of living with the river and in balance with nature.
- Take care of all parts of the Seabird Island Band community (residents, businesses, institutions, students, visitors, animals) while acknowledging Seabird Island's relationship to neighbours, the region, the planet.

2.3 Community Priorities as Land Use Planning Factors

The process to develop this Land Use Plan was informed by planning factors that were identified through community engagement, the 2017 Land Use Plan, background review, meetings with the Lands Advisory Committee, Sq'ep Committee, and other Seabird Island Band policies, plans, and initiatives.

The following key factors have informed this planning process and were important in the development of the Land Use Plan:

- **Inter-generational Thinking** – During community engagement, the most widely expressed value that the community thought was necessary for inclusion in the Land Use Plan was multi-generational thinking. Our land base was diminished during colonization, and land available for housing decreased. Therefore, it is critical that we steward and use our lands wisely. This will be home to many generations more of our people and we must allow for there to be available land for them. This means that our community must become denser than the existing community core. We must also plan for meeting the needs of our Elders and our youth.
- **Parks and Recreation** – The community has expressed a desire for more and improved recreational spaces and trails. As the community expands there will a greater demand for recreational facilities, both indoor and outdoor. Community members expressed a desire for more spaces for both Elders and youth. Parks should be provided for existing developments, such as Strawberry Island, as well as be dispersed in new development, conveniently located for residents to use.
- **Flooding** – Our lands are low-lying and adjacent to Stó:lō and Sqémelech and are therefore at risk from flooding. Most of our existing community is located on our most flood-prone land. In order to alleviate the dangers posed by flooding to our people and our properties, we need to locate new development in areas that are less flood prone and elevate the ground to a point where buildings are safe. We must also keep in mind that raising the land in one place will impact other, lower areas of our land and we must be judicious in our development to not harm those already in low-lying areas.
- **River** – Access to the river for our members, as well as protecting the river banks from erosion is very important to our Members for fishing, recreation, and exercise of our rights.
- **Prioritization of Nature** – Our natural areas, wildlife and plants should be given the opportunity to thrive and negative effects of new development should be mitigated to protect these resources. We must keep our land, water, and air clean.
- **Celebrating culture** – Seabird Island Band Members possess a very vibrant, dynamic and rich culture. Members expressed the desire to share more of our culture publically with others. Members expressed their strong desire to showcase our place in the area and become more prevalent in the community and surrounding area. We must protect our historic and traditional cultural spaces, especially along Stó:lō.
- **Housing for Our Members** – Like many First Nations across Canada, Seabird Island Band is facing a housing shortage. It is imperative that the Land Use Plan has provisions for housing including different housing types and needs. Community engagement indicated a strong desire to limit housing for non-members on our lands.
- **Street Safety and Walkways** – As our community grows, there will be more traffic and increased risks to pedestrian safety. New development areas need to be connected to existing development with pedestrian infrastructure. Existing paths should be widened and better lit, as existing paths are narrow and residents fear animals and avoid walking.
- **Maximizing Economic Opportunities** – Our lands are well situated to provide further economic opportunities. Members want to be able to prosper from their lands while balancing community needs.
- **Rights-of-Ways** – BC Hydro power lines and a gas pipeline transverse our lands significantly impacting land use potential in areas. Opportunities need to be found to assist Seabird Island Band and Certificate of Possession (CP) holders with maximizing land use potential in these areas.



3.0 Threat from Flooding

The threat to the community posed by flooding is a key reason that this Land Use Plan effort has been undertaken. While the whole island is prone to flooding in extreme scenarios, there are areas of the island which are less prone to flooding or where flood avoidance through building up the land may be more cost effective. The atmospheric river event of 2021 did not cause as significant damage to our lands as it did further downstream along Stó:lō. However, the flooding did damage Seabird Island Road and weakened some basements.

The 2021 Integrated Flood Management and Emergency Plan (IFMEP) indicates that the entire island is subject to flooding in the 500-year flood scenario and that areas further to the south of the island are lower than areas in the north and would require more imported fill to raise the areas to a safe elevation. Therefore, areas designated for residential uses in the 2017 Land Use Plan may need to be re-designated to other uses or raised, and new areas of the island may need to be re-designated to different uses.

The IFMEP includes five flood mitigation strategies: Protect, Accommodate, Avoid, Managed Retreat, and Accepting Risk.

- Protect entails building berms and dykes to keep water away from structures.
- Accommodate can include raising roads and building structures above flood construction levels.
- Avoid could involve not building in certain areas of high flood risk.
- Managed Retreat would involve moving key infrastructure to less hazardous locations when it reaches the end of its life cycle (typically >50 years).
- Accepting Risk entails letting areas, such as undeveloped or agricultural areas to flood periodically, and not building protective structures around the land or importing fill.

Several preferred mitigation strategies were identified for the existing developed area in the Community Core (this area is referred to as Quomexweth in the remainder of this Land Use Plan). Please refer to the Flood Mitigation Strategy Map in Appendix B for a graphic interpretation of the following information. Per the IFEMP, given Seabird Island Band's existing investment in the Community Core (Quomexweth), a strategy of Protect was identified as the preferred primary mitigation strategy. A strategy of Protect should be complemented by a strategy of Accommodate for new development within Quomexweth (build new roads and roads at a higher elevation through the use of imported fill). Areas designated in the 2017 Land Use Plan as a northern part of the Community Core and the area designated as commercial have been designated in this Land Use Plan as Texwqemel and Wolich, respectively. These areas should take an Accommodate approach and build new infrastructure and structures at a higher elevation. The IFEMP designated natural and agricultural areas as Accepting Risk, as allowing natural and agricultural areas to flood can reduce the risk to developed areas.

In the residential areas along Seabird Island Road along the slough (the Sqémelech and Titawlechem areas in this Land Use Plan), per the IFEMP, Accommodate is the preferred mitigation strategy, and is most suitable given the relatively small building footprints in comparison to lot sizes. If this strategy is achieved through flood

construction elevations, erosion protection may need to be considered for fills and foundations.

A strategy of Accommodate is preferred for new infrastructure and services such as roads, freshwater, and septic systems moving forward. While infill development can be supported, Seabird Island Band should avoid rezoning and subdivision proposals that would increase population density in this area.

Areas south of the Canadian Pacific Railroad tracks are at the highest risk of flooding. Lands in this area where future development occurs will need to be raised (with structural fill to Accommodate) to provide a safe place for development and/or levees and other flood protection must be constructed. Levees are expensive to construct and the government of Canada's funding formula favors developed lands with higher financial values, so levee construction may need to be funded through being a part of new development in the flood-prone areas. Flood protection must be done in a manner that does not harm the traditional fishing and cultural areas along the river. Flooding on the north side of the railroad tracks can come overland from Stó:lō or from water backing up in Sqémelech to the community core area.

The most likely way that the flood threat will be mitigated during the development of new buildings and neighbourhoods will be through the importation of fill soil. This soil must be structural fill free from contamination. Special care must be given that elevating one area does not adversely affect other, lower-lying areas, such as the existing community.





4.0 General Policies

The following General Policies are to be applied to each Seabird Island Band Land Use Designation area illustrated in the Land Use Map and described in the following land use designations. The General Policies are not repeated in subsequent policy sections but should be referred to when considering development/conservation in these areas. Policies for Housing, the Business Park, and Parks and Recreation are included as Sections 8.0, 9.0 and 10.0.

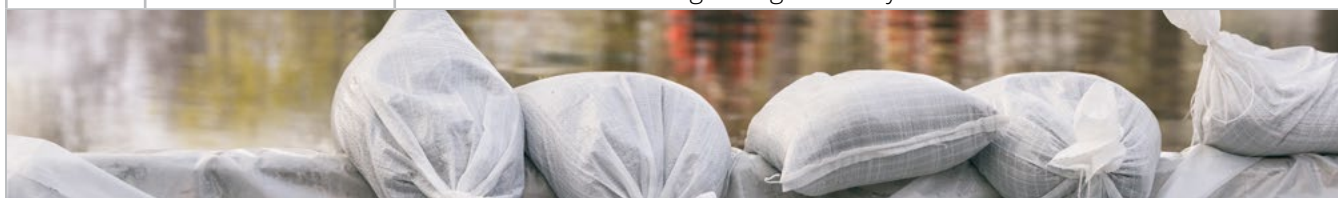
Policy #	Policy Title	Description
		
LAND DEVELOPMENT		
a.	Jurisdiction	New development (i.e., post ratification of the Land Use Plan) on Seabird Island lands including Seabird island band-held or Certificate of Possession (CP) lands, must follow the policies and land use designations of this Land Use Plan and adhere to all other applicable legislation/regulations including environmental, health and safety, etc.
b.	Zoning Law	Development must be zoned appropriately in accordance with the Zoning Law - once adopted - unless approval from Seabird Island Band is granted.
c.	Concept Plan	As a precondition to development, applicants shall prepare a concept plan to be approved by Seabird Island Band.
d.	Development Permit	A Development Permit is required for all new developments on Seabird Island Band lands.
e.	Leaseholder Obligations	Leaseholders must follow Seabird Island Band the applicable policies and regulations for minimizing risk to Seabird Island Band from environmental contamination.
f.	Templates	Seabird Island Band should develop templates for Economic Development Permits and Headlease/Sublease Agreement.

g	Soil Deposit, Removal, and Transport Law	Seabird Island Band should consider adoption of a Soil Deposit, Removal, and Transport Law.
h.	Stormwater Management	Development should incorporate Low Impact Development (LID) for stormwater management to reduce pollution in the river, reduce the need for watering vegetation in maintained lawn areas, and reduce flooding events.
i.	Community-use Areas	Seabird Island Band will identify locations and/ opportunities for expanded community areas and/or infrastructure to further accommodate the needs of members, including elders and youth activities, and land-based trauma recovery programs.
j.	Green Building	Seabird Island Band -funded development should consider green building design with a focus on water and air quality, efficient waste management, and LEED certification.
k.	Building Code	New development will meet and/or exceed the standards identified in the BC Building Code (2018).
l.	Environmental Enhancement	SBI favours development that promotes the connectivity, preservation, and enhancement of the natural environment, including for the watercourses that flow through our lands.
m.	Contaminated Sites	As part of the land development process, the risk of site contamination must be addressed.
n.	Environmental Features	Development must preserve and enhance significant existing environmental features in accordance with this Land Use Plan and the Environmental Management Plan, and promote the restoration of connectivity between these features.
o.	Setbacks from Watercourses	<p>To protect aquatic life, Seabird Island Band will explore a possible regulation could be requirement of an appropriate setback from the high water mark is required for all creeks and watercourses (as a starting point 30m) and/ or determined and approved by Seabird Island Band and in consideration of applicable provincial Riparian Areas Protection Regulation (RAPR) and Department of Fisheries and Oceans (DFO) standards. Upon its discretion, Seabird Island Band would the right to increase this setback (e.g., to 40 m).</p> <p>If development were proposed in the vicinity of a creek or watercourse, the developer would need to submit a report by a professional biologist indicating that the setback has been maintained and appropriate construction mitigations have been employed and that development will not cause impacts to the creek or watercourse.</p>
p.	Stormwater Management Plan	Seabird Island Band should complete and implement a Seabird Island Integrated Stormwater Management Plan (ISMP) to formalize the operational constraints, environmental impacts, and appropriate performance requirements for subdivision-scale and individual lot agricultural, industrial, commercial, and residential wastewater management. (as mentioned in the IFEMP)



CULTURE AND ARTS

q.	Cultural Precinct	Seabird Island Band should establish a cultural precinct, which may include a museum and/or an interpretive cultural centre, etc.
r.	Gateways (Xálh)	Signage shall be provided at gateways (Xálh) to Seabird Island Band lands (e.g., the two entrances to our lands on Highway 7) so that entering our territory is acknowledged and easily identified.
s.	Erosion	Seabird Island Band will undertake erosion studies to confirm the boundaries of this the Cultural Use and Access Area and to protect it from future erosion by the Fraser River.
t.	Vegetation Retention	Retain mature vegetation and tree cover wherever possible in identified cultural areas.
u.	Cultural Setback	Community engagement shall be undertaken by the Lands Advisory Committee and/or other formal committees for any land disturbance in cultural setback areas.
v.	Access to Cultural Areas	Regulate access by non-members through signage to promote respectful and compatible use of cultural areas.
w.	Public Art Bylaw	Seabird Island Band will consider requiring commercial and industrial projects and large residential projects (over 20 units) shall provide on-site art as part of the project. An in-lieu fee can be paid instead. Typically, the cost of the art installation is 0.45% or 0.5% of project cost. This will help establish a cultural presence along Highway 1 and provide opportunities for local artists.
x.	Halq'emeylem Language	Utilize Halq'emeylem names to identify environmental features (i.e. creeks) and landmarks in signage, documentation, and reports. English will be included as a secondary language to aid comprehension until such a time as it is no longer needed.
y.	Site of Cultural Significance	Preserve and maintain sites of cultural significance. These may include spiritual retreat sites and traditional recreational areas.
z.	Archaeological/ Cultural, and Traditional Knowledge	Adhere to the Stó:lō Heritage Policy as the regulating authority for archaeological and heritage assets on our lands. In addition, the use of traditional knowledge will be encouraged as part of land development. Upon adoption of a Seabird Island Band Heritage manual, the Seabird Island Band document will be the regulating authority.



EMERGENCY RESPONSE, FLOODING, AND FIRE

aa.	Flood Risk	Development must address the risk of flood. Development shall comply with the Seabird Island Band Flood Construction Level.
bb.	Emergency Services	Emergency services shall be located in areas that allow for rapid response times, with the lowest probable chance of damage from natural disasters.

cc.	Electrical and Mechanical Equipment	Electrical and mechanical equipment, especially emergency generators shall be installed above the flood construction level.
dd.	Flooding/Net Fill	Development in one area must not adversely affect low-lying areas elsewhere on Seabird Island Band lands.
ee.	Sinkholes	Seabird Island Band will examine the threat from sinkholes, especially in the existing community core. Sinkholes have formed in the past on our lands (e.g., along Alexis Drive and in Strawberry Island). Sinkholes are being caused by decomposition of water left buried on-site at the time of the development of the neighborhoods. This practice should be avoided for future development.
ff.	Fire and Smoke Regulations	Burning (including campfires) shall only be permitted in areas established by Seabird Island Band, and should adhere to the BC Open Burning and Smoke Control Regulations until an equivalent Seabird standard has been developed.
gg.	Road Elevations and Access	Development and infrastructure upgrades, including for roads (e.g. Chief Hali Road, Seabird Island Road, etc.) shall consider and accommodate for the risk of flood through appropriate construction elevations to minimize the inundation of roads during a flood events, in order to maintain access routes to Seabird lands.



INFRASTRUCTURE

hh.	Residential Streets	New residential streets shall include sewer, water, and stormwater utilities, buried underground power and communications infrastructure, and potentially, street trees.
ii.	Streetscapes	New non-residential and multi-lot residential development(s) shall create safe, pedestrian friendly and aesthetically pleasing streetscapes. Development and design shall improve the walking experience. Improvements include (but are not limited to) increased sidewalk width, seating areas, flower boxes, bike racks, etc.
jj.	Connectivity	Multi-use trail system(s) shall integrate open space and green corridor networks connecting residential, commercial, and community use areas and community nodes within those larger areas, through multi-use pathways, sidewalks, and trails that are wheelchair and walker accessible.
kk.	Lighting	Public spaces and streets shall be appropriately lit, incorporate fixtures that direct light to the street, pathways, and/or to the front of the building(s) to provide safety for users and reduce the impact of light pollution ("dark sky policies").
ll.	Waterfront Trails	Seabird Island Band should explore the development of a continuous waterfront trail along the Fraser River and Maria Slough.
mm.	Renewable Energy	Seabird Island Band will promote energy security and self-sufficiency through energy development (e.g., solar installations in agricultural areas, passive housing design, building massing and siting, etc., updating the 2014 Energy Plan).



5.0 Land Use Designations

Land use designations are intended to establish a vision for practical land use areas throughout Seabird Island Band lands. The land use designations are established so that future development occurs in appropriate areas and that land is allocated in a way that meets the community vision, values and principles. The designations set out broad management objectives and provide general guidelines on allowed uses for designated land use areas.

The General Policies in Section 4.0 are to be applied to each Seabird Island Band Land Use Designation area illustrated in the Land Use Map and described in the following land use designations. Policies for Housing, the Business Park, and Parks and Recreation are included as Sections 8.0, 9.0 and 10.0 and apply to Land Use Designation areas, where appropriate. The General Policies are not repeated in subsequent policy sections but should be referred to when considering development/conservation in these areas.

5.1 Land Use Map

Seabird Island Band Land Use Designation Map defines specific land use areas (See Appendix B for this map). Section 4.0 provided a set of general policies that are to be applied to all of the Seabird Island Band lands. Sections 5.3.1- 5.3.11 identify the different land use areas and describe the overall vision for each specific area and include a series of policies that will help to achieve the land use visions.

5.2 Land Use Types

Section 5.3 describes each planning area and included uses permitted within their boundaries. The following section details these uses.

Agricultural:

This use 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. Compatible event use is permissible subject to compliance with Seabird Island Band laws and permits.

Cemetery:

This use is for the cemetery and supporting infrastructure (parking lot, etc.). Cultural spaces are also permitted uses.

Commercial:

Service Commercial:

This use includes suitable complimentary uses such as larger retail activities (grocery store, big box store), restaurants, gas stations, storage units, multi-storey office buildings (up to three storeys), tourism-oriented uses, such as campgrounds, RV parks, and hotels that serve a region-wide clientele. Service Commercial uses should be compatible with surrounding uses and be designed to screen adjacent residential and recreational uses from blank walls, loading docks, and storage areas.

Local Commercial:

The use includes smaller commercial services geared toward patronage generally by local residents, such as single-story office spaces, hair salons, restaurants or community kitchen, and smaller stores that do not require much parking (art/art supplies store, traditional medicine store or practice). This list is not exhaustive; however, any use should be compatible with surrounding uses. Local commercial uses can be part of mixed-use development, for example, serving as the ground floor of a multi-story residential building. This use should be concentrated along Chowat Road in the Texwqemel and Quomexweth neighbourhoods.

Cultural:

This use has been included to preserve lands for cultural use for Seabird Members. Cultural uses are predominantly along Stó:lō, but there are scattered sites throughout our lands. Key access points for community members are identified to ensure our community can freely access the river. Any development approvals on the adjacent lands are to take into consideration the need to provide a buffer of a 100 meters from the river.

Institutional:

This use includes public and semi-public uses. Examples of these uses include schools, Seabird Island College, the Band office, health care facilities, a longhouse, public works facilities, and public safety buildings. Semi-public uses include religious institutions and utility facilities.

Light Industrial:

This use 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. Multi-story office buildings are also a permitted use. Outdoor storage, sales and service, agricultural processing are permitted, however storage areas should be buffered visually from streets and neighboring uses.

Natural:

This use 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.



Recreational:

This use includes parks and other recreation facilities. These uses can be large, like soccer fields or smaller like playgrounds. The use also covers facilities, such as boat launches and trails. These uses should be interspersed among other uses.

Residential:

This use includes all forms of housing including detached single family homes, duplexes, triplexes, apartments, and townhomes. Home based businesses may be considered if and where appropriate. Tiny home developments are permitted. Unless specifically approved for non-Member market housing or temporary rental accommodation, this designation area is intended for housing for Seabird Members.

5.3 Development Areas



Titawlechেম



Qwoméxweth'



Texwqemel



**Shxwoxwelstexw ye
Silelyólexw**



Sth'eméxwelets



Slay:li



Wolich



Sqémelech



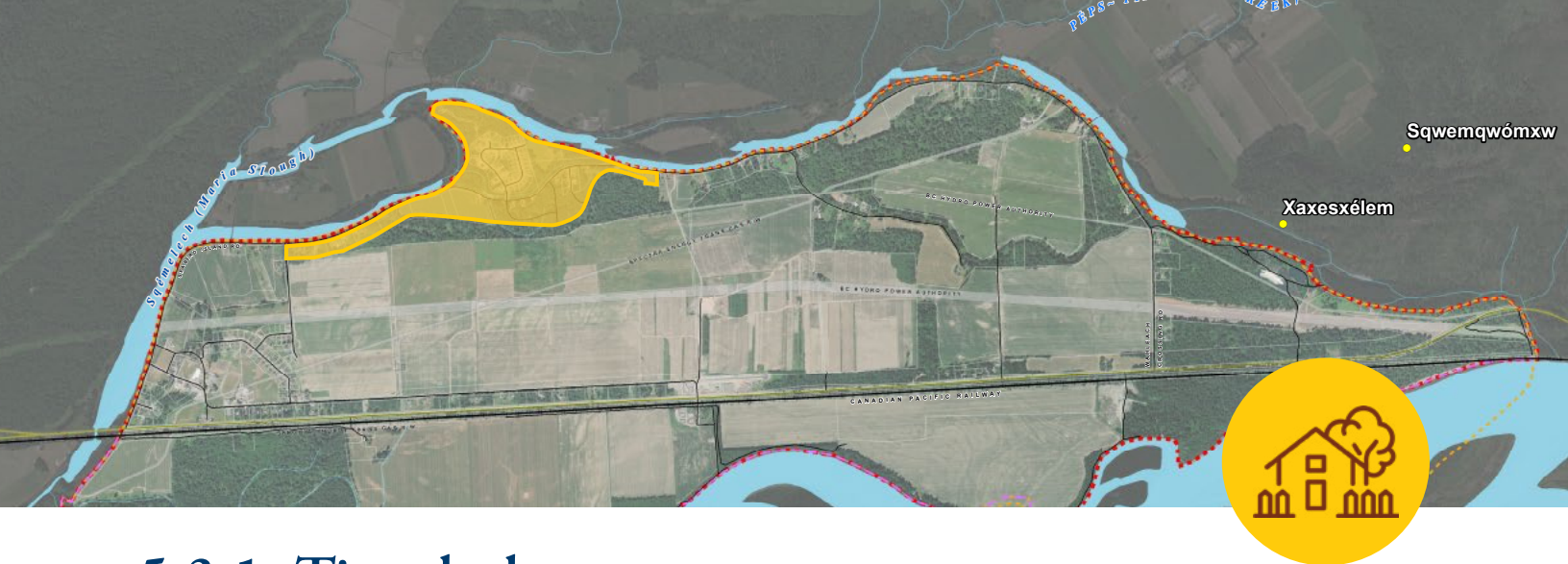
Stó:lō



Sihím



Sq'éwqel



5.3.1 Titawlechem

Titawlechem is an arm of Sqémelech near Strawberry Island and means “going backwards with your canoe”

Titawlechem is an established residential area within our community that encompasses Strawberry Island, as well as residences along Seabird Island Road. This area borders the waterways of Sqémelech and Titawlechem, is low-lying and one of the more flood prone areas on Seabird Island. There are existing homes in this area, mostly in the Strawberry Island neighbourhood. The lots are generally similar in size to the lots in the community core (approximately 0.35 acres). Lots outside of the Strawberry Island neighbourhood are generally a little larger. The homes (outside Strawberry Island) are on septic systems and wells. Our community envisions little change in the land use in this planning area. However attention should be given to improving park space within Strawberry Island, and raising Seabird Island Road to protect existing housing.

OBJECTIVES

- Maintain a pleasant neighborhood for our Members
- Create new opportunities for play and family get-togethers by improving the park space
- Improve safety through better flood protection

PERMITTED LAND USES

- Residential
- Cultural
- Institutional
- Recreation

Policy #	Policy Title	Description
a.	Flood Avoidance	New residential and institutional development must adhere to the Flood Construction Level (FCL) to reduce flood risk and increase resiliency.
b.	Park Space in Neighborhoods	Residential neighborhoods should provide park space within 400 meters of all homes. A person should not need to cross a major street to access the nearest park area from their home.
d.	Road Access to Community Water Supply	Seabird Island Band supports infrastructure upgrades to roads that provide access to the community water supply. Road upgrades shall be constructed to an appropriate elevation that allows for access in the case of a flood event.



5.3.2 Qwoméxweth'

Qwoméxweth' was a village at the south end of the island along Sqémelech. It refers to “a lumpy type of clay -- clay that is lumpy like the knuckles on your fingers .”

Qwoméxweth' is the site of our current community core and includes a field to the north of the existing development. The area is some of our lowest land and the most prone to flooding, both from Stó:lō and from waters backing up in Sqémelech. Our community buildings, schools, and most of our homes are located within Qwoméxweth'. The community buildings are at capacity and need to be expanded. Most of these buildings are also nearing the end of their useful lives and will need to be replaced with new facilities. These facilities will likely be constructed elsewhere on our lands at higher elevations.

As community buildings are constructed elsewhere, Qwoméxweth' will become a predominantly residential area. Housing in Qwoméxweth' will remain and more units will likely be constructed in the near-term just north of the existing homes on Sth,l:Tsem Drive. Any new development will be elevated above the flood construction elevation.

The areas where the community building is now will likely become recreation spaces, complementing the existing sports fields, cultural uses, or stormwater mitigation areas. In the long-term, these areas may be redeveloped as walkable residential areas once the areas of higher ground in Texqemel have been built out.

A site that is currently agricultural land at the north end of the area has been identified as a potential location for a long house. The Cultural Centre site has also been identified on this land, which could create the beginnings of a cultural district in this area.

Access to Qwoméxweth' will be modified for improve driver safety. The intersection of Seabird Island Road and Loughheed Highway will be closed, due to poor sight distance and lack of space to accelerate when turning onto the highway. Another connection between the community and the highway is anticipated within Qwoméxweth', most likely an extension of Pipeho:M Road. This will increase traffic on Pipeho:M Road and may require some upgrades to the road and special care given to hazards from blowing snow.

1. Translation provided by Keith Carlson

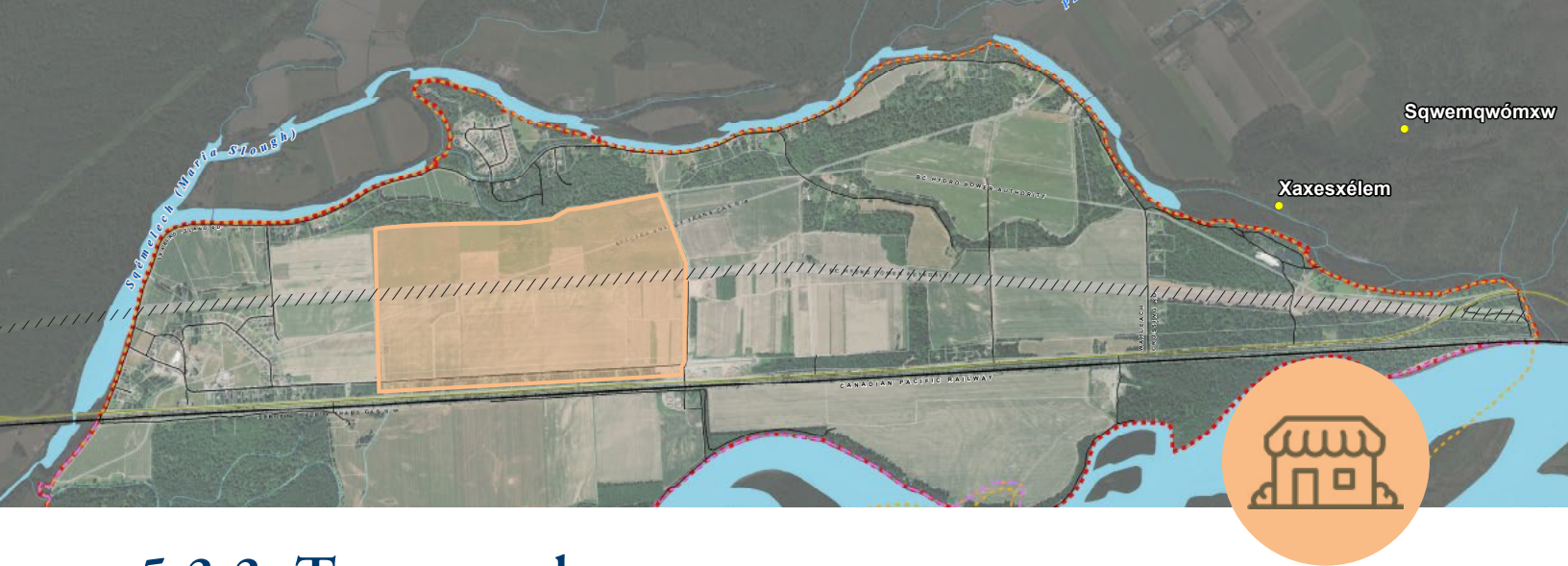
OBJECTIVES

- Create a place to live, work, and play
- Improve safety through better flood protection
- Create a walkable community with pedestrian and street connections to new development areas
- Modify access to Lougheed Highway by creating a new road connection north of the Seabird Island-Lougheed Highway intersection
- Prioritize moving the fire hall to an area with reduced probability of flooding to protect the facility and staff, as well as reducing the chance that the facility will be isolated during flood events
- Create a cohesive Cultural District
- Improve parkland behind the fire hall

PERMITTED LAND USES

- Residential
- Institutional
- Recreational
- Agricultural

Policy #	Policy Title	Description
a.	Fire Hall	The Seabird Island fire hall shall be located to an area that allows for rapid response times, with the lowest probable chance of damage from natural disasters.
b.	Obsolescence of Community Facilities	Upgrades to, redevelopment of, and/or new development community facilities must consider projected population growth and prevention of inundation from flooding.
c.	Space for Community Programming	Appropriate buildings and/or outdoor spaces shall be repurposed for expanded community programming to further accommodate the needs of members, including Elders and youth, and to accommodate land-based trauma recovery programs.
d.	Seabird Island Road	Infrastructure upgrades to Seabird Island Road must consider and mitigate against the risk of flood through appropriate construction elevations.
e.	Seabird Island Road and Lougheed Highway	Because of safety concerns, Seabird Island Band will explore changes to the Seabird Island Road-Lougheed Highway intersection, most likely closure and creation of a new access at Pipeho:M Road.
f.	Major Gateway (Xálh)	Major gateways (Xálh) (e.g. Seabird Island Road intersection with Lougheed Highway) shall incorporate large signage and art pieces welcoming drivers along the highway to our lands.
g.	Snow on Pipeho:M Road	Seabird Island Band will investigate ways to mitigate strong winds and snow drifting onto roads, especially along Pipeho:M Road north of the main residential area. For example, windbreaks of trees may be utilized.



5.3.3 Texwqemel

Texwqemel means “Forever Springs” and is a spring near the center of the island.

Texwqemel is envisioned as the new growth area for our community, as the danger of flood is less than in Quomexweth. Texwqemel is the area north of the existing core (Quomexweth) extending to Chief Hali Road and currently supports agricultural uses, except for the gas bar at the corner of Chief Hali Road and Chowat Road. The area will be a mix of residential, institutional, commercial, and recreational uses. Commercial uses will be concentrated on Chief Hali Road and along Chowat Road. Public buildings may also line Chowat Road, as well as be integrated with the residential uses further to the west. The commercial area along Chief Hali Road will serve local residents, as well as visitors from surrounding communities. Commercial development along Chowat Road will mostly serve the local community. The location for a new Longhouse has been tentatively identified at the south end of this area.

Development will occur east of the BC Hydro lines and easement. Housing will be denser than the neighborhoods in the existing core with a range of single family homes and a greater number of apartment and townhomes, including potential apartments above commercial uses along Chowat Road. For those residential areas along Chowat Road specific landscaping designs for health and safety and noise control must be considered. The area west of the BC Hydro easement will remain as land set aside for future development. The land can still be leased for agriculture or used for stormwater facilities to compensate for any soil filling done in the development areas. Development adjacent to the BC Hydro lines should use the area within the easement for parking areas or recreational spaces and trails. Small orchards may be possible, depending on the type of crop and approval from BC Hydro. Smaller stormwater facilities may also be accommodated within the easement. This area is named for a spring north of the BC Hydro easement near Chief Hali Road, so issues with a high water table should be examined before development.

Any street connection to Chowat Road or Lougheed Highway in this area should serve as gateways (Xálh) including signage and art.

OBJECTIVES

- Create a place to live, work, and play
- Support locally owned small businesses, including those oriented to arts, history, culture, and community development to meet the daily needs of community residents.
- Commercial uses within Texwqemel should be sensitively designed to promote the safety of children and other community members.
- Improve safety through better flood protection
- Maximize usage of the easements
- Increase economic opportunities
- Create a walkable community with recreational, institutional, and commercial uses with easy pedestrian access to these uses from homes

PERMITTED LAND USES

- Residential
- Service Commercial
- Local Commercial
- Institutional
- Recreational
- Agricultural

Policy #	Policy Title	Description
a.	Park Space in Residential Neighborhoods	Residential neighborhoods shall provide park space within 400m of all homes. A person should not need to cross a major street to access the nearest park area from their home.
b.	Mix of Residential Building Types	Development shall include a mix of housing options including single housing and multi-housing units of medium density housing types (e.g. townhouses, apartments, duplexes, possibly senior and hospice, etc.) that will meet the needs of all community members at different stages of life.
c.	Residential along Chowat Road	For those residential areas along Chowat Road, specific landscaping designs for health and safety and noise control must be considered.
d.	Secondary Dwellings	Secondary dwellings must be approved by Seabird Island Band, comply with BC Building Code standards and zoning requirements, and provide sufficient site servicing that adheres to local and/or provincial health regulations regarding sewer/septic and water.
e.	Proximity to Public Transportation	Commercial development shall be designed to support public transit into and out of Texwqemel and bus stops will be appropriately sited in both residential and commercial areas.
f.	BC Hydro Easement	The BC Hydro easement shall be utilized for agricultural use, stormwater facilities, paths, and/or parking for commercial development, if feasible (work with BC Hydro for approvals).
g.	Major Gateway (Xálh)	Upgrades to the intersection of Chief Hali Road and Lougheed Highway shall include large signage and art pieces welcoming drivers coming into our community to work or shop.
h.	Outdoor Common Areas in Multi-family Developments	Multi-family development shall incorporate adequate outdoor space to be used as a common area for family gatherings and/or other community uses.
i.	Commercial Development	Small scale commercial development shall be located along Chowat Road to serve the needs of the community. Larger commercial development shall occur along Chief Hali Road east of the BC Hydro lines to serve both community members and the wider public, providing employment opportunities and tax revenues.
j.	Design Guidelines	Seabird Island band will create Design Guidelines which shall be followed by all new industrial and commercial developments. These Design Guidelines will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the vision of Seabird Island Band Nation. All industrial and commercial and developers must comply with the adopted Design Guidelines.



5.3.4 Shxwoxwelstexw ye Silelyólexw

Shxwoxwelstexw ye Silelyólexw means “We lift you up high the (plural) elders of generations” or “We honour our Elders”

The Shxwoxwelstexw ye Silelyólexw area includes the existing cemetery, as well as the wooded lands to the east and south and will be a quiet place for reflection. This area will remain as it is, otherwise undeveloped, except for cemetery expansion to the east and north and potentially for other cultural facilities. Residents indicated that there are cultural sites in this area in addition to the cemetery. Chief Hali Road, along the area’s northern edge will be improved and become a more prominent travelway on the island, providing emergency access to Strawberry Island in case of flooding. The community burning area is adjacent to the cemetery. Proper protocol for the burning area requires an isolated locale. Traffic on Chief Hali Road will increase, so a new site should be found. The burning area can be accommodated in the area, but should be away from vehicle and pedestrian traffic.

OBJECTIVES

- Create a place of peace and reflection
- Expand the cemetery, so that more Members may be buried on our lands with family
- Upgrade Chief Hali Road for emergency access

PERMITTED LAND USES

- Cemetery
- Cultural

Policy #	Policy Title	Description
a.	Cemetery Expansion	As appropriate, Seabird Indian Band will undertake a needs assessment to determine land allocation for future cemetery needs and upgrades.
b.	Community Burning	Seabird Island Band will work with Members to find an appropriate site for the community burning area.
c.	Permanent Use	Lands used for cemetery purposes are considered a permanent use.
d.	Surrounding Land Use	Seabird Indian Band shall give special consideration when contemplating any development adjacent to important cultural sites including cemeteries/ burial grounds. Lands surrounding Cemetery land uses shall consider the sensitive nature of this land use.



5.3.5 Sth'eméxwelets

Sth'eméxwelets is (WAITING FOR TRANSLATION)

Sth'eméxwelets encompasses the southeast portion of our lands, which have remained natural, while other parts of the island have been developed for homes, agriculture, community use and commercial uses. This is a low-lying area criss-crossed by old river channels and is mostly forested. Stó:lō flows along the east side of this area. Stó:lō has been our highway and provided us with sustenance since time immemorial. Improving access to this area for fishing is a community priority, as the railroad lines limit the number of ways to get to the river and the only infrastructure in the area in small dirt roads. Because of the significance of the area and the presence of several cultural sites in this area, development will be limited to improvements to river access, cultural uses, and picnic areas/shelters. A 100 meter cultural setback along the river will remain in effect.

Erosion is reducing the lands along the river. Erosion studies should be undertaken to investigate mitigations to protect this area for the future.

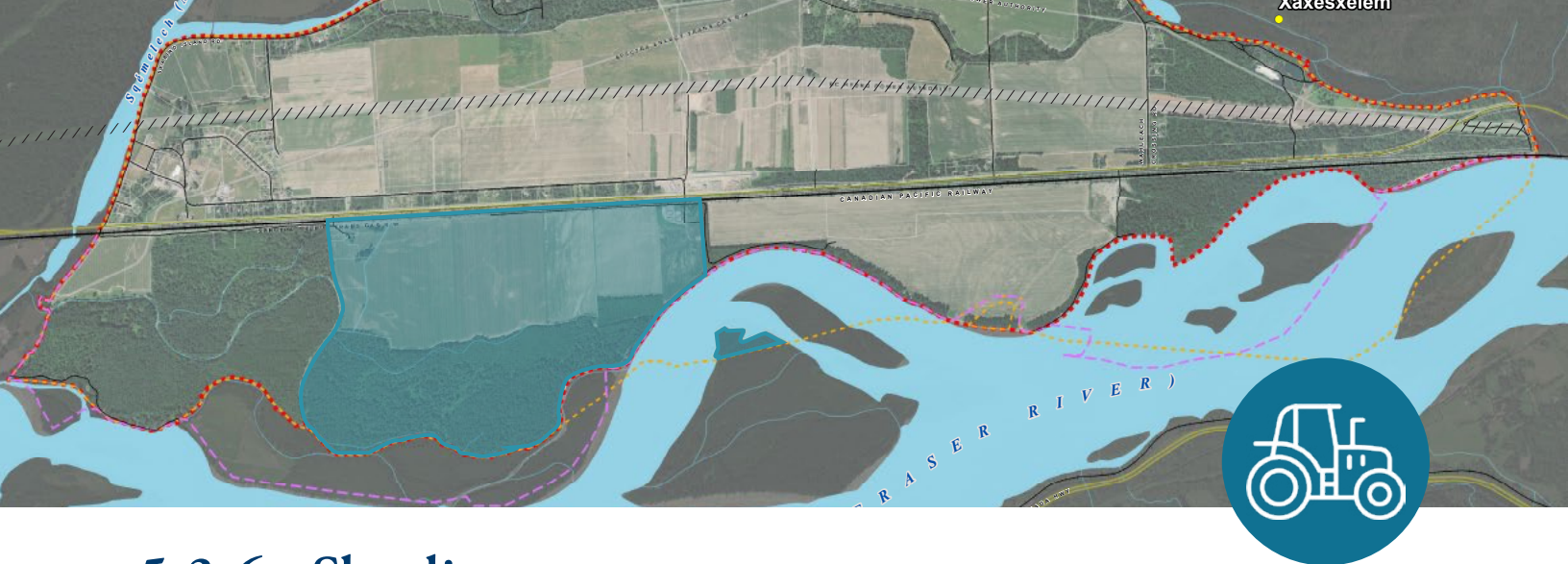
OBJECTIVES

- Create a place to recreate and practice our traditions, especially fishing
- Avoid developing the area, due to flood hazard, expect for recreation purposes
- Improve access to Stó:lō
- Preserve habitat

PERMITTED LAND USES

- Natural
- Recreation
- Cultural

Policy #	Policy Title	Description
a.	Forested Areas	Existing forested areas shall be maintained to provide ecosystem services (e.g., prevent erosions, provide enjoyment of nature, etc.) unless determined suitable for potential revenue generation by Seabird Island Band.
b.	Access to Stó:lō	Access to Stó:lō for use by the community shall be maintained and improved.
c.	Cultural Sites	Cultural sites shall be protected.
d.	Environmental and Cultural Significant Area	Sth'eméxwelets is recognized as an environmentally and culturally significant area and should be conserved accordingly.
e.	Environmental Integrity	Recreational use must consider and respect the environmental integrity of the area.



5.3.6 Slay:li

Slay:li is a location associated with wild celery and cow parsnip.

Slay:li is the area between Lougheed Highway and the river south of the Chief Hali Road intersection. The area is currently used for agriculture with some forested land on its eastern fringes. We envision this land will remain mostly in agricultural use with economic development occurring at the northern portion of the area with potential redevelopment of sheds as storage and an existing house as a business incubator. There is also potential for an RV Park in this area. A portion of the forested area may also be converted to agricultural use, including greenhouses. There is road access to Stó:lō in this area which must be maintained or improved. This is in a low-lying area prone to flooding. Any new structures should be elevated above flood levels.

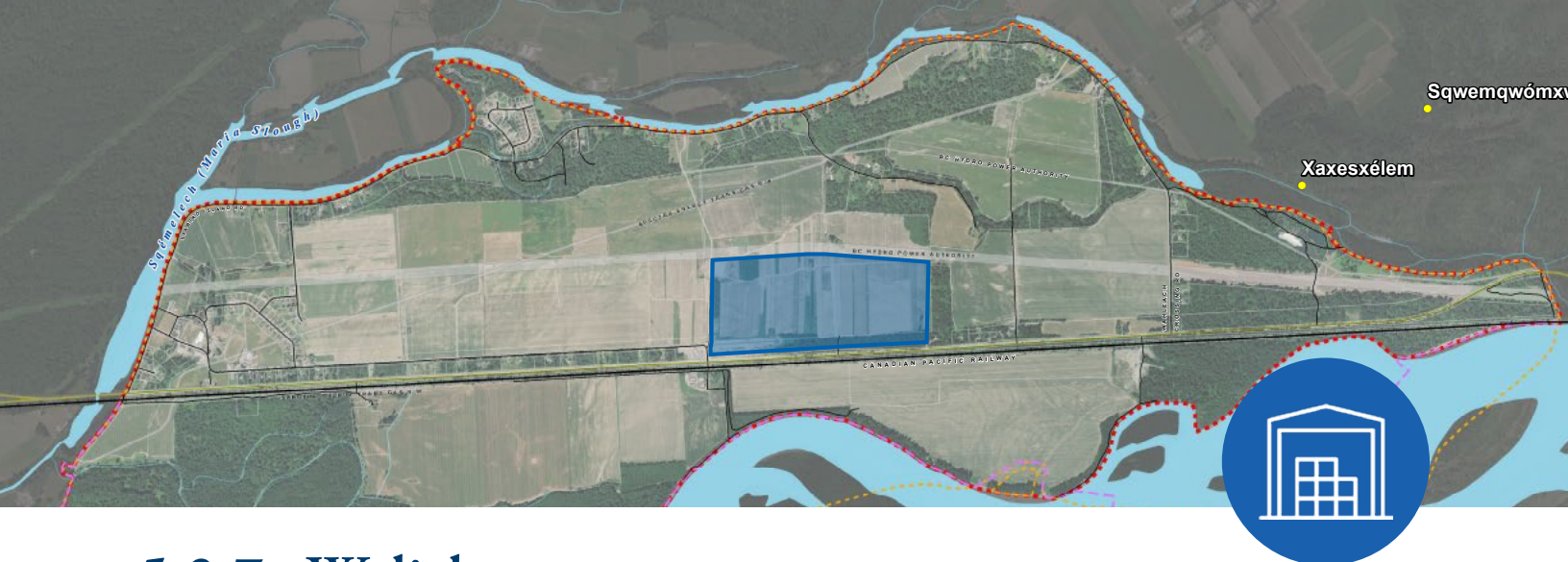
OBJECTIVES

- Maintain or improve access to traditional fishing and cultural areas along Stó:lō
- Maintain agricultural uses for community income through leases
- Potentially cultivate the land to feed our community with the addition of greenhouses
- Preserve and protect the quality of our soil
- Create economic development opportunities through reuse of existing buildings
- Develop an economic incubator which will encourage the growth of additional business opportunities.

PERMITTED LAND USES

- Agricultural
- Commercial
- Cultural
- Institutional
- Natural
- Recreation

Policy #	Policy Title	Description
a.	Rail Crossing Safety	Upgrades to rail crossing must consider safety and concerns identified by Seabird Island Band including, safer access to development in this area, as well as the Stó:lō area to the north.
b.	Access to Stó:lō	Access to Stó:lō for use by the community shall be maintained and improved.
c.	Soil Quality	Seabird Island Band will protect the quality of its soils through the development of a Soil Deposit, Removal, and Transport law
d.	Food Security	Seabird Island Band will utilize its agricultural lands to increase food security for its members, while also pursuing revenue generation for agricultural uses
e.	Economic Development	Seabird Island Band will pursue reuse of structures for economic development, where feasible, and expand such facilities to encourage new community member-owned businesses.



5.3.7 Wolich

Wolich is the name of the old train station on our lands.

Wolich, at the northwest corner of Lougheed Highway and Chief Hali Road will become the commercial centre on our lands. This area will be home to office, retail and light industrial uses. These uses must be designed in an architecturally attractive manner and should strive to include cultural elements in their design. Parking lots should be screened and buildings should screen loading docks and storage areas. Portions of this area are moderately prone to flooding. Any new structures should be elevated above flood levels.

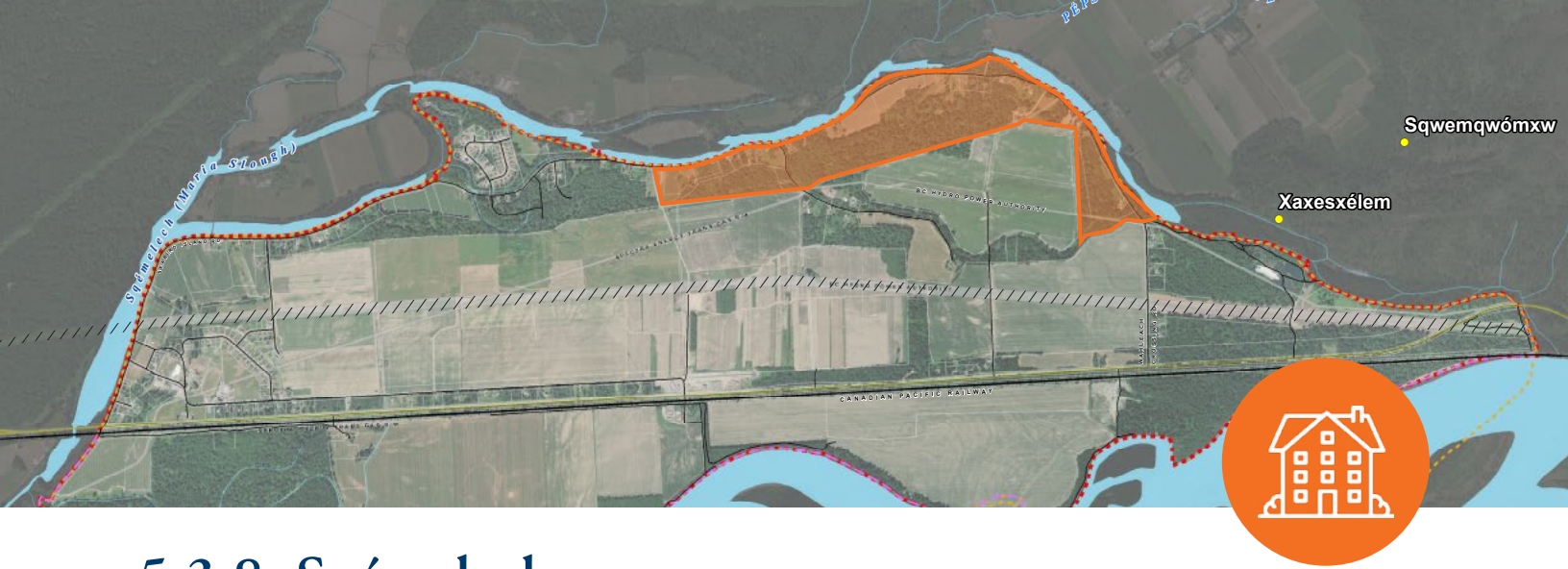
OBJECTIVES

- Provide opportunities for increased jobs and revenues.
- Provide opportunities for locally owned businesses.
- Present attractive facades to Lougheed Highway and smaller streets.

PERMITTED LAND USES

- Agricultural
- Commercial
- Light Industrial
- Institutional
- Natural
- Recreation

Policy #	Policy Title	Description
a.	Design	Industrial development shall include buffers (visual/noise) and associated site design to mitigate potential impacts to adjacent land uses.
b.	Truck Traffic	Seabird Island Band will determine and demarcate a truck route between this area and Lougheed Highway to keep large vehicles away from residential uses and may require a traffic impact assessment with associated development applications to identify and mitigate potential traffic impacts.
c.	Design Guidelines	Seabird Island band will create Design Guidelines which shall be followed by all new industrial and commercial developments. These Design Guidelines will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the vision of Seabird Island Band Nation. All industrial and commercial and developers must comply with the adopted Design Guidelines.
d.	Access to Public Transit	Commercial development shall be designed to support public transit into and out of Wolich and bus stops will be appropriately sited for employee and shopper access.



5.3.8 Sqémelech

Sqémelech is Maria Slough and means calm water at bottom [of Seabird] Island.

Sqémelech is the area along Seabird Island Road east of the cemetery along Sqémelech and Seabird Island Road. There are existing homes in this area, generally on larger lots than in the Community Core. These homes are on septic systems and wells. Except immediately adjacent to streambeds, the area is at a low risk of flooding. Our community envisions little change in the land use of this planning area, due to a lack of infrastructure.

OBJECTIVES

- Maintain a pleasant neighborhood for our members

PERMITTED LAND USES

- Residential
- Cultural
- Institutional
- Recreation

Policy #	Policy Title	Description
a.	Sqémelech Restoration	Seabird Island Band will pursue restoration of flow for Sqémelech to decrease eutrophication, encourage salmonid spawning, and restore traditional food resources.



5.3.9 Stó:lō

Stó:lō is the Fraser River.

Stó:lō is named for the river that has supported our community since time immemorial and includes the lands between Lougheed Highway and the river, generally between Wahleach Road and Chief Hali Road. This land has been cleared and used for agricultural purposes, except for a band of forest along the river. This low-lying area is among the most flood prone area of our lands. Access is gained via two dirt road crossings of the railroad tracks at the north and south ends of the area. These roads provide access to the river and should be maintained or upgraded, as the roads run close to the top of bank and could be subject to washout. The community has envisioned this land for economic development, most likely as a site for light industrial development. Any development should be elevated above flood elevation and/or protected by a levee. The site is also appropriate for tourism development, such as an RV Park or campground, as these uses are more resilient to flooding than others. Because of the cultural importance of the river, a 100 meter cultural setback should be established along the river.

OBJECTIVES

- Create a place to recreate and practice our traditions, especially fishing
- Protect our river by establishing a 100 meter cultural setback
- Improve community access to Stó:lō
- Create economic development opportunities for our community to generate revenues which will support and supplement community services and programs.
- Become more self-sufficient through own source revenues.
- Provide more opportunity for long term career opportunities, jobs and training for our members and surrounding communities.

PERMITTED LAND USES

- Natural
- Recreation
- Cultural
- Light Industrial
- Commercial
- Institutional

Policy #	Policy Title	Description
a.	Design Guidelines	Seabird Island Band will investigate create and adoption of design guidelines for light industrial uses, so that appropriate architecture, landscaping, and site design are applied for these developments with an emphasis on screening storage and mitigating effects on the cultural setback along the river
b.	Cultural Setback	The 100 meter cultural setback along the river must be maintained and development must mitigate against any potential impacts to the cultural setback.
c.	Parking and Loading Areas	Light industrial development shall provide adequate on-site parking and loading areas. Loading areas should be screened from adjacent uses.
d.	Community Benefit	Industrial development shall consider long term career opportunities, and jobs and training for our Members and surrounding communities, and enable self-sufficiency through own-source revenues.
e.	Access for Cultural Areas	Access shall be maintained to traditional cultural areas and fishing grounds along the river for use by the community.
f.	Spur Dykes	Spur dykes shall be maintained and upgraded, as needed.
g.	Transportation	Development shall provide safe transportation connections from industrial areas with other areas of the community and encourage multi-use transportation options.
h.	Mitigation	Any development intended for light industrial activities that include the manufacturing, processing, repairing, altering, storing, distributing, transferring, or treating of products must demonstrate: <ul style="list-style-type: none"> • Traffic impacts are adequately mitigated; • Negligible impacts related to odour, smoke, dust or other air pollution is adequately mitigated; • Light pollution and noise is adequately mitigated; • Off-site impacts from the storage of dangerous goods are negligible; and • Operation is limited to restricted hours as determined by Seabird Island Band.
i.	River Protection	Riverfront industrial development shall be located, designed and operated to ensure that there is no discharge of harmful material into the marine environment from on-site activities or boats.
j.	Environmental Impact Assessment	To support the Mitigation policy above, all industrial development applications must demonstrate that there will be no adverse impacts on the natural and cultural environment, including but not limited to: ground and surface water, soil quality, noise, air quality, wildlife, vegetation, and cultural sites. If impacts are expected, the application must demonstrate how these will be mitigated including reclamation plans if applicable. Proposals must be able to show that the development would provide substantial benefits for Seabird Indian Band.



5.3.10 Slhím

Slhím means to harvest” in Halq’emeylem

The Slhím area will remain as it is today, as agricultural fields. Greenhouses and community/traditional plant gardens would also be supported in this area. These lands will continue to produce revenue for our community, and provide opportunities to feed our community. Our Members also enjoy the views of Lhílheqey within this area.

We have used our agricultural lands for economic development since the 1960s. We have grown produce, leased land for horses, developed a cattle farm, and leased the land for other agricultural uses. We will continue to use this area for economic development.

There is limited residential development on Peters Road. Individual homes may be constructed, but there is not adequate infrastructure capacity to support new neighborhoods in this area.

OBJECTIVES

- Maintain agricultural uses for community income through leases
- Potentially cultivate the land to feed our community with the addition of greenhouses and community gardens
- Preserve and protect the quality of our soil
- Upgrade Chief Hali Road to improve emergency access

PERMITTED LAND USES

- Recreation
- Cultural
- Institutional

Policy #	Policy Title	Description
a.	Soil Retention	In order to retain our lands, agricultural uses, will be restricted to uses that do not remove soils from Seabird Island. For instance, uses such as tree farms in which roots are removed along with the tree require soil removal.
b.	Community Gardens	Seabird Island Band supports the provision of areas for community gardens (e.g., traditional plant gardens, green houses, etc.) to support projects or programs for community members.
c.	Agricultural Policy	Seabird Island Band shall promote agriculture on Seabird Island for economic development and food security.



5.3.11 Sq'éwqel

*Sq'éwqel was a settlement with many pit houses and a cemetery.
It means “a turn in the river.”*

Sq'éwqel comprises the northern end of our lands on both sides of Lougheed Highway. The area is expected to maintain its current character of a wooded area with scattered residential uses. The areas along Stó:lō will be protected from development and erosion. Our goal is to improve access to the river for our Members so that we can continue to fish and harvest from the Stó:lō as we have since time immemorial. The areas around Lizzie's Lake will be more formally developed for fisheries and recreation. A long term goal for this area is to restore flow from Stó:lō into Sqémelech. With the restored flow, a hatchery is also envisioned for this area. There has been interest in developing a shooting range near Lizzie's Lake. Both a restoration of Sqémelech and a shooting range near the lake will be difficult, so siting of the shooting range must be carefully decided, especially given the noise levels associated with the use.

OBJECTIVES

- To preserve as much of the natural beauty of our lands as possible while balancing the need for growth and development
- Protect the Stó:lō's banks from erosion, while mitigating effects to the river of any constructed protection
- Retain vegetation, as vegetation in natural areas often acts to slow down flood waters during an event, which can reduce flood impacts.
- Maintain access to Stó:lō and improve fishing sites for the community
- Maintain access to Lizzie's Lake, and;
- Use the area for teaching and hunting skills; or
- Work with Provincial and Federal agencies to restore the full flow of Sqémelech
- Remediate contamination at quarry site

PERMITTED LAND USES

- Natural
- Cultural
- Recreational
- Institutional

Policy #	Policy Title	Description
a.	Sqémelech Restoration	Seabird Island Band supports the restoration of flow in Sqémelech to aid fish populations and ongoing discussions with Federal and Provincial agencies.
b.	Vegetation Retention	Seabird Island Band recognizes the benefits of vegetation at reducing for flood mitigation and will work to retain forested land, especially in the Sqewel area.
c.	Gateway (Xálh)	Seabird Island Band supports identifying our lands to those traveling on the highway through the installation of gateways (Xálh) at either end of the island.
d.	Hunting Skills	Seabird Island supports efforts and facilities to develop hunting skills for our youth and spaces for traditional teachings (e.g, shooting range, skinning, drum making, etc.). Noise should not disturb Sqémelech or residents on Wahleach Road.
e.	Access to Stó:lō and Lizzie's Lake	Access to Stó:lō and Lizzie's Lake for use by the community shall be maintained and improved.
f.	Contaminated Site	Soil contamination at a site must be remediated before redevelopment projects can proceed.



6.0 Infrastructure

Refer to the Water and Sewer Infrastructure Map in Appendix B for sewer and water system locations.

6.1 Road Access

Given Seabird Island's planned commercial, light industrial, institutional, and residential development, it is important to assess the existing infrastructure. Upgrades and problems should be identified during the planning process.

Lougheed Highway traverses the island from its southeast corner to its northeast corner. The Highway is not part of the SIB lands – the highway is surrounded by Reserve lands. There are three existing roads that intersect the highway and provide access to the developed areas of the island. Wahleach Road intersects the highway near the northern end of the Reserve, heads west and follows Sqémelech. As Wahleach Road parallels the slough as it heads south, its name changes to Seabird Island Road. Seabird Island Road intersects with the highway at the southern end of the island, near the bridge to Agassiz. Sight distance is poor at the undersized intersection; there may need to be an alternative access built to connect Lougheed Highway and Chowat Road near the community core. Access to the main developed area of the island comes via Seabird Island Road. Chowat Road parallels the highway, starting in the south of the island and intersects the highway near the middle of the island. The Ministry of Transportation and Infrastructure is interested in reducing the number of driveways access the Lougheed Highway north of the Business Park and there has been tentative planning to extend Chowat Road to Wahleach Road. This is not a top priority for Seabird Island Band.

Most development, including the majority of residential development, the school, the college, and the dental facility is located in the southern portion of the island, served mainly by Chowat Road, though access to the Highway comes via the Seabird Island Road intersection at the southern end of the island, not the Chowat Road intersection in the middle of the island.

Strong winds and snow drifting onto roads has been identified as a problem, especially along Pipeho:M Road north of the main residential area. This problem can be improved either through developing homes near the road or planting of windbreaks of trees. Seabird Island Road along the slough at the south end of the island has been damaged during flood events. The road will be rebuilt and elevated in the near future. Chief Hali Road upgrades have been identified as a priority, so that it can serve as a more elevated escape route for Strawberry Island during flood events.





6.2 Water

Seabird Island operates its own community water system. The water supply system consists of two wells, a chlorination facility and a pumphouse. Potable and fire suppression water is pumped to a reservoir (across Sqémelech (Maria Slough)/Chaplin Road) for storage and to provide pressure. There are plans for an additional reservoir. This will allow for greater storage and for the original reservoir to be cleaned and is a priority for us.

A network of distribution mains and hydrant serves residential and institutional areas. The water system serves the Community Core, Strawberry Island, Yala Drive, and the Business Park areas, including service about 120 homes. Homes which are not on the piped system obtain water from private wells. Seabird Island may extend the piped water system to all homes. This would augment improve fire protection and reduce health hazards related to nitrate in shallow wells. Extension of a line along Chowat Road to the Business Park will also allow for an increase in fire flow/volume and should be pursued, as a priority, before encouraging more development in the core area.



6.3 Sewer

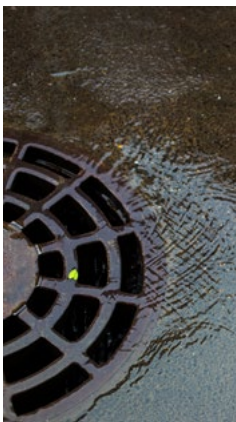
The wastewater collection system is a combination of gravity sewers and force mains. There are five lift stations. Wastewater is pumped to the Agassiz system. The piped sanitary system extends the Strawberry Island area to the Community Core, not including Yala Drive nor the Business Park along Seabird Island Road southwards to the Community Core Area. Approximately 100 homes are still on individual septic systems.

The existing sewer system and pump stations will not be able to handle the effluent from major new development without upgrade.



6.4 Power

There is a 12 kV line that connects to a 24kV line in Kent. There is not enough capacity at the substation for much development/expansion. Stqo:ya is considering installing a substation to support its developments. Three phase power was extended to the Business Park last year. A new substation should be installed on higher ground, due to the threat of flooding.



6.5 Stormwater

Stormwater is directed to open ditches and culverts for the Community Core area and Area 2 and is discharged into Sqémelech (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.

The District of Kent has suggested opening up old dry stream beds to store stormwater and moving away from a diking system.



7.0 Implementing the Plan

By implementing the Land Use Plan, Seabird Island Band will put the vision, guiding principles and objectives into action. The success of any plan depends on the efforts that are directed towards integrating its policies into decision-making. Implementation of the Seabird Island Land Use Plan will require the input, support, collaboration, and cooperation of Members and stakeholders from the private and public sectors. This section outlines roles and responsibilities, community involvement and policies to ensure the effective implementation of the Land Use Plan. An implementation schedule has been included as Appendix A.

7.1 Circulate the Land Use Plan

To successfully implement the Land Use Plan it is important that Seabird Island Band Members, including CP holders, potential developers working with our Sqéwqel Development Corporation, neighbouring municipalities and other stakeholders are aware of the Land Use Plan. Circulating the Land Use Plan makes parties aware of our vision, land use designations, objectives, and policies so that their considerations/actions can be coordinated with Seabird Island Band.

7.2 Roles and Responsibilities

Successful implementation of this Land Use Plan will rely on a number of groups, who will need to cooperate and collaborate. Specific roles and responsibilities include:

Chief and Council: has the authority to implement this Land Use Plan, create administrative procedures and adopt new laws (e.g., zoning, design guidelines) that will improve the efficiency of implementing policies in this Land Use Plan. Chief and Council can approve future amendments to the Land Use Plan.

Seabird Island Band Lands Program: is responsible for undertaking the programs and activities that support the implementation of the Land Use Plan. The Lands Program will review development applications and review and approve development permits.

Seabird Island Band Members: have the opportunity to participate in the implementation of the Land Use Plan, by sharing their thoughts in additional engagement sessions (S'íwes) such as those held for development applications and future land use planning efforts of the community.

Developers/ Sqéwqel Development Corporation/ Certificate of Possession Holders: who choose to apply and then develop on SIB Lands have the responsibility to follow all policies outlined in the Land Use Plan including the vision, objectives, policies and procedures it outlines. Developers must also follow all development permit processes and applicable development procedures outlined in our various laws, policies, plans, and programs.

Land Advisory Committee: provides advice to and makes recommendations to Council on the development of a Land Use Plan and assists in the flow of information on issues relating to Community lands between Members and Council as per the Seabird Island Band Land Code.

7.3 Community Involvement

Community participation by SIB Members is a key component of sustainable community planning. To ensure proper community engagement and achievement of Seabird Island Band's goals and vision, community engagement and consultation programs need to be transparent, inclusive, collaborative, and provide an opportunity for the exchange of information. Every effort should be made to continue to provide public information about development and opportunities for feedback.

7.4 Development Process

While implementation of this Land Use Plan will rely on the integration of the guiding principles, vision, objectives and policies into Chief and Council and administration decision making, many of its policies will also be implemented through Seabird Island Band Land Development Procedures. All land development and related activities are to follow the procedures and obtain all relevant permits. Information on the Land Development Procedures can be found at the Seabird Island Band Lands Program.

7.5 Non-Conforming Use

If a land use does not conform to the land use designation in the Land Use Plan but existed prior to the adoption of the Land Use Plan it will be referred to as a "Legal Non-Conforming Use" or as being "grandfathered" in accordance with our Laws. Non-conforming or grandfathered uses will continue to be permitted unless the use is discontinued. Any alteration of the land use will require prior approval by Chief and Council.

7.6 CP Held Lands

All lands are subject to the provisions of our Land Use Plan, including all Certificates of Possession 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 Island Band 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.



7.7 Plan Amendment

An amendment may be requested when changes to the Land Use Plan are required.

A minor amendment:

- Does not compromise the vision or the objectives of the land use designations;
- Would result in minimal environmental, cultural, and economic consequences; and
- And would not result in a precedent (likely to lead to a number of similar requests).

An amendment to the Land Use Plan may be required in order to:

- Improve the clarity of the Land Use Plan and thereby contribute to a better decision-making process;
- Accommodate Addition to Reserve lands; or
- Address a new land use or new information, or to update the Land Use Plan in respect to decisions regarding improvements to land management.

Policies:

Policy #	Policy	Policy Description
a.	Land Code	All amendments to the Land Use Plan must conform to the Seabird Island Band Land Code.

7.8 Monitoring and Review

The Land Use Plan will be monitored and reviewed on a regular basis to ensure that the vision and

objectives still meet the needs of the community. The Land Use Plan will be reviewed approximately

every five (5) years. The purpose of this review is to ensure that the vision and objectives are still valid,

identify successes and potentially add policies or actions as well as modify the existing policies and

actions to ensure that the Land Use Plan is current and relevant to the community. If the Land Use Plan does not meet the community's needs, a new Land Use Plan will be undertaken.

Policies:

Policy #	Policy	Description
a.	Land Use Plan Review	Every five (5) years, a comprehensive review of the Land Use Plan will be completed.



8.0 Housing

As our community grows, providing a place for our people to live comfortably will be a priority. To plan for this growth, we must consider how much development should occur and where this development should occur. We must also determine the built environment in which we will be living and develop amenities and implement adequate infrastructure to provide for recreation and pedestrian safety.

8.1 Demographics and Housing Needs

Our total membership is reported at 1,073 members. Of these members, 622 persons (58%) of membership report living on Seabird Island (2022 Census figures). Recent estimates indicate that about 200 other persons live on Seabird Island for a total community population of about 820 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 2032, 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. The projection only extends to 2030, which is only eight years away. While officially our Land Use Plan uses 2032 as our planning horizon, it is prudent to consider our needs beyond that, especially when it comes to member housing.

Between 1981 and 2015, 109 homes were built on our lands for an average of 3.2 homes per year. If we are to meet our housing demand, this rate will need to greatly increase, as it would take 120 years to construct enough homes to fulfill the demand of just the next ten years. We have plans to work with BC Housing funding for 65 new attached units on Pipeho:M Road.

8.2 Community Planning

Our Seabird Island Sustainable Community Plan notes that as development and growth pressures increase, we must embrace community planning in order to stay competitive while ensuring that cultural, environmental, economic, and social values are still preserved. This 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 (the Texwqemel and Quomexweth neighbourhoods in the Land Use Plan), to enhance economic self-sufficiency, and to protect cherished cultural and environmental attributes.

Due to the flooding risk and lower elevations in the existed residential development in the Community Core, new development should be constructed on higher ground. The most likely area for future residential development would be further north from the existing development between Chowat Road and the BC Hydro lines to Chief Hali Road. While some of this area is flood prone, the floods are less frequent than those in the existing

(Quomexweth) area. A community survey indicated that a majority of respondents were open to residential development in this area, as well as in the existing residential area in the Community Core (Quomexweth). Existing residential development will remain in its current location until it is unable to be maintained at which point the area may be redeveloped, incorporating higher flood construction elevations.

8.3 Housing: Looking Ahead

Because we have a limited land base for our community, we must preserve land for future generations. We must build a denser community than what is currently existing on our lands to avoid our neighborhoods sprawling across the island and onto agricultural and forest lands. We foresee a mix of housing types to serve a greater cross-section of our community. Survey results showed similar support for apartments and single-family housing as a community need. These include single-family homes on a range of lot sizes, as some people will desire larger lots, while other people will not want to maintain larger lots. This is confirmed by community responses in the 2015 “A Turn in the River: Planning for Housing at Seabird Island” report. On larger lots (over 550 square meters), a second smaller unit could be allowed, such as a tiny home.

Multi-family housing, such as townhomes and apartments will be more prevalent than in the existing development, to serve smaller families and singles and to reduce urban sprawl. These apartments and townhomes can also be designed with parking on the ground floor to reduce flood damage to peoples’ living spaces and property. Multi-family housing should be designed to incorporate art and Stó:lō architectural features. Community and gathering is central to our Membership. Therefore, multi-family developments need to provide ample indoor and outdoor spaces for family get-togethers.

While there will be a greater percentage of residential units as apartments than we have currently on the island, there will be neighborhoods of single family homes. The “A Turn in the River” report survey results showed a 65% preference for single-family homes, while 20% of respondents would prefer to live in a duplex, 10% in a condo, and 5% in a trailer. Almost 80% of respondents preferred home ownership to renting. An Elders Housing complex was also mentioned often in the 2022 Land Use Plan survey.

Our neighbourhoods will be safe and pleasant areas for children to play and live. In new neighbourhoods, parks will be constructed so that a park is accessible in new neighborhoods within a 400 meter (or five minute) walk. All new residential streets should have sidewalks with crosswalks at major intersections. Crosswalk can be an opportunity for Indigenous design or natural patterns. While a new school may eventually be constructed in the new development area, in the short-term, students will need bus access. If students are not directly picked up at their homes, bus stops should be conveniently placed around the neighbourhoods, especially in multi-family developments.

In some cases, it may be possible to construct apartments over ground floor retail or office space along Chowat Road. These buildings can be a maximum of three storeys, as fire equipment limits building heights on our lands.

Responses from the community during engagement indicated strong opposition to development of non-member housing on our lands. There was less opposition when a scenario was presented that included the non-member development paying for flood protection for the island.

Neighborhoods should be laid out to, when possible, maximize solar exposure to encourage passive house design and solar energy production. Housing materials should, to the extent possible, contribute to a zero waste outcome.

8.4 Residential Development Policies

The following Residential Development Policies are to be applied to each Seabird Island Band Land Use Designation area illustrated in the Land Use Map and described in the following land use designations.

RESIDENTIAL DEVELOPMENT		
Policy #	Policy Title	Description
a.	Member Housing	Residential development that provides an opportunity for members to live on the reserve shall be prioritized.
b.	Flood Risk	Residential development shall occur in areas least exposed to flood risk.
c.	Streetscapes	Multi-lot residential development(s) shall create safe, pedestrian-friendly and aesthetically pleasing streetscapes. Development and design shall improve the walking experience. Improvements include (but are not limited to) increased sidewalk width, seating areas, flower boxes, and bike racks.
d.	Outdoor Common Areas in Multi-family Developments	Multi-family development shall provide adequate outdoor space for family gatherings in multi-family residential common spaces.
e.	Park Space in Neighborhoods	Residential neighborhoods should provide park space within 400m of all homes. A person should not need to cross a major street to access the nearest park area to their home.
f.	Mix of Residential Building Types	Development shall include a mix of housing options including single housing and multi-housing units of medium density housing types (e.g. townhouses, apartments, duplexes, possibly senior and hospice, etc.) that will meet the needs of community Members at different stages of life.
g.	Parking	Multi-family and multi-lot residential development shall provide adequate onsite parking. All parking shall be developed to the satisfaction of Seabird Island Band. Parking should be paved or constructed using environmentally friendly permeable surfaces, and take into account safe and efficient access, egress, and circulation. Multi-family residential parking areas shall include a landscape plan that demonstrates low impact storm water management, edge or "island" landscaping, and lighting. Single residential units shall provide a minimum of 2 onsite parking stalls for each unit.
h.	Stormwater	Naturally-occurring low areas in residential development areas should be retained for stormwater infrastructure.
i.	Funding Relationships	Relationships with ISC and other funding entities shall be maintained to keep them up-to-date of the housing needs of Seabird Island Band to readily access funding when available.



9.0 Business Park

To provide economic opportunities for our people, we must develop some of our land for commercial and light industrial uses to create jobs and lease revenue. Since we have limited land, the commercial and light industrial lands must be planned well.

9.1 Vision

Our commercial and light industrial development will happen near the intersection of Chowat Road and Chief Hali Roads on the north side of Lougheed Highway, as well as on the south side of the Canadian Pacific tracks north of Chief Hali Road, between the tracks and the river in the Wolich, Texqemel, and Stó:lō areas highlighted in the Land Use Plan. This area will comprise our Business Park. The section of the Business Park south of Chief Hali Road will be for commercial uses only. The rest of the Business Park would be a mix of commercial and light industrial uses. Designs for the buildings in the Business Park should avoid long flat, blank walls along street frontages, have clear entrances, and incorporate art on facades and in the landscaping.

Parking and storage space should be designed so as to reduce negative effects on neighbouring uses. Where possible, parking should be placed at the rear of buildings and storage should be located at the rear of buildings. Storage areas should be adequately screened from view from adjacent properties and should be fenced. Stormwater should be collected in Low Impact Development facilities, such as swales and detention basins. Native vegetation and plantings are encouraged. Commercial and light industrial development should provide covered gathering spaces for customers and employees. A second access to the Business Park from Lougheed Highway should be developed to reduce truck traffic at the Lougheed Highway-Chief Hali Road-Chowat Road intersection. The area under the BC Hydro lines should be used for parking or stormwater facilities,

Creation and adoption of design guidelines specifically for the Business Park will encourage buildings and landscapes that match this vision.

Any industrial development on the south side of the tracks will need to be significantly higher than existing ground levels to be above the flood construction level and will need substantial fill to be brought to the site. A road around such development could also provide protection and act as a berm. Raising the land will require substantial construction in the area and must be completed carefully, since the area is adjacent to the culturally valuable river's edge, as well as forested lands. Development, including roads, should be set back at least 100 meters from the river's edge.

9.2 Appropriate Commercial and Industrial Uses

Our community was surveyed regarding uses that they would not like developed on SIB lands. The least popular potential land uses included industrial plants (66% of those who responded to the question), breweries/distilleries (45%), gambling establishments (45%), and cannabis production (37%). Commercial complexes and tourist attractions were not favored by 26% and 24% of respondents, respectively. In a separate question

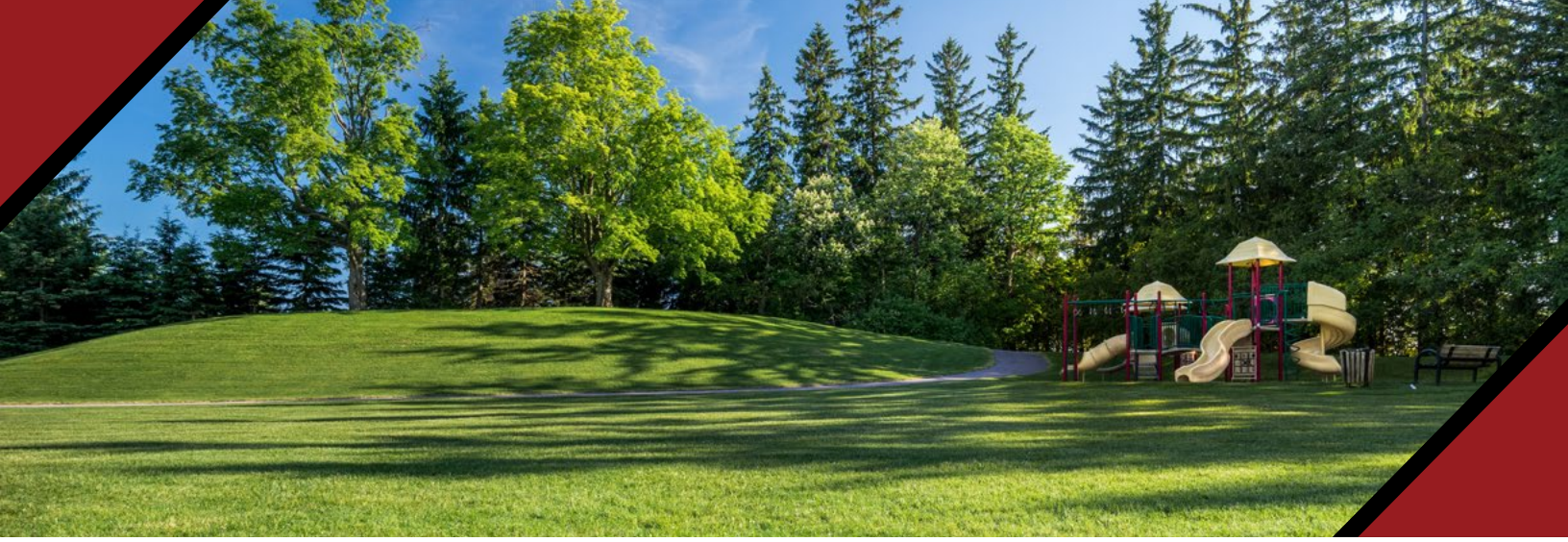
regarding whether members would want to see the same amount or more of a given use, larger-scale commercial and smaller scale commercial, as well as light industrial uses received slightly over 50% support. Only 15% of respondents indicated a desire for new heavy industrial use. Tourist uses, such as RV parks, were popular among respondents.

Community members want to see commercial uses in the core area that support their existing activities. Common suggestions for the core area included a grocery or produce store, a local art and art supply store (beads, yarn, etc.), home improvement, camping supply, gardening/kitchen store (pickling), a restaurant/ community kitchen, and a traditional medicine store. This may indicate a desire for a general store. A large store, like a Costco, was also mentioned in the community survey, as was the gas bar/cafe.

9.3 Commercial Development Policies

The following Commercial Development Policies are to be applied to each Seabird Island Band Land Use Designation area illustrated in the Land Use Map and described in the following land use designations.

COMMERCIAL DEVELOPMENT		
Policy #	Policy Title	Description
a.	Cohesive Land Use	Commercial uses shall be located in areas that have existing activity, infrastructure, and/or services.
b.	Locally-owned Business	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, shall be prioritized.
c.	Safety	Commercial uses within the core shall be situated so that the safety of students and other community members is not impeded.
d.	Site Design	Commercial uses that may have negative impacts, such as traffic and noise, shall be mitigated through site design (e.g., layout, screening, buffering, etc.).
e.	Tourism Best Use Studies	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 shall be undertaken prior to development of such facilities by Seabird Island Band or others.
f.	Flood Risk	Any land use south of the rail tracks must consider the risk of flood events from the Fraser River.
g.	Design Guidelines	Seabird Island Band will investigate the appropriateness of design guidelines for commercial and industrial buildings to screen storage areas and to avoid blank walls.
h.	Streetscapes	New non-residential developments shall create safe, pedestrian friendly and aesthetically pleasing streetscapes. Development and design shall improve the walking experience; improvements include (but are not limited to) increased sidewalk width, covered seating areas, flower boxes, and bike racks.
i.	Parking	All commercial and light industrial development shall provide adequate onsite parking. All parking shall be developed to the satisfaction of Seabird Island Band. All parking should be paved or constructed using environmentally friendly permeable surfaces, and take into account safe and efficient access, egress, and circulation. Commercial and light industrial parking areas shall include a landscape plan that demonstrates low impact storm water management, edge or "island" landscaping, and lighting. Commercial and light industrial development should provide between 4 and 5 parking spaces per 100 square meters.
j.	Stormwater	Naturally-occurring low areas in commercial and light industrial areas should be retained for stormwater facilities.



10.0 Parks and Recreation

Parks, recreational facilities, and trails are vital to any community and are a use desired by our Membership. Access to the river is of utmost cultural importance to our Members.

10.1 Vision

Parks and recreation space will be distributed throughout the community and serve a variety of users. The Parks and Recreation Map in Appendix B shows current and proposed parks and recreation facilities for our lands.

Parks should be located so that residents do not have to walk more than 400 meters or five minutes to a park and should have street frontage on at least one side. Parks should be connected via enhanced sidewalks to each other to create a greenbelt. Trails and parks can be considered for the area beneath the BC Hydro lines, as long as playground equipment does not interfere with BC Hydro operations.

The area along Sqémelech (Maria Slough) near the Highway 7 bridge and existing community core is stagnant for much of the year. This “dead water” is not culturally appropriate for use as a swimming area. If the flow of Sqémelech is restored, then this area could be used for greater recreational use. There is a boat launch on Sqémelech where boats and war canoes are launched. This launch should be upgraded and access maintained if Seabird Island Road is raised.

A trail should be designed and installed along Chowat Road connecting the existing residential area with the Chowat Road-Chief Hali Road intersection to connect the current and future residential areas and provide pedestrian and bicycle access to future employment areas. This trail should be wide enough to accommodate both bicycles and pedestrians and an additional path for ATVs may be considered. This path should be equipped with lighting, perhaps solar lighting. The Haxton Way Trail on the Lummi Reservation could serve as a model for this path.

The walkway along Seabird Island Road between Chowat Road and Strawberry Island should be upgraded to a standard sidewalk or wider. Residents have stated that they are afraid to walk because they fear wild animals. Lighting this path may encourage walking.

We have an abundance of sports fields already in our community, including soccer fields, a baseball field, a track, and a hockey rink. There is a playground at the school. Sports fields are ideal uses for areas prone to flooding, since residents do not need to evacuate or suffer property loss when these uses are inundated. Given the quantity of sports fields already constructed, parks elsewhere on our lands in developed areas will likely be smaller and without large fields. Picnic areas for family gatherings, basketball courts, and playgrounds would be facilities in these smaller parks. A 1.5-acre park is adequate for a picnic area for family gatherings, a basketball court, and a playground.

Strawberry Island Park is an undeveloped 0.7 acre parcel surrounded by homes. This space will allow for limited park development, however a picnic area and small playground should fit. Clear entries should be developed for the park as the site is not visible for the street.

The park behind the Fire Hall needs improvement. This is our only park facility.

Access to Stó:lō is highly valued by our members. There are some makeshift launches on the river. At least one of these launches should be improved to a permanent facility. This should be done in a manner that does not lead to greater erosion of the river bank. Boat launch parking should be set back from the river to minimize damage to trees along the river.

The area around Lizzie's Lake has long provided recreational opportunities for our Members. While swimming in the lake has declined, our members mentioned this area as a place that they use for recreation and would like to see year-round facilities for. There have been discussions regarding using the area as a shooting range, as well as an area to teach hunting and skinning skills. If Sqémelech is reconnected to Stó:lō and greater flows are revived, some of the area may be inundated, which may limit develop potential for recreation. There is existing road access to Lizzie Lake via Ewalooth Road.

A path should be developed along the gas line easement to connecting Pipeho:M Road to the soccer fields near the Band Office. This will link the housing on and future housing on Pipeho:M Road to the fields, as well as the Band Office.

10.2 Facilities Requested by Community

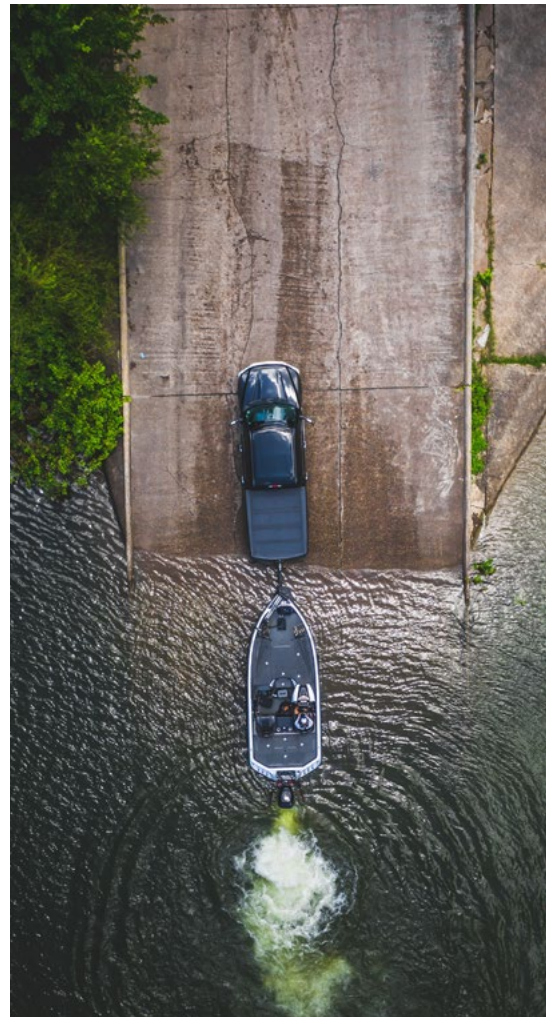
The community has expressed a desire for more recreational facilities during past planning efforts, and through engagement for this Land Use Plan. New parks and trails were the most requested facility during community engagement.

Indoor uses and facilities that have been requested by the community in the past include:

- seating/bleachers
- hot pool/sauna
- outdoor all-weather toilets
- recreation building with change rooms
- multiple after-hours rooms
- elders centre
- youth centre

Outdoor facilities include:

- turf field
- running track (oval) with:
 - lights
 - resurface
 - concrete/asphalt
 - An apron around the track where people can walk/run with a buggy, skateboards kids on bikes, and or a scooter to not damage the track
- Lacrosse box turf & lights/housing
- playground expansion (plan) (all ages)
- kids' waterpark
- skate/bike park
- river access
- boat launch on Sqémelech



10.3 Parks and Recreation Policies

PARKS AND RECREATION		
Policy #	Policy Title	Description
a.	Neighborhood Parks	Park space must be provide for new residential and mixed-use development.
b.	Boat Launch	The existing boat launch along Maria Slough shall be upgraded or a new launch constructed.
c.	Minimum Parkland Ratio	Parks should be developed at a ratio of 2 hectares (ha) of park for every 500 people.
d.	Minimum Park Spacing	Park space shall be provided within a 400 meters of any residential neighborhood to allow for easy access for residents.
e.	Park Amenities	Neighborhood parks shall have a picnic area and a playground, at minimum.
f.	Amenities	Recreational amenities shall be provided in the Community Core to meet the needs of a broad range of different age groups, abilities, and interests.
g.	Waterfront Access	Access to the waterfront shall be maintained and/or secured in all parts of the community.
h.	Connectivity Along Chowat Road	Seabird Island Band will increase connectivity between residential and commercial areas of our lands by providing for a sidewalk/trail along Chowat Road that allows easy access from the existing community core for pedestrians and cyclists.





11.0 Cemetery

11.1 Vision

Our cemetery is located at the intersection of Seabird Island Road and Chief Hali Road, near Si:a:la (Grandmothers' Island). The location is quiet and peaceful and is adjacent to a wooded area. We must take care of our ancestors and maintain the cemetery well for them and for those who come to pay respects. Over the next several years, we will assess the need to expand our cemetery and/or where additional cemetery space should be located.

The community has identified unmarked graves and sinking graves, upkeep, a lack of parking, damaged fencing, and family separation due to a lack of space constraints as the main concerns with the cemetery. Members also expressed concern about not knowing where people are exactly buried because of the prevalence of unmarked graves. There was some concern regarding flooding at the front of the cemetery.

Expansion of the cemetery must be done and timed sensitively, so as not to invite more death into the community. If there is any expansion, a Protection Ceremony should be performed. There may also be a need to talk with adjacent landowner regarding any trees that may need to be cut down. Results from the community survey indicate that the cemetery should be reserved for Members and their families and that cremation should be explored due to space issues.

In terms of new or refurbished facilities, new fencing, burial plot maps, and a parking lot were unanimously desired. One respondent mentioned that a paved parking lot might be too formal and a gravel lot may be more traditional. Members also indicated that a map of the burial areas would be a useful addition. Landscaping, a covered sitting area, and new landscaping were strongly desired, as well. One respondent indicated that instead of a structure for cover, that shade trees were preferred. One respondent felt that cedar trees should feature in new landscaping.

Other suggestions included a formal entry, like at Tzeachten's cemetery, replacing the statue and creating a grotto, and a new toolshed with racks. The cemetery at Tzeachten was mentioned as a possible model for any upgrade or expansion of our cemetery.

Mausoleums were not very popular, though multiple respondents were in favor of designing in a Salish style, including a mausoleum, with totem poles and other carvings. The area for burning with supplies was also mentioned, as was greater colour.

11.2 Cemetery Policies

CEMETERY		
Policy #	Policy Title	Description
a.	Cemetery Expansion	As appropriate, Seabird Indian Band will undertake a needs assessment to determine land allocation for future cemetery needs and upgrades.
b.	Community Burning Ceremonial Space	Seabird Island Band will work with Members to find an appropriate site for the community burning area.
c.	Permanent Use	Lands used for cemetery purposes are considered a permanent use.
d.	Surrounding Land Use	Seabird Indian Band shall give special consideration when contemplating any development adjacent to important cultural sites including cemeteries/ burial grounds. Lands surrounding Cemetery land uses shall consider the sensitive nature of this land use.





12.0 Traditional Land Use Holdings

Information to be integrated after the acceptance of the on-going study by Chief and Council.

Appendix A

Implementation Schedule



Action	Timeline				Champion(s)
	Short-term (0-2 years)	Medium-term (2-5 years)	Long-term (5+ years)	Ongoing	
LAND DEVELOPMENT					
Develop and finalize the Zoning Law.	X				Lands, C&C
Develop an Economic Development Permit Template.		X			Lands, C&C
Develop a Headlease/Sublease Agreement Template.	X				Lands, Sqewqel, C&C
Enact a Soil Deposit, Removal, and Transport Law.	X				Lands, Community Infrastructure
Develop Best Management Practices for stormwater management (e.g., Low Impact Design).		X			Community Infrastructure
Identify areas for community programming to commence (e.g., land-based activities, trauma-recovery programs, Elder and youth experiences).	X				Health & Social Development
Explore ways to encourage and/or incentivize green building technologies and/or revise Development Law to mandate.				X	Lands, Community Infrastructure
Prioritize development that promotes the preservation and enhancement of the natural environment including the watercourses that flow through our lands.				X	Lands, Community Infrastructure
Complete and implement a Seabird Island Integrated Stormwater Management Plan (ISMP) to formalize the operational constraints, environmental impacts, and appropriate performance requirements for subdivision-scale and individual lot agricultural, industrial, commercial, and residential wastewater management. (as mentioned in the IFEMP).		X			Community Infrastructure
Restore and return to the use of Halq'emeylem names to identify environmental features (i.e. creeks) and landmarks in signage, documentation, and reports.	X			X	Lands, Community Infrastructure, Sq'ep, C&C
CULTURE AND ARTS					
Establish a cultural precinct, which may include a museum and/or an interpretive cultural centre.	X				Lands, Community Infrastructure, Special Projects Team
Undertake erosion studies along the Cultural Use and Access Area and to protect it from future erosion by the Fraser River.		X			Community Infrastructure
Preserve and maintain sites of cultural significance. These may include spiritual retreat sites and traditional recreational areas.				X	Lands, Sq'ep Committee, C&C
Revise the SIB Heritage Manual.				X	Lands, C&C, Sq'ep Committee, Ab Rights & Title

Action	Timeline				Champion(s)
	Short-term (0-2 years)	Medium-term (2-5 years)	Long-term (5+ years)	Ongoing	
EMERGENCY RESPONSE, FLOODING, AND FIRE					
Develop an overall plan for flood prevention and mitigation, so that improvements in one area do not adversely affect low-lying areas elsewhere on our lands.				X	Lands, Community Infrastructure
Create a requirement that electrical and mechanical equipment in new construction, especially emergency generators are constructed above the flood construction elevation.		X			Lands
SIB will examine the threat from sinkholes, especially in the existing community core. Sinkholes have formed in the past on our lands (e.g., along Alexis Drive and in Strawberry Island). Sinkholes are being caused by decomposition of waste left buried on-site at the time of the development of the neighborhoods. This practice should be avoided for future development.		X			Community Infrastructure
Establish areas with complete burn restrictions, such as the community core and Strawberry Island, where no burning would be permitted (including campfires) at any time.	X				Lands, Fire Department, Community Infrastructure
Raise the elevation of main roads like Seabird Island Road and develop roads such as Chief Hali Road to an elevation where the roads will likely not be inundated during a flood event to allow for escape.		X			Community Infrastructure
INFRASTRUCTURE					
Promote and develop a multi-use trail system that integrates all elements of the open space and green corridor networks across Seabird Island connecting residential, commercial, and community use areas. Connect areas within the community through multi-use pathways, sidewalks, and trails that are wheelchair and walker accessible.		X			Community Infrastructure
Explore the development of a continuous waterfront trail along the Fraser River and Maria Slough.			X		Community Infrastructure
Develop an Energy Feasibility Study	X				Community Infrastructure
Develop a Warehouse	X				Community Infrastructure
Develop three-phase power to water treatment plants and wells	X				Community Infrastructure
Upgrade Seabird Island Road			X		Community Infrastructure
Develop an additional treated water resrvoir		X			Community Infrastructure
Design emergency generators for schools	X				Community Infrastructure

Action	Timeline				Champion(s)
	Short-term (0-2 years)	Medium-term (2-5 years)	Long-term (5+ years)	Ongoing	
Expand Daycare			X		Community Infrastructure
Expand the Firehall	X				Community Infrastructure
Explore renewable energy development to promote energy security and self-sufficiency (e.g., wind, solar, etc.)			X		Community Infrastructure, Sq'DC
QUOMEXWETH					
Identify locations and/or opportunities for expanded community programming to further accommodate the needs of members, including elders and youth activities, and land-based trauma recovery programs. In this area, that may mean repurposing buildings as existing uses move to new buildings or using outdoor spaces.	X				Lands, Community Infrastructure, Health, Trauma Treatment Centre
Raise the elevation of Seabird Island Road through reconstruction to reduce flood risk.			X		Community Infrastructure
Close off Seabird Island Road at the intersection with Lougheed Highway for safety reasons. Create a new access at Pipeho:em Road.		X			Community Infrastructure
Create a major gateway where Seabird Island Road currently intersects Lougheed Highway. This would include large signage and art pieces welcoming drivers along the highway to our lands.		X			Community Infrastructure
TEXWQEMEL					
Develop a mix of housing options single housing and multi-housing units of medium density housing types (e.g. townhouses, apartments and duplexes, potentially senior and hospice) that will meet the needs of all community members at different stages of life. Update the Housing Strategy with community engagement sessions (elders, youth, young families, empty nesters) by way of surveys, face to face meetings and social media interaction.		X			Housing, Lands, Community Infrastructure
For those residential areas along Chowat Road specific landscaping designs for health and safety and noise control must be considered.			X		Lands
Create a major gateway at the intersections of Chief Hali Road and Lougheed Highway. This would include large signage and art pieces welcoming drivers coming into our community to work or shop.		X			Community Infrastructure
Develop design guidelines for commercial and industrial building to screen storage areas and to avoid blank walls.	X				Lands

Action	Timeline				Champion(s)
	Short-term (0-2 years)	Medium-term (2-5 years)	Long-term (5+ years)	Ongoing	
SHXWOXWELSTEXW YE SILELYÓLEXW					
Undertake a study, with community input, to determine how much land is needed to accommodate future cemetery needs and upgrades.	X				Lands, Community Infrastructure
Determine a culturally appropriate site for the community burning area.	X				Lands, Sq'ep Committee
STH'EMÉXWELETS					
Maintain existing forested areas.				X	Fisheries & Habitat
Maintain access to Stó:lõ for use by the community.				X	Community Infrastructure
Protect cultural sites in this area.				X	Lands
SLAY:LI					
Upgrade railroad crossing to allow for safer access to development in this area, as well as the Stó:lõ area to the north.			X		Community Infrastructure
WOLICH					
Strive for high quality site and building design in industrial areas.	X				Sqewqel D.C.
Demarcate a truck route between this area and Lougheed Highway to keep large vehicles away from residential uses.			X		Community Infrastructure
Adopt design guidelines for commercial and light industrial uses that may have negative impacts, such as traffic and noise to mitigate these effects.	X				Lands, C&C
SQÉMELECH					
Restore flow on Sqemelech to decrease eutrophication and encourage salmonid spawning to restore traditional food resources.			X	X	C&C, Fisheries & Habitat
STÓ:LÕ					
Create design guidelines for light industrial uses, so that appropriate architecture, landscaping, and site design are applied for these developments with an emphasis on screening storage and mitigating effects on the cultural setback along the river.				X	Lands, C&C, Sq'ep Committee
Develop an industrial economy to generate revenues which will support and supplement community services and programs.				X	Sqewqel D.C.
Become more self-sufficient through own source revenues.				X	Sqewqel D.C.
Provide more opportunity for long-term career opportunities, jobs, and training for our members and surrounding communities.			X		Sqewqel D.C.

Action	Timeline				Champion(s)
	Short-term (0-2 years)	Medium-term (2-5 years)	Long-term (5+ years)	Ongoing	
Assess the viability of constructing a flood protection system (eg. dykes) to protect and enhance the value of these lands.				X	Community Infrastructure
Maintain and upgrade spur dykes.				X	Community Infrastructure
Provide safe transportation connections from industrial areas with other parts of the community.			X		Sqewqel D.C.
Encourage multi-use transportation options to access industrial area.			X		Sqewqel D.C.
SLHÍM					
Avoid uses, such as tree farms in which roots are removed along with the tree, in which quantities of soil are removed from our lands.			X		Sqewqel D.C.
Develop regulations for leaseholders to protect and minimize environmental contaminants so that land, soils, water, and air are protected.	X				Lands, C&C
Provide areas for community gardens, traditional plant gardens, green houses, etc. to support projects or programs for community members.			X		Sqewqel D.C.
Create detailed policy to protect and promote agriculture on Seabird Island.	X				Lands, C&C
SQ'ÉWQEL					
Provide a gateway at the northern boundary of our lands along Loughheed Highway to identify our lands to those traveling on the highway.		X			Community Infrastructure
On the north side of the highway, SIB will explore the development of a shooting range. This could be in conjunction with the teaching of skinning and drummaking.			X		Community Infrastructure
Remediate any past contamination of former quarries (Lizzy's Lake and Wahleach Crossing)			X		Lands
RESIDENTIAL DEVELOPMENT					
Strive to create sufficient housing is available to provide opportunities to live on the reserve.				X	Housing
Develop residential neighborhoods in areas with lesser flood danger or on land that has been elevated to lessen the danger. Incorporate Flood Construction levels in building permit process.	X				Housing, Community Infrastructure

Action	Timeline				Champion(s)
	Short-term (0-2 years)	Medium-term (2-5 years)	Long-term (5+ years)	Ongoing	
Develop a mix of housing options single housing and multi-housing units of medium density housing types (e.g. townhouses, apartments and duplexes, potentially senior and hospice) that will meet the needs of all community members at different stages of life. Update the Housing Strategy with community engagement sessions (elders, youth, young families, empty nesters) by way of surveys, face to face meetings and social media interaction.		X			Housing, Community Infrastructure
Maintain ongoing relationships with funding entities to keep them up-to-date of the housing needs of our community and ensure we are ready when funds are available.				X	Housing
COMMERCIAL DEVELOPMENT					
Provide for future service commercial uses in areas that have existing activity, infrastructure, or services.	X				Community Infrastructure
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.		X			Sqewqel D.C.
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.			X		Sqewqel D.C.
Develop design guidelines for commercial and industrial building to screen storage areas and to avoid blank walls.	X			X	Sqewqel D.C., Lands
PARKS AND RECREATION					
Provide parks in each future neighborhood.		X			Community Infrastructure
Develop/improve a boat launch along Maria Slough and Fraser River.			X		Community Infrastructure
Provide a broader range of recreational amenities in the Community Core to meet the needs of different age groups, abilities, and interests.			X		Community Infrastructure
Develop a trail along Chowat Road that allows easy access from the existing community core for pedestrians and cyclists.	X	X			Community Infrastructure
Maintain or secure access to the waterfront in all parts of the community.				X	Lands, Community Infrastructure

Appendix B

Maps

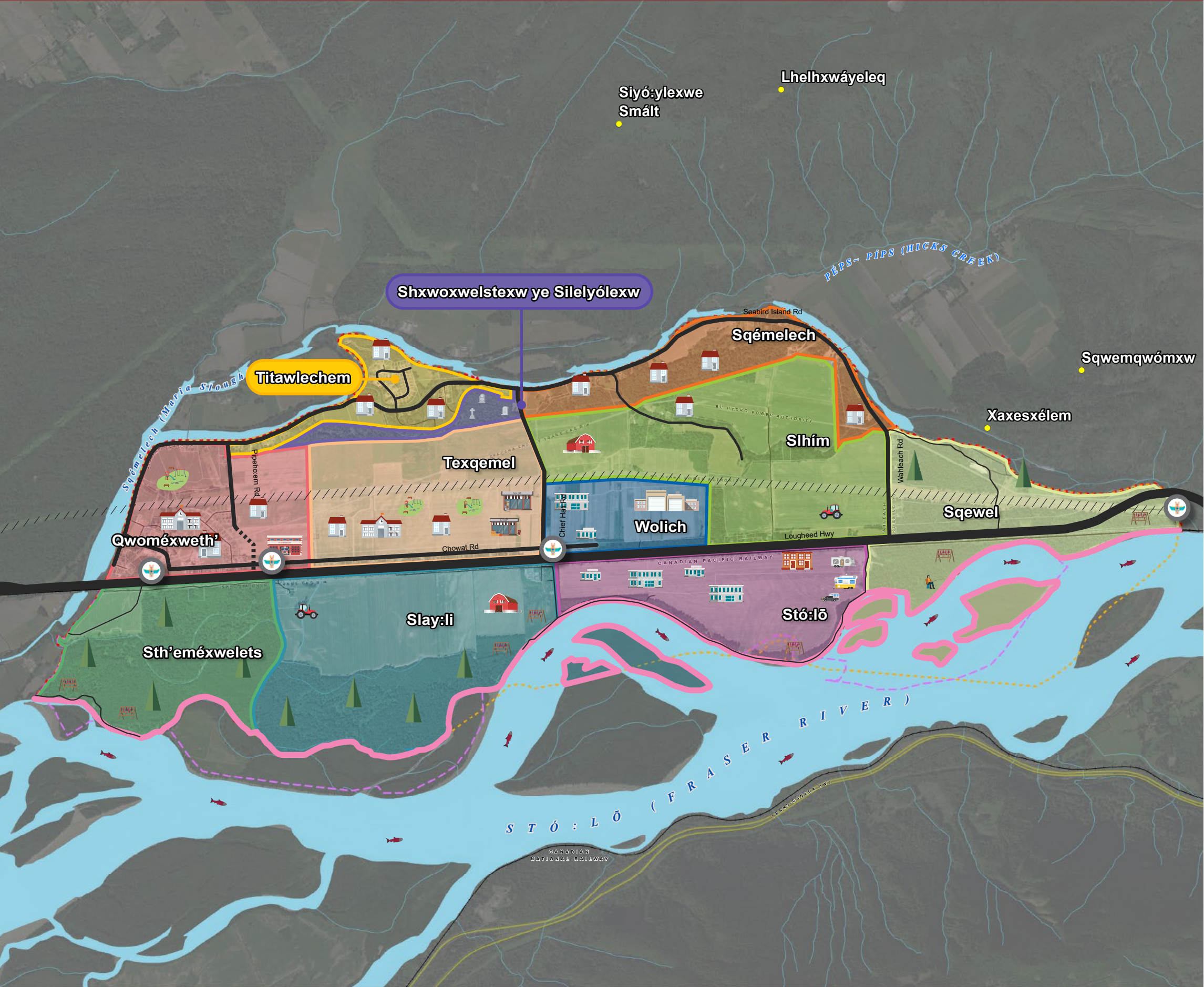
Map 1: Seabird Island Band Land Use

Map 2: Flood Mitigation Strategies by Area

Map 3: Water and Sewer Infrastructure

Map 4: Parks and Recreation

Land Use Designation



Seabird Island
Land Use Plan

Sxe'ath'tels Te'i Téméxw - (Map of this land)
Map 1: Land Use Designation

LEGEND

- Sth'eméxwelets
- Slay:li
- Stó:lō
- Qwoméxweth'
- Texqemel
- Wolich
- Slhím
- Sqewel
- Shxwoxwelstexw ye Silelyólexw
- Titawlechem
- Sqémelech
- Cultural Area
- BC Hydro
- Roads
- Future Road
- Gateways

DRAFT

0 250 500 1,000 Meters

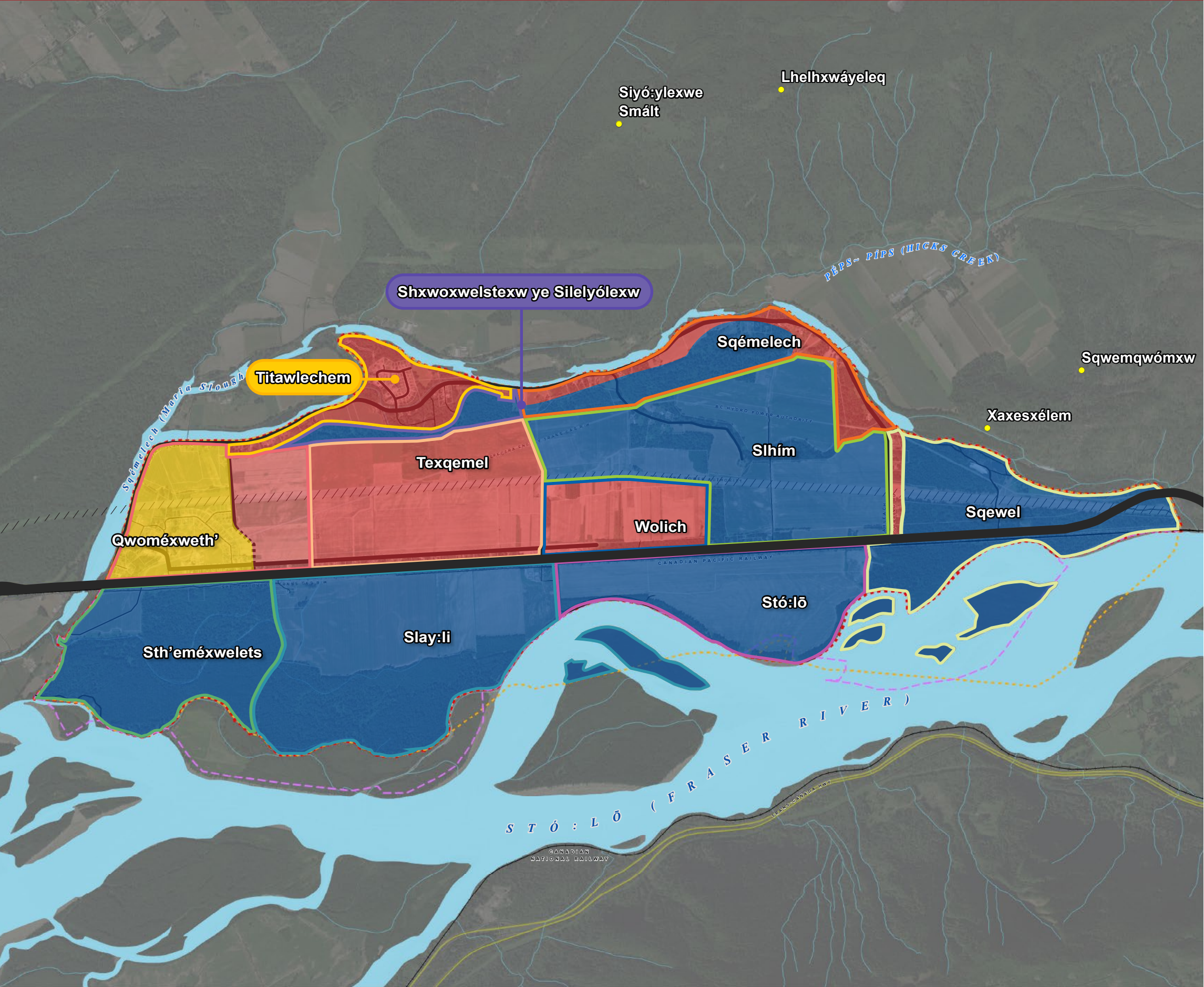
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MAP DRAWING INFORMATION:
ESRI Basemaps, Dillon Consulting Limited, Seabird Island Band, Canada Lands

Map Created By: RB/AB
Map Checked By: KM
Map Projection: NAD 1983 CSRS UTM Zone 10N



Flood Mitigation Strategies by Area



Seabird Island
Land Use Plan

Sxe'ath'tels Te'i Téméxw - (Map of this land)
Map 2: Flood Mitigation Strategy by Area

LEGEND

Strategy

- Protect
- Accomodate Risk
- Accept Risk

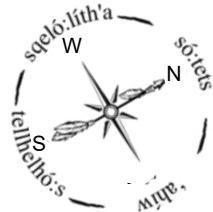
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MAP DRAWING INFORMATION:
ESRI Basemaps, Dillon Consulting Limited, Seabird Island Band, Canada Lands

Map Created By: RB/AB
Map Checked By: KM
Map Projection: NAD 1983 CSRS UTM Zone 10N



Water and Sewer Infrastructure



Seabird Island
Land Use Plan

Sxe'ath'tels Te'i Téméxw - (Map of this land)
Map 3: Water and Sewer Infrastructure

LEGEND

- Future Water Line
- Water Line
- Sanitary Sewer Line
- Forcemain
- Seabird Island Community Boundary
- Seabird Island Boundary (Canada Lands Surveys)
- Easement
- Waterbody
- Watercourse

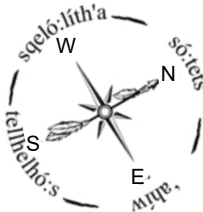
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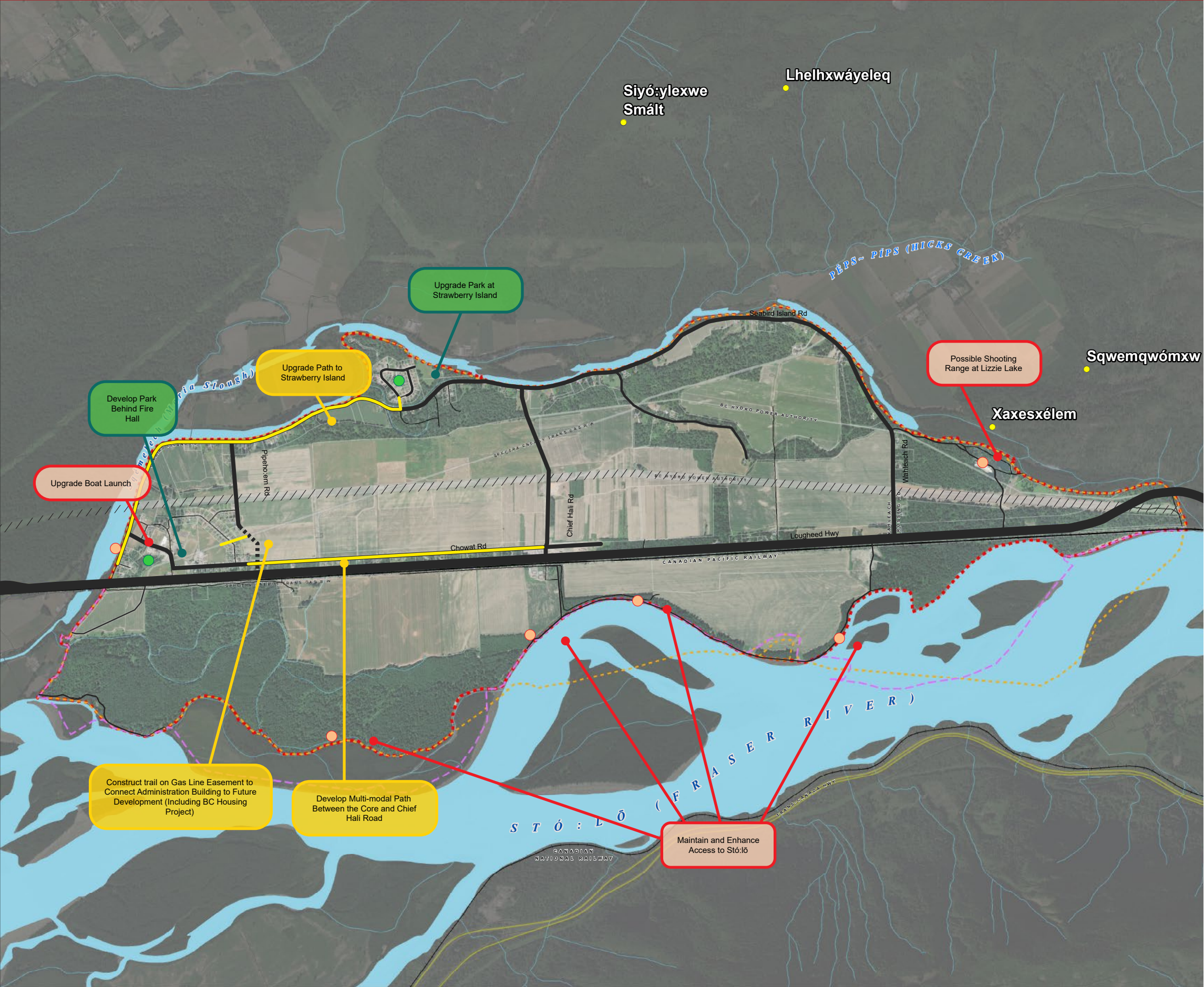
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MAP DRAWING INFORMATION:
ESRI Basemaps, Dillon Consulting Limited, Seabird Island Band, Canada Lands

Map Created By: RB/AB
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Map Projection: NAD 1983 CSRS UTM Zone 10N



Parks and Recreations Priorities



Seabird Island
Land Use Plan

Sxe'ath'tels Te'i Téméxw - (Map of this land)
Map 4: Parks and Recreations Priorities

LEGEND

- Highway
- Road
- Railroad
- Cultural Use and Access Boundary
- Seabird Island Community Boundary
- Seabird Island Boundary (Canada Lands Surveys)
- Building Footprint
- Watercourse
- BC Hydro
- Land Parcel
- Traditional Names for Geographical Features
- Areas Set Aside for Parks
- Recreation Areas to Upgrade
- Proposed Path (New or Upgraded)

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0 250 500 1,000 Meters

SCALE 1:13,000

MAP DRAWING INFORMATION:
ESRI Basemaps, Dillon Consulting Limited, Seabird Island Band, Canada Lands

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