

TZEACHTEN FIRST CH'İYÁQTEL NATION

Land Use Plan

2022





1.0	WELCOME TO OUR LAND USE PLAN	1
1.1	Purpose of a Land Use Plan	2
1.2	Land Use Plan Update Process	3
1.3	Land Use Plan Context	3
1.4	Driving Forces behind the Land Use Plan	3
1.5	Changes on our lands since the 2018 Plan	5
2.0	LAND USE PLANS, LAND LAWS, AND LAND CODES	7
3.0	HOW TO USE OUR LAND USE PLAN	9
4.0	VISION, VALUES, AND GUIDING PRINCIPLES	11
4.1	Vision	12
4.2	Values and Principles	12
5.0	LAND USE MAP	13
6.0	LAND USE POLICIES	17
6.1	General Policies	18
6.2	Ch'iyáqtel Gateway	25
6.3	Vedder Crossing	27
6.4	Ch'iyáqtel Village	29
6.5	Ch'iyáqtel Shared Lands	33
6.6	Th'ale temexw	35
6.7	Yáyelem	37
6.8	Industrial Northlands	39
6.9	Ch'iyáqtel Eastlands	41
7.0	IMPLEMENTING THE PLAN	43
7.1	Circulate the Land Use Plan	44
7.2	Roles and Responsibilities	44
7.3	Community Involvement	45
7.4	Development Process	45
7.5	Non-Conforming Use	46
7.6	Plan Variance and Amendment	46
7.7	Consistency with Other Plans	47
7.8	Monitoring and Review	47

1.0

Welcome to Our Land Use Plan

spípétstexw - Introductions



Ch'iyáqtel First Nation is a strong, thriving and engaged Stó:lō community. As a member of the Ts'elxweyeqw Tribe, Ch'iyáqtel First Nation people once had access to an abundant Traditional Territory covering over 95 thousand hectares of land in what is now known as southwestern British Columbia. Rich in culture, natural beauty and resources, our territory encompasses the entire Chilliwack River Valley including Chilliwack Lake, Chilliwack River, Cultus Lake areas, and parts of the Chilliwack municipal areas. At one time, the Chilliwack River (Ts'elxweyéqw) flowed through Ch'iyáqtel First Nation. The Halq'eméylem name for Ch'iyáqtel is Ch'iyáqtel meaning “the place of the fish weir” which recognizes the important fishing weirs that were once located within the community. Ancestors travelled the land to hunt, fish, and pick berries and the waterways were the highways and the vehicle of choice was the canoe.

1.1 Purpose of a Land Use Plan

Our Land Use Plan communicates the visions and desires of our Members and leadership regarding the future of our lands. This is done through community engagement and discussions with staff and leadership. The Land Use Plan considers such topics as:

How will we accommodate growth?

Is there adequate land to support our needs?

What are the economic and cultural priorities of our Members?

How can we preserve the environment?

Where should park and recreation facilities be located?

How can we incorporate culture into the built environment?

Developers, investors, government agencies, and fellow First Nations can read our Land Use Plan to understand the priorities of the Ch'iyáqtel people. Our Land Use Plan also translates these priorities into policies and applies them to planning areas or “districts”, to clarify how different properties can be used.

1.2 Land Use Plan Update Process

Ch'iyáqtel First Nation's initial Land Use Plan was adopted in 2011 and updated in 2018. Our community changed and evolved between 2018 and 2022, so it was important to us to engage our Membership regarding land use issues and visions by commissioning an update in 2022. The planning process was a joint effort between leadership, Members, Certificate of Possession Holders, the Ch'iyáqtel Lands Management Advisory Committee (TLMAC), and the Lands Department.

The land use planning process is an ongoing and iterative process. The Land Use Plan is subject to change as conditions on our lands change and the regulations and policies from the Land Use Plan and other plans are implemented. The effects of these changes should be monitored periodically and reported to Members. The Land Use Plan should be prepared every five years to account for such changes and include Member engagement.






1.3 Land Use Plan Context

Ch'iyáqtel First Nation is comprised of 283.8 ha of reserve lands (I.R. 13 or "Ch'iyáqtel Lands") which lie within the municipal boundaries of the City of Chilliwack approximately 105 km east of the City of Vancouver. In 2016, Ch'iyáqtel First Nation worked together with Skowkale First Nation and Yakweakwioose First Nation to acquire an additional 28.8 ha of land (Addition to Reserve Lands (ATR)). It is the desire of the First Nations to work in a cooperative and mutually supportive manner in relation to these ATR Lands in order to bring the most benefits to the communities.

Ch'iyáqtel First Nation also shares 64.87 ha of the Grass Reserve with eight neighbouring First Nations, 10.3 ha of land with the people of the Peqw'xe:yles Reserve in Mission, and 23.5 ha of the Coqualeetza lands with other First Nations. Land use planning for these additional lands is not included in this Land Use Plan.

1.4 Driving Forces behind the Land Use Plan

There are several key driving forces behind this Land Use Plan update which include:

-  **Population Growth** – From 2016 to 2021, the Chilliwack CMA grew by 12.1 per cent, leap-frogging from a population of 101,512, to 113,767 (Feinberg, 2022)¹. It was the second highest rate in Canada. This indicates that the Chilliwack area is growing and the demand for commercial and industrial space in the area may be increasing. Home prices are also rising, which may cause a hardship for our Members that want to remain in the area, but do not have homes on Ch'iyáqtel Lands.
-  **Lack of Land to Develop** – Most of Ch'iyáqtel Lands have been developed. It is important that the remaining lands are developed to be compatible with existing uses and support Ch'iyáqtel Members' needs and culture.
-  **Changes in the Vicinity** – The area to the south of the Ch'iyáqtel Lands will be undergoing changes in the near future adding to development pressure. The City of Chilliwack is in the process of preparing a Neighbourhood Plan for the South Vedder Neighbourhood. The planning area is adjacent to the Residences at Promontory area of Ch'iyáqtel Lands. The City is planning to intensify development

1. Feinberg, J. February 9, 2022. Chilliwack area had second-fastest population growth rate in Canada. *The Chilliwack Progress*.

along Vedder Road with ground level commercial buildings up to 4 stories, mixed commercial/residential buildings to six stories and residential buildings between three and six stories. The proposed plan indicates that it is possible to create wider bike lanes and sidewalks along Vedder Road south of Keith Wilson Road, along with landscaping. Construction of streetscape improvements is slated for 2029.



Sense of place, Ch'iyáqtel character and place-making – As the surrounding population continues to rapidly grow there is a threat that Ch'iyáqtel First Nation identity will get swallowed up in the mass influx of people. Members expressed their strong desire to showcase their place in the area and become more prevalent in the community and surrounding area. To create more opportunities for a built environment distinct from the City of Chilliwack, design guidelines have been created as part of the Land Use Plan update.



Green Space – There is a desire for development to create more accessible and usable green space as part of projects. Green space in recent development has been passive space or landscaping and not usable by the general public or residents.



Fragmented land development – development of Ch'iyáqtel First Nation has happened on a development-by-development basis creating fragmented and in some cases incompatible land uses. This updated plan provides an opportunity to create an inclusive and cohesive community.



Road access and connections – as the City of Chilliwack and surrounding area continues to grow, more vehicles are on the roads as residents travel throughout the City. Major traffic issues exist along Promontory Road and Chilliwack River Road. Conversely, there are other areas of Ch'iyáqtel Lands that are inaccessible causing a barrier for development.



Street safety and walkways – with more traffic comes increased risks to pedestrian safety. Many areas within Ch'iyáqtel Lands are unsafe for walking due to traffic volume, lack of sidewalks, and vehicle speed.



Housing for Ch'iyáqtel Members – like many First Nations across Canada, Ch'iyáqtel is facing a housing shortage. Although we have successfully developed additional Member housing on Ch'iyáqtel Lands it is important that the Land Use Plan continues to provide opportunities for housing including different housing types and needs.



Maximizing economic opportunities – Ch'iyáqtel Lands are well situated to provide further economic opportunities. Members want to be able to prosper from their lands while balancing community needs. For example, there is currently a shortage of light industrial land in the Chilliwack vicinity. Light industrial lands are taxed at higher rates than residential uses. Therefore, zoning lands as light industrial and including more lands available for light industrial use in the Land Use Plan may provide for greater economic gain for the Ch'iyáqtel First Nation than if the lands were designated for other uses.



Right-of-ways – BC Hydro power lines and a Kinder Morgan pipeline traverse Ch'iyáqtel Lands significantly impacting land use potential in areas. Opportunities need to be found to assist Ch'iyáqtel and CP Holders with maximizing land use potential in these areas.

1.5 Changes on our lands since the 2018 Plan

Our lands have been subject to development and other changes since the 2018 Plan was approved. These changes include:

Development

- 1. Construction of a church on the western boundary of our lands
- 2. Construction of the Skynest Apartments at the northwest corner of Vedder and Promontory Roads
- 3. Demolition of the Lands Office near the Administration Building as part of the Administration Building expansion.
- 4. Development of apartments and townhomes south of Promontory Road and east of Thomas Road on the Shared Lands.
- 5. Development of townhomes on Promontory Road east of the intersection with Chilliwack River Road
- 6. Development of residential neighborhood (Iron Horse) to the northeast of the Chilliwack River Road and Promontory Road intersection
- 7. Development of a gas station, convenience store and restaurant at the northeast corner of Chilliwack River Road and Promontory Road
- 8. Installation of sidewalk along Chilliwack River Road from Promontory Road to Bailey Road
- 9. Continued Development of Malloway Village on Chilliwack River Road
- 10. Development of La:lem, a 23-unit rental residential community for member just west of the sports fields
- 11. Construction of the new Longhouse to the northeast of the cemetery
- 12. Development of light industrial buildings immediately south of the sports fields

Rezoning

- 1. Rezoning of southeast corner of our lands from Mixed Use to Light Industrial
- 2. Rezoning of Lot 379 on the northern boundary of our lands from Light Industrial to Residential



2.0 Land Use Plans, Land Laws, and Land Codes

lí chexw we eyó? - How are you?

As Indigenous communities nation-wide adapt long standing land management techniques for a settler legal system, terminology is bound to evolve. This does not reflect a change in our practices or teachings, as they have existed since time immemorial, but rather the collective effort to ‘translate’ these into a system which has been imposed upon us. It is important to take a moment and explore a few crucial terms in plain language, as they will appear throughout Ch’iyáqtel First Nation’s land management journey.

This document we have been updating as a community throughout 2022 is a **Land Use Plan**. This is a common type of land management document that acts as a voice for Members. It outlines visions and objectives for the various aspects of land management that concern a particular community. There is often significant community engagement involved in producing a Land Use Plan and it offers direction to Members, leadership, outside developers, and other governments regarding the future of a First Nation’s lands. Any Indigenous community can create a Land Use Plan, and while they often contain policy, they are not legal documents.

A Land Use Plan differs from a **Land Use Law** because the law turns the objectives of a Land Use Plan into detailed policies and bylaws, such as zoning laws. Land Use Laws are tools used to build the designs set out in the Land Use Plan. Laws can be enforced and withstand legal challenges, whereas a Land Use Plan is a high-level document meant to share the vision of the community. The land use designations and policy in a Land Use Plan guide land use and development decisions. Zoning laws, development plans, permitted developments, and land management activities in any specific area should be consistent with the vision, objectives and policies of the land use designation for a specific area.

To understand the long answer, you must first understand the significance of the **First Nations Land Management Act** (1999). In the 1990’s a group of First Nations Chiefs lobbied for the creation of federal legislation which would give Indigenous communities the ability to exercise more power over their lands. In short, First Nations who became signatories would be able to replace the land management sections of the **Indian Act** with their own land management plans. Once ratified, signatories are given a timeframe to create a Land Code which establishes the legal basis for land management and the transfer of property rights within their community. While Land Codes do not transfer property rights for reserve lands to their respective First Nations (reserve land is still technically owned by the Crown), they are legal frameworks that bind all residents including those who hold Certificates of Possession.

To reiterate, a Land Code is not a plan itself. It does not set out districts, or new parks, or streets that need to be widened. These goals aren’t detailed until a community creates a Land Use Plan. The Land Use Plan, along the Land Use Law(s) (in our case, the Zoning Law and the Subdivision, Development and Servicing Law) establish a clear, enforceable, and paramount Indigenous-led land management system.

“A Land Use Law is the tool used to build the designs set out in the Land Use Plan.”



3.0

How to Use Our Land Use Plan

elets' é kw' as stá- Where do you live?

Our Land Use Plan helps guide the physical development and preservation of Ch'iyáqtel Lands and, in concert with the Ch'iyáqtel Zoning Law and the Subdivision and New Development Law, must be followed by all when considering future development.

The Land Use Plan is organized into four sections:

Land Use Designations

Land use designations are intended to establish a vision for practical land use areas throughout Ch'iyáqtel First Nation Lands. The land use designations are established to ensure 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 areas. The Land Use Map Section describes the seven neighbourhoods on the Ch'iyáqtel Lands and the lands shared with Yakweakwioose and Skowkale First Nations south of Promontory Road at Thomas Road.

Policies

General policies for the entirety of Ch'iyáqtel Lands are described in this section, as well as policies specific to each of the neighbourhoods. Objectives and goals for the future of the area and considered uses and uses not considered are included in this section.

Implementing our Land Use Plan

The implementation section includes identification of short-term and long-term objectives. It identifies the roles and responsibilities for staff and elected officials to fulfill the vision of the Land Use Plan and enforce regulations that may stem from the Land Use Plan. Methods and metrics of monitoring progress are included in this section.

Development Application and Approvals

Project proponents should review the Land Use Plan prior to the design of any project using the following steps:

1. Identify the Land Use Designation Area in which the subject property is located in **Figure 1** in **Section 5.0** of this plan.
2. Review the General Policies that apply to all Ch'iyáqtel Lands.
3. Review the policies, objectives, and considered land uses in **Section 6.0** that apply to your site based on its Land Use Planning Area.
4. Make sure that your proposed development aligns with the objectives and policies outlined in **Section 6.1 through 6.9** of this plan. If a proposal is not consistent with the considered land uses in the Land Use Plan or vision for the area where a project is planned, then an applicant must apply for an amendment to the Plan. A rezoning will likely also be required, so review of the Zoning Law should be undertaken simultaneously to the Land Use Plan review.
5. Follow the development application and approval process in **Section 7.4** of this plan.
6. Coordinate with the Lands Department if you have any questions.

4.0

Vision, Values, and Guiding Principles

Ey Swayel - Good Day

The following vision, values and principles are the foundation in which the Ch'iyáqtel First Nation Land Use Plan was developed.

4.1 Vision

“Following our traditions and the will of our people, the Land Use Plan will promote a healthy, vibrant, sustainable, equitable and self-governing community where our members will have an assured future.”

4.2 Values and Principles

Originally produced for the 2011 Land Use Plan, the following values and principles have been reaffirmed by Ch'iyáqtel First Nation during this planning update process.

Strong Family Values – We plan with our families as the priority.

Children and Youth – We recognize the strength of our youth and the need to keep our children active and feeling safe in the community - active as children and productive as youth.

Opportunities – We acknowledge the need for opportunities in terms of work for Members on our lands for the present and for the future.

Connection to the Land and to Traditions – Our connections to the land and traditions should be reflected in the Land Use Plan.

Community Participation – As a community, we want inclusion, participations, and full consideration in the development of a Land Use Plan.

Progressiveness – We are progressive people and want to develop our community lands, especially for the benefit of the community.

Development – We recognize that there are limits to the lands available for development and want to take that into consideration within a Land Use Plan.

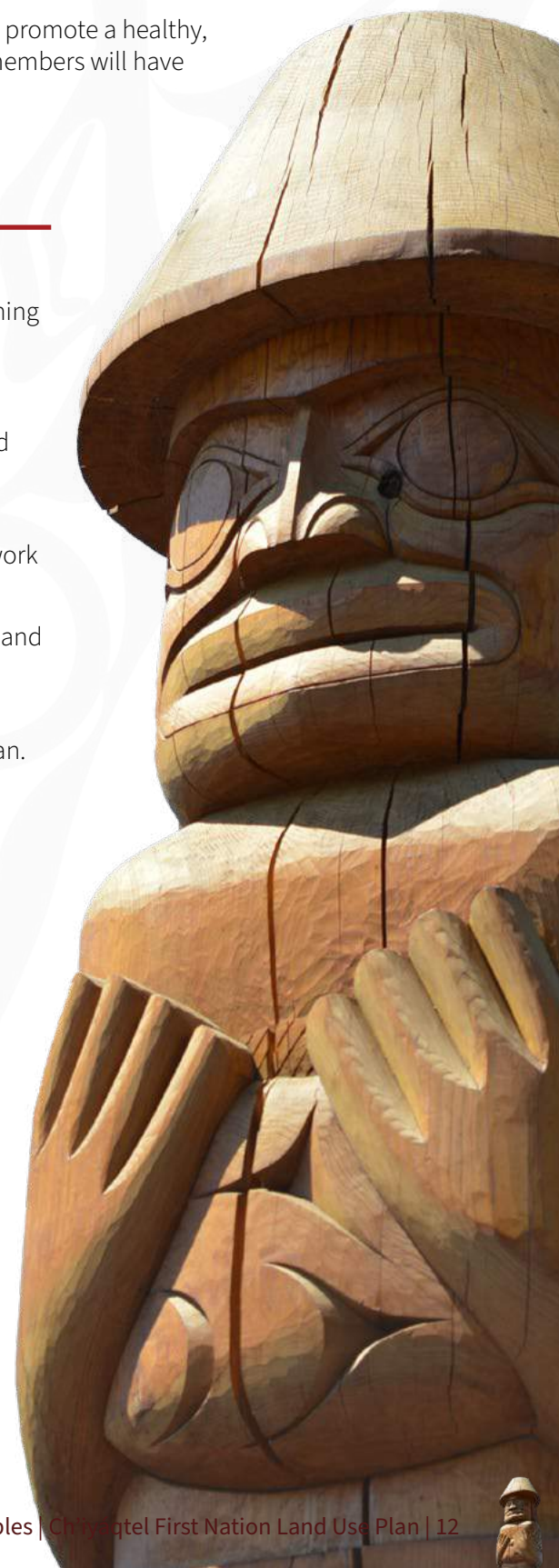
Capacity – We are talented, positive, open-minded, self-reliant and competitive people who want to take that into consideration within the Land Use Plan.

Motivation – We are motivated people and intend on making things change for the better.

Art and Creativity – We encourage our artists fully and the integration of indigenous artwork into all aspects of our community.

Security – We want a secure, livable and friendly community.

Indian Act – In terms of Lands Governance and Lands Management, we are free from the Indian Act and want to develop our own laws and governance tools.



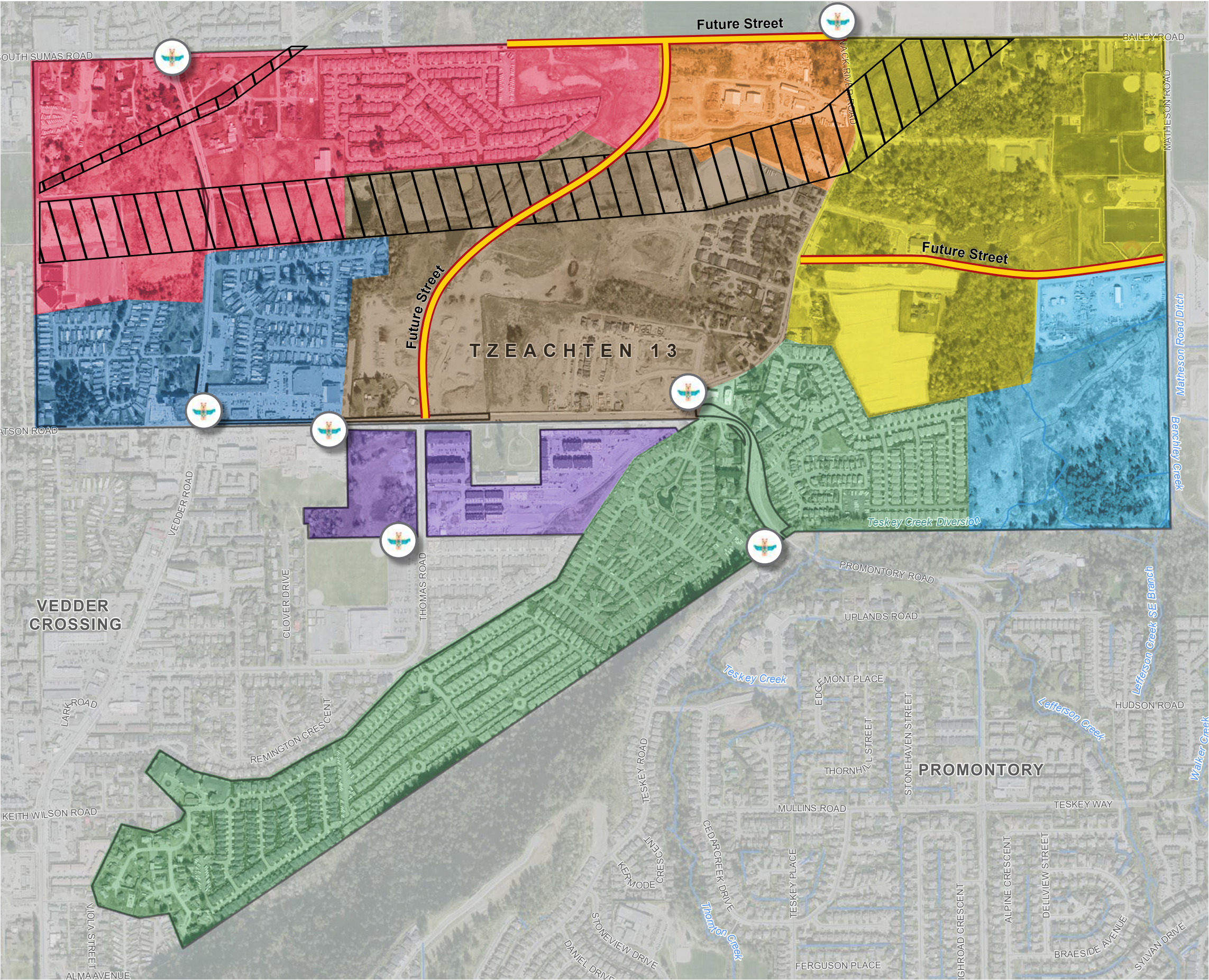
5.0 Land Use Map



chexw tel e'letse? - Where are you from?

Figure 1: Ch'iyáqtel First Nation Land Use Map, defines specific land use areas. For the purposes of this Land Use Plan, Ch'iyáqtel Lands are divided into eight land use areas, based on existing and projected future use. These areas are described below. **Section 6.0** provides a set of general policies that are to be applied to all of the Ch'iyáqtel First Nation Lands. **Section 6.1 – 6.9** identify the different land use areas and describe the overall vision for each area and include a series of policies that will help to achieve the land use visions.





Ch'iyáqtel First Nation Land Use Plan

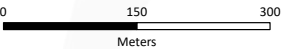
Ch'iyáqtel Land Use Designations
Figure 1

LEGEND

- Name**
- Industrial Northlands
 - Yáyelem
 - Th'ale temexw
 - Ch'iyáqtel Eastlands
 - Ch'iyáqtel Gateway
 - Ch'iyáqtel Village
 - Vedder Crossing
 - Shared Lands
 - Easement
 - Ch'iyáqtel Reserve Boundary
 - Road
 - Lot
 - Future Street (approximate location, to be constructed when adjacent parcels are developed or redeveloped)

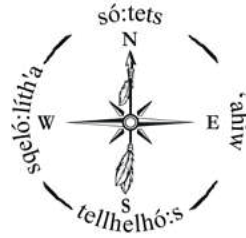


Gateways



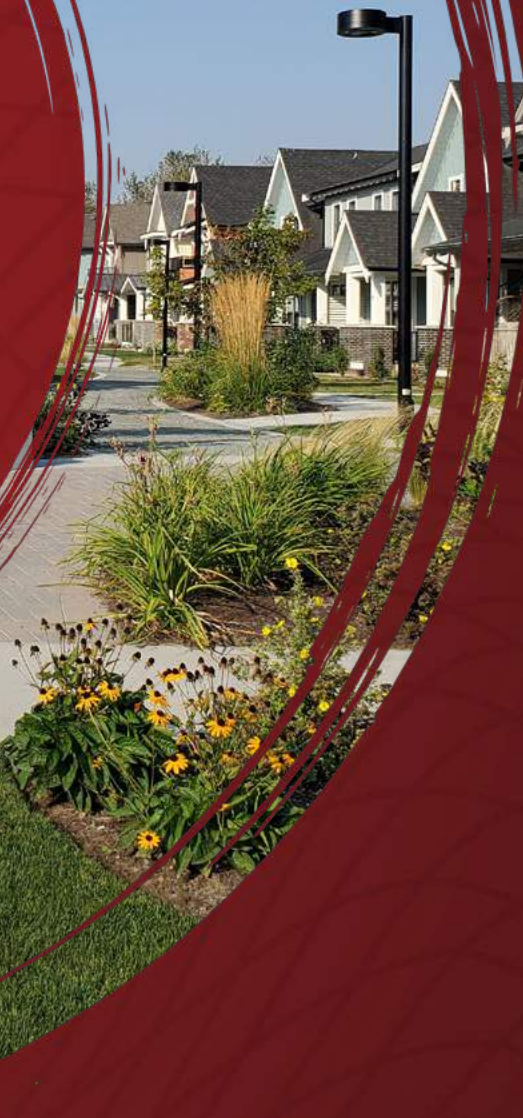
Scale 1:8,000

MAP DRAWING INFORMATION:
Data Provided By Dillon Consulting Limited, Province of British Columbia, GeoBC Open Data, Natural Resource Canada, City of Chilliwack. Imagery Provided By City of Chilliwack OrthoImagery (2016).
Map Created By: RB, AB
Map Checked By: KM
Map Projection: NAD 1983 UTM Zone 10N



6.0

Land Use Policies



li iyólem kw'els kwetxwí:lem? - Can I come in?



6.1 General Policies

Land use designations are intended to establish a vision for practical land use areas throughout Ch'iyáqtel First Nation 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 areas.

The following policies are to be applied to each Ch'iyáqtel First Nation Land Use Designation Area or Neighbourhood illustrated in the Land Use Map and described in the following land use designations. Sections XX to XX are policies that apply to the specific Land Use Designation Area.



Land Development	
a. Policies	Any development on any land on Ch'iyáqtel First Nation must follow the policies and land use designations of this Land Use Plan.
b. Ch'iyáqtel Land Use and Zoning Law	Land development must comply with the Ch'iyáqtel First Nation Land Use Law and Zoning Law.
c. Development Permit	A Development Permit will be required for new development as identified in the Ch'iyáqtel First Nation Land Development Procedures.
d. Concept Plan	As a precondition to development, applicants of a commercial, industrial and residential subdivision shall prepare a Concept Plan that includes but is not limited to building footprints, design guidelines, servicing/infrastructure plans, etc. A Concept Plan shall be submitted to Ch'iyáqtel First Nation for approval prior to development. The Concept Plan must meet the criteria set out in the Ch'iyáqtel First Nation Land Development Procedures, Subdivision, Development, and Servicing Application, and General Engineering Requirements for Land Development on Ch'iyáqtel Reserve Lands

e. Servicing and Utilities	New development must have appropriate site servicing and utilities. Servicing and utilities must conform to the requirements set out in the Ch’iyáqtel First Nation Land Development Procedures, Subdivision, Development, and Servicing Application, and General Engineering Requirements for Land Development on Ch’iyáqtel Reserve Lands.
f. Shared Servicing	Ch’iyáqtel First Nation will work with the City of Chilliwack and land developers to look at mutually beneficial servicing agreements and other infrastructure upgrades. Planning for site servicing (i.e., water, wastewater, etc.) shall also consider the provision for providing services to neighbouring lands for future development.
g. Building Code	New building development(s) will meet and/or exceed the standards identified in the BC Building Code.
h. Engineering Standards	New development must conform to Ch’iyáqtel First Nation’s General Engineering Requirements for Land Development on Ch’iyáqtel Reserve Lands.
i. Natural Landscaping	Indigenous plant and tree species should be maintained and/or incorporated into site design wherever possible. Ch’iyáqtel First Nation encourages development that preserves existing natural features including forest cover in site design.
j. Design Guidelines	Land developers must demonstrate compliance with the adopted Design Guidelines. These Design Guidelines provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the vision of Ch’iyáqtel First Nation.
k. Gateway Development	Ch’iyáqtel First Nation supports the design, construction and installation of culturally relevant gateways that will help to announce and distinguish the point of arrival for both residents and visitors to Ch’iyáqtel First Nation Lands.
l. Signage	New signs on Ch’iyáqtel First Nation Lands must be approved by Ch’iyáqtel First Nation Lands Department via the Ch’iyáqtel First Nation Lands Management Advisory Committee.
m. Green Building	Ch’iyáqtel First Nation encourages the use of green building design with a focus on green design principles and an emphasis on water and air quality, water and energy conservation, and efficient waste management practices. Refer to adopted Design Guidelines for further information.



Roads	
n. Traffic Impacts	At the discretion of the Lands Department, new development may be required to provide a traffic impact assessment prepared by a professional engineer to address impacts and identify proposed mitigation.
o. Emergency Access	Development must provide suitable accessibility for emergency response (i.e., firetrucks).
p. Access/Service Roads	Developers are responsible for ensuring safe and reliable access/service roads to all new developments. Ch’iyáqtel First Nation will develop a transportation and access plan including guidelines. Until Ch’iyáqtel First Nation has developed a plan and guidelines, Ch’iyáqtel will utilize relevant municipal and other First Nation road standards, policies, and guidelines.
q. Streets	New and upgraded streets within Ch’iyáqtel First Nation must be designed to accommodate safe, pedestrian friendly and aesthetically pleasing streetscapes. Refer to Ch’iyáqtel First Nation Design Guidelines.
r. Sidewalks	New developments shall have appropriate sidewalks which will be paid for by the Developer.



Housing	
s. Housing Type	Ch’iyáqtel First Nation encourages a mix of housing developments (type, tenure and design) throughout the community while conforming to the policies set out in this plan.
t. Sustainable Housing	Ch’iyáqtel First Nation will identify opportunities for partnerships to create innovative housing that is accessible to residents with low incomes and/or special needs.
u. Gated Communities	New private gated communities are discouraged in Ch’iyáqtel First Nation to encourage inclusivity, connectivity and access.



Community	
v. Community Rights of Ways/ Public Access	New development shall provide paths and walkways to provide connectivity, easy access and enhance the development of community amenities. Connections between different areas of Ch’iyáqtel Lands should be established (new roads or paths connecting the South Sumas Road area and Promontory and Chilliwack River Road with Vedder Road and Matheson Road).
w. Community Use Enhancement and/or Contribution	Developers will dedicate up to 5% of their land (or 10% cash in lieu) for the development of community facilities and amenities including parks, recreation areas and facilities, playgrounds and public art (2015 Zoning Law 8.13). Ch’iyáqtel First Nation will work with Developers, including CP Holders, as part of their application package to identify appropriate community use enhancement and/or contribution.
x. Public Realm	Create an accessible and welcoming public realm in the community through physical design and an emphasis on strategic locations such as community entranceways and points of community interest. Refer to Ch’iyáqtel First Nation Design Guidelines.
y. Public Space	Commercial, industrial, and mixed-use developments shall be designed to provide an inviting transition between the public and private realm and multiple accesses. New development will minimize blank walls. Commercial and mixed use development will provide amenity space for resting, sitting, or gathering. Street fronts will also feature art work, street furniture, and landscaping that invites customers or enhances the building setting and reflects Ch’iyáqtel First Nation culture. Refer to Ch’iyáqtel First Nation Design Guidelines.
z. Ch’iyáqtel First Nation Banners	Ch’iyáqtel First Nation will utilize an existing committee to implement a plan for designing, installing and covering costs of displaying community banners throughout Ch’iyáqtel First Nation.
aa. Utility Boxes	Ch’iyáqtel First Nation supports working with utility providers (e.g. BC Hydro to design utility boxes with historic or Stó:lō art designs.
ab. Public Art Requirement	Ch’iyáqtel First Nation will investigate whether to require proponents of new development projects to provide public art installations in-lieu of fees.



Environment	
ac. Environmental Assessment	As outlined in Section 9 of the Ch’iyáqtel Environmental Management Plan, all projects on Ch’iyáqtel Lands require the completion of an Environmental Assessment (EA) unless specifically excluded through Ch’iyáqtel Law or set out in the Exclusion List Regulations of the Canadian Impact Assessment Act. Ch’iyáqtel First Nation’s General Terms of Reference for Environmental Assessments are to be followed.
ad. Riparian Setbacks	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 Ch’iyáqtel First Nation and in consideration of applicable provincial Riparian Areas Regulation and Department of Fisheries and Oceans (DFO) standards. Upon its discretion, Ch’iyáqtel First Nation may exercise the right to increase this setback (e.g., to 40 m). If development is proposed in the vicinity of a creek or watercourse, the developer must submit a report by a professional biologist indicating that the setback has been maintained and the development will not cause impacts to the creek or watercourse.
ae. Environmental Site Assessment Baseline and Exit Assessment Requirements	At the discretion of the Lands Department, land developers may be required to conduct an Environmental Baseline Assessment prior to development. An Exit Assessment is required when a development is discontinued or when a lease ends. The Exit Assessment must refer back to the Environmental Baseline Assessment and reflect the activities that have occurred on site. Ch’iyáqtel First Nation reserves the right to request bonds or other provisions including the enforcement of environmental laws and associated fines to protect the environmental integrity of the area.
af. Flood Risk	New development proposed is expected to address the potential risk of flood.
ag. Soil and Fill Management	Proper environmental procedures for soil and fill management are required as per industry standards and best practices.
ah. Invasive Species	Efforts will be made to prevent and eliminate the spread of invasive species on Ch’iyáqtel First Nation Lands (e.g., noxious weeds).

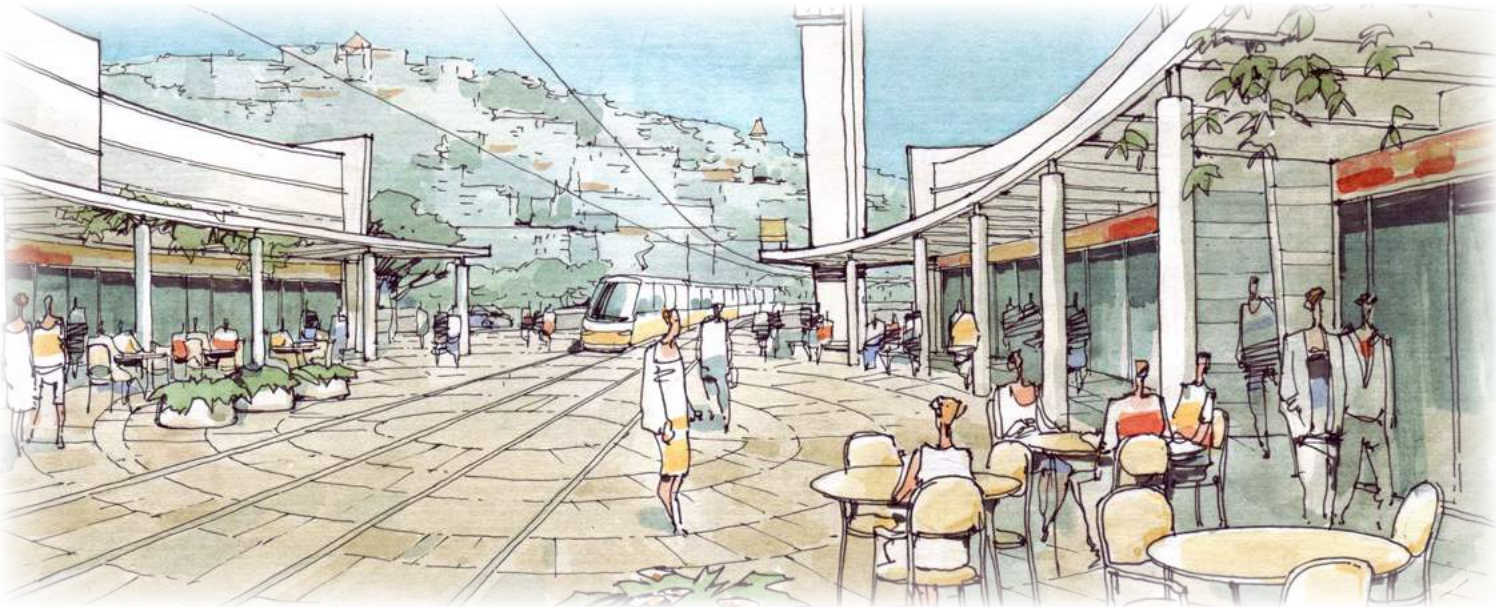


Culture and Traditional Use	
ai. Archaeological/ Cultural, and Traditional Knowledge	The Stó:lō Heritage Policy is the regulating authority for archaeological and heritage assets on Ch'iyáqtel First Nation Lands. As per Section 10 of the Ch'iyáqtel Environmental Management Plan (EMP), a Heritage Resource Overview Assessment (HROA) may be required as part of the development permit application. In addition, the use of traditional knowledge will be encouraged as part of land development.
aj. Halq'emeylem Language	Recognizing the value of traditional place names, Ch'iyáqtel First Nation supports and encourages the use of Halq'emeylem names to identify environmental features and landmarks where possible (i.e., streets).
ak. Relationships	Ch'iyáqtel First Nation will continue to foster and strengthen relations with other First Nations, City of Chilliwack, and provincial and federal governments.



Light Industrial	
al. Concept Plan	As a precondition to development, applicants of a commercial, industrial and residential subdivision shall prepare a Concept Plan that includes but is not limited to building footprints, design guidelines, servicing/infrastructure plans, etc. A Concept Plan shall be submitted to Ch'iyáqtel First Nation for approval prior to development. The Concept Plan must meet the criteria set out in the Ch'iyáqtel First Nation Land Development Procedures, Subdivision, Development, and Servicing Application, and General Engineering Requirements for Land Development on Ch'iyáqtel Reserve Lands.
am. Building Code	New building development(s) will meet and/or exceed the standards identified in the BC Building Code.
an. Industrial Site Design	Industrial development should be developed to be visually appealing with the intention that industrial activities are not an eye sore and they blend with the surrounding area. Industrial development must account for landscaping buffers, street-scaping, and safety in order to create land use compatibility between industrial and residential areas.

ao. Light Industrial Use Type	Ch'iyáqtel First Nation supports light industrial uses that are contained within a building. Stockpiling and outdoor yard uses are discouraged.
ap. Building and Facilities	All building and facilities must be authorized by Ch'iyáqtel First Nation and properly maintained. Unauthorized, abandoned or buildings and facilities in disrepair will not be tolerated.
aq. Surrounding Land Uses	Light industrial development shall not cause nuisance impacts on incompatible land uses outside of the light industrial area.
ar. Buffers	To mitigate visual and noise impacts, landscaping and other applicable visual/ noise buffers shall be included in site design.
as. Parking	Industrial development will provide adequate on-site parking and loading areas as outlined in the Land Use Plan and Tzeachten Zoning Law.
at. Industrial Access Roads	The construction of new roadways, as well as repairs and upgrades to existing roadways, that allow access to light industrial areas will account for the dimensions of relevant service and transportation vehicles. This includes lane widths, turning radii, and overhead clearance.
au. Coordinated Infrastructure Upgrades	Water, wastewater, transportation and electrical infrastructure upgrades necessary to facilitate a light industrial development will be clearly indicated at the time of application. It is the policy of Ch'iyáqtel First Nation to coordinate infrastructure upgrades, when possible, to minimize the cost of future construction.
av. Community Use Enhancement and/or Contribution	Developers will dedicate up to 5% of their land (or 10% cash in lieu) for the development of community facilities and amenities including parks, recreation areas and facilities, playgrounds and public art (2015 Zoning Law 8.13). Ch'iyáqtel First Nation will work with Developers, including CP Holders, as part of their application package to identify appropriate community use enhancement and/or contribution.
aw. Environmental Impacts	All industrial development applications must demonstrate that there will be no adverse impact on the natural and cultural environment. If impacts area expected, the application must demonstrate how these will be mitigated including reclamation plans if applicable.
ax. Environmental Protection	All industrial developments must demonstrate that they are in adherence with the Tzeachten Environmental Protection Law and Tzeachten Soil Deposit Law.
ay. Traffic Impacts	At the discretion of the Lands Department, new development will be required to provide a traffic impact assessment prepared by a professional engineer to address impacts and identify proposed mitigation.



6.2 Ch'iyáqtel Gateway

The vision for Ch'iyáqtel Gateway is to become a shopping, dining, and living destination, providing a welcoming entrance to the community of Ch'iyáqtel First Nation. Conveniently located along Vedder Road and South Sumas Road, the Ch'iyáqtel Gateway area is envisioned as a boutique, destination shopping experience for residents of, and visitors to, Ch'iyáqtel First Nation and the Fraser Valley. A mix of housing will be well-integrated into the gateway area, including apartments above commercial uses with townhouses and attached housing steps away. The area will accommodate institutional and commercial development that will also help to bring more people into this area. In collaboration with BC Hydro, Ch'iyáqtel First Nation will explore utilizing the existing BC Hydro right-of-way for parking and walkways that will provide a pedestrian and access corridor connecting the adjacent lands.

The Ch'iyáqtel Gateway designation envisions a well-designed compact neighbourhood where residents can live, work, and shop in the same area. A strong sense of place will be reinforced through Ch'iyáqtel First Nation entrance signage and urban design and built form of the gateway area's developments. The Ch'iyáqtel Gateway area will be celebrated as a unique residential, shopping, dining and leisure destination. Large commercial signs are discouraged in this neighbourhood.

OBJECTIVES

- Serve as an entrance to the community
- Create a place to live work and play
- Maximize usage of the easements
- Increase economic opportunities

USES CONSIDERED

- Commercial (Retail)
- Residential – Single Family
- Residential – Multi-family
- Mixed Use
- Community Facilities – Public and Private
- Utilities

USES NOT CONSIDERED

- Light Industrial
- Heavy Industrial

POLICIES

a. General Policies	New development must comply with the general policies of the Ch'iyáqtel First Nation Land Use Plan.
b. Building Character	The design of the building facades should be of high quality and incorporate natural elements and Ch'iyáqtel First Nation culture and meet the requirements of the adopted Design Guidelines.
c. Active Streets	All new development should utilize active streets principles and all concept designs should prioritize walkability, cycling and public transit.
d. Parking	Onsite parking should take into account safe and efficient access and egress and circulation. Large parking areas should incorporate vegetation, islands of green vegetation, be well lighted, and have clear signage.
e. Public Realm	Outdoor space should provide inviting open space for people to congregate. All outdoor areas should be safe, visible, well lighted and incorporate the concepts of Crime Prevention through environmental design. Improvements to the public realm could include increased sidewalk width, street trees and amenities such as patio seating, bike racks, public art.
f. Lighting	While all public spaces and streets must be well lighted, they should also incorporate fixtures that direct light to the street or the pathway and to the front of the building and reduce the impact of light pollution.
g. Connectivity	Provide pedestrian access that links the east and west side of Vedder Road to create an inclusive commercial/residential area.
h. Landscape Architecture	Development should accommodate landscape plans that create a cohesive and visually appealing landscape and are prepared by a certified landscape architect, using natural materials and indigenous species.
i. Green Building	Efforts should be made to create green living and outdoor space (e.g., greenwalls, green roofs, roof top gardens, permeable pavements).
j. Community Entrance Features	A highly visible community entrance installation should be placed at the corner of South Sumas Road and Vedder Road to welcome people to the community of Ch'iyáqtel First Nation.
k. User Experience	Development should strive to improve the overall user experience along Vedder Road to attract people to visit, shop and dine in Ch'iyáqtel Gateway.
l. Building Height	Ch'iyáqtel First Nation encourages a variety of building heights and scales in this neighbourhood. Building heights must conform with the Ch'iyáqtel First Nation Zoning Law
m. Walkability	Development and design that improves the walking experience along Vedder Road and South Sumas Road is encouraged. Improvements could include increased sidewalk width, seating areas, flower boxes, etc.
n. Right-of-Ways	Every effort should be made to collaborate with BC Hydro to maximize the use of the rights-of-way in this area including for the use of parking and public space.



6.3 Vedder Crossing

Vedder Crossing is envisioned to continue to support commercial activities along Vedder Road and Watson Road with higher density residential behind the commercial development. The concentration of commercial activities adjacent to a major roadway contributes to Ch’iyáqtel First Nation’s economic security and is an important and convenient commercial retail hub for both residents of Ch’iyáqtel First Nation and the surrounding area. Commercial uses along Vedder Road and Promontory Road provide easy access and reduce unnecessary traffic through residential areas of the community. The Vedder Crossing area promotes greater opportunities for pedestrian and bicycle travel, access to public transportation, and traffic calming of residential streets. The area supports mixed-use development that provides convenient neighborhood services, community uses such as the Band office and community hall, and public greenspace in an effort to enhance neighborhood identity and character. The goal of this designation is to encourage commercial development that will attract shoppers to the area but still support residential needs in this neighbourhood. Large commercial signs are discouraged in this neighbourhood.

OBJECTIVES

- Provide a range of housing options
- Create a convenient commercial hub
- Provide for variety of community services and spaces in an already established centre
- Focus commercial development along main streets
- Establish sense of place along Vedder Road

USES CONSIDERED

- Commercial (Retail)
- Office Commercial
- Residential – Single Family
- Residential – Multi-family
- Mixed Use
- Community Facilities – Public and Private

USES NOT CONSIDERED

- Light Industrial
- Heavy Industrial

POLICIES

a. General Policies	All development must comply with the general policies of the Tzeacthen First Nation Land Use Plan.
b. Mobile Homes	New mobile home developments are not permitted on Ch’iyáqtel First Nation lands.
c. Commercial Concentration	Commercial retail stores will be focused along Vedder Road and Promontory Road.
d. Community Entranceway	A highly visible community entrance installation should be placed at the corner of Vedder Road and Promontory Road to welcome people to the community of Ch’iyáqtel First Nation.
e. Mixed Housing	Ch’iyáqtel First Nation encourages mixed housing types in the Vedder Crossing neighbourhood.
f. Retail	The design of ground floor retail buildings should include activities that will directly engage the public, create a seamless public/private realm and include numerous opportunities for people to enliven the building edge, including open storefronts, transparency from the street, generous seating areas, and private amenity areas facing the public realm.



6.4 Ch'iyáqtel Village

The Ch'iyáqtel Village area is envisioned to be the core of the Ch'iyáqtel First Nation community. Promontory Road will serve as an access route to the north area. The vision for this area is to have an active, pedestrian friendly Main Street that will support a mix of retail, cultural, and institutional uses. Low rise apartments above commercial venues are permitted along the new envisioned Main Street to help create a village like environment. The commercial areas are intended to provide convenient and close to home access to commercial facilities and services to encourage walking and cycling which will reduce the dependence on personal vehicles. Set back from the main hub of activity will be a mix of medium and lower density residential uses including single detached home, duplexes, townhomes, and low rise apartment structures. Cultural and institutional uses that benefit our community on the former quarry site will help to create a sense of place and provide residents with opportunities for physical, mental and spiritual well-being.

The existing industrial lands that once housed a blacktop operation and an extraction and fill site in the found in the west side of Ch'iyáqtel Village are envisioned for redevelopment into a trendy new area where residents and consumers can make use of artisanal and craftsman light-industrial venues such as a local craft brewery; take up artist studio space, visit galleries, or rent/lease craftsman workshop space. Visual and noise buffers will be placed along the periphery of this area to prevent land uses clashes with adjacent areas. This area will work towards becoming more compatible with commercial uses and become another public area within Ch'iyáqtel First Nation.

Ch'iyáqtel Village will be linked to other areas via a network of greenspaces, public transit, bicycle and pedestrian routes. Public greenspace will be promoted in an effort to enhance neighborhood identity and character. Through landscaping, sustainable design principles and cultural design elements, residents will feel proud to live in Ch'iyáqtel First Nation. A strong sense of place will be reinforced through Ch'iyáqtel First Nation entrance signage, community uses, urban design, and built form of the gateway area's developments.

OBJECTIVES

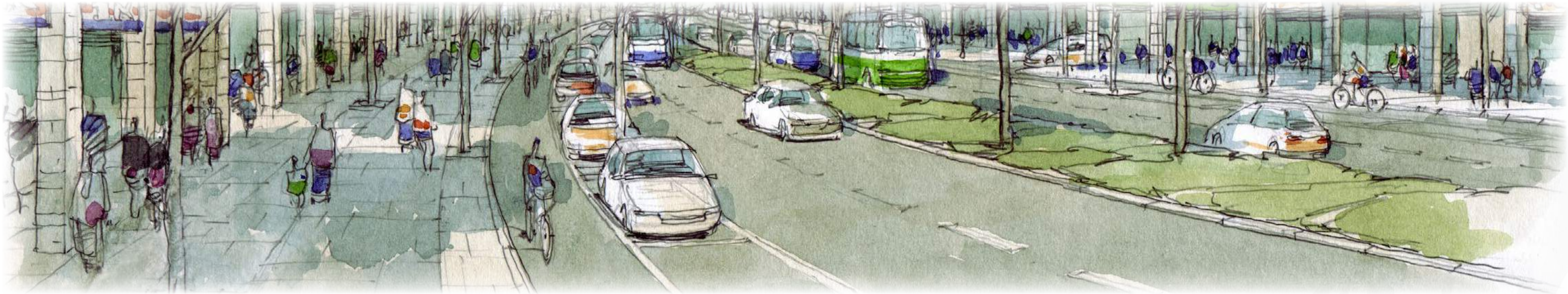
- Create a community core
- Develop a sense of place
- Focus commercial retail along core roadways
- Create a strong sense of Ch'iyáqtel First Nation pride
- Transform industrial uses in the area to be more accessible to the public

USES CONSIDERED

- Commercial (Retail)
- Office Commercial
- Residential – Single Family
- Residential – Multi-family
- Mixed Use (commercial or community uses with residential uses on higher floors or adjacent spaces)
- Community Facilities – Public and Private

USES NOT CONSIDERED

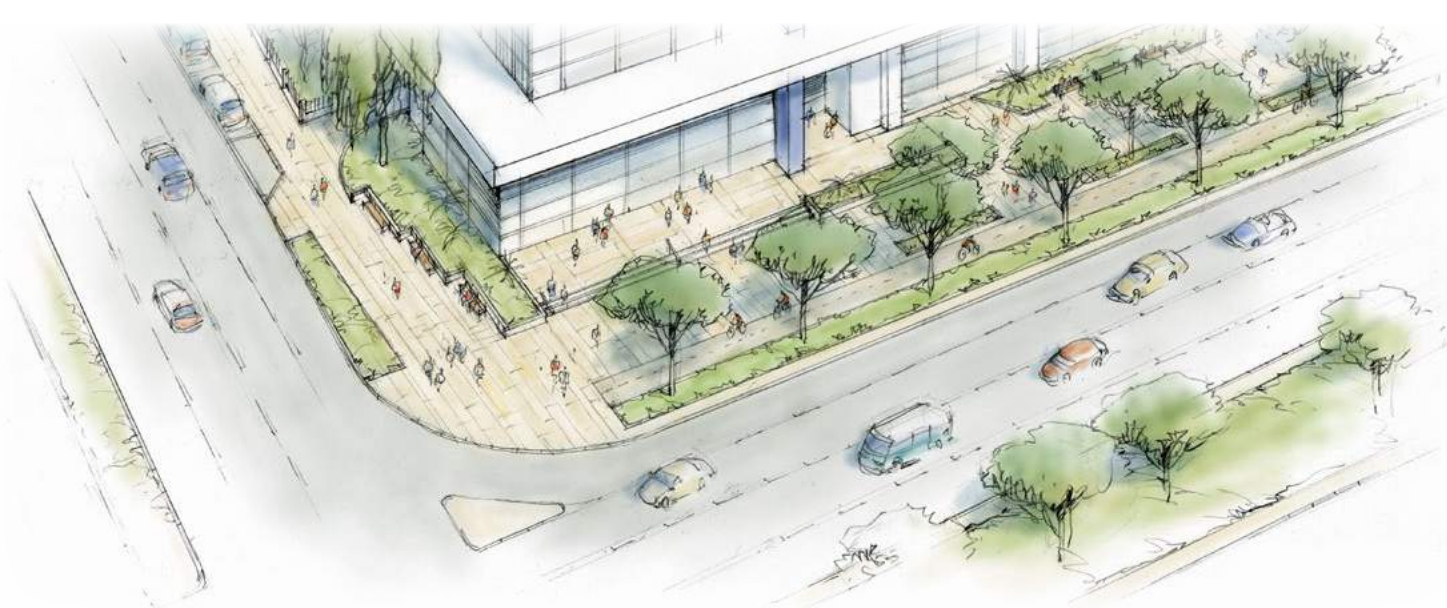
- Light Industrial
- Heavy Industrial



POLICIES

a. General Policies	All development must comply with the general policies of the Ch'iyaáqtel First Nation Land Use Plan.
b. Promontory Road	Development in this area will enhance public life by treating Promontory Road as a place, not just a corridor. Entrance into Ch'iyaáqtel Village will be off Promontory Road and the development of this area shall provide for safe access.
c. Connectivity & Walkability	Ch'iyaáqtel First Nation supports development that improves the walking experience along Promontory Road. Pedestrian access should link the north and south side of Promontory Road.
d. Industrial Interface	Efforts will be made to minimize land use conflicts between the existing industrial lands and new residential neighbourhoods.
e. Industrial Use	Overtime, the existing industrial uses in this area will transition to more craftsman and artisanal industrial uses (e.g., breweries, artist studios, carving shops that are more accessible to the public.
f. Road Connection	Ch'iyaáqtel First Nation requires the development of a roadway connecting the western industrial lands in Ch'iyaáqtel Village to the Industrial Northlands area.
g. Parking	Onsite parking should take into account safe and efficient access, egress and circulation. Large parking areas should incorporate vegetation, islands of green vegetation, be well lighted, and have clear signage.
h. Public Realm	Outdoor space should provide inviting open space for people to congregate. All outdoor areas should be safe, visible, well lighted and incorporate the concepts of Crime Prevention through Environmental Design. Improvements to the public realm could include increased sidewalk width, street trees, and amenities such as patio seating, bike racks, public art.
i. Form and Character	Ensure that the size, scale, massing and design features of development is harmonious in character, while also supporting creativity in design. The design of the building facades should be of high quality and incorporate natural elements and Ch'iyaáqtel First Nation culture.

j. Active Streets	All new development should utilize active streets principles and all concept designs should prioritize walkability, cycling and public transit.
k. Out Buildings	Outbuildings, storage sheds, garbage containers and outside storage areas are to be screened from the street by fencing or landscaping.
l. Healthy Community	Development will connect commercial and community use areas with residential neighbourhoods through multi-use pathways, sidewalks, and trails.
m. New Community Facilities & Amenities	New community facilities and amenities will be developed in close to residential and commercial areas.
n. Connectivity	Provide pedestrian access that links the north and south side of Promontory Road.
o. Landscape Architecture	Development should accommodate landscape plans that create a cohesive and visually appealing landscape and are prepared by a certified landscape architect, using natural materials and indigenous species.
p. Green Building	Efforts should be made to create green living space (e.g., greenwalls).
q. Community Entranceways	A highly visible community entranceway installation should be placed at the corner of Promontory Road and Chilliwack River Road to welcome people to the community of Ch'iyaáqtel First Nation.
r. Building Height	Allow for a variety of building heights as outlined in the Ch'iyaáqtel First Nation Zoning Law.
s. Sense of Place	Service and facilities that promote a sense of place and Ch'iyaáqtel First Nation community pride are preferred.



6.5 Ch'iyáqtel Shared Lands

Lalém is a unique neighbourhood within Ch'iyáqtel First Nation as we share interests of this land with our neighbours Yakweakwioose First Nation and Skowkale First Nation. Through our ancestral connections and relationships as members of the Ts'elxweyeqw Tribe, we hold a common desire to better the lives of our people. The area is made up of a variety of residential developments with a mix of some office, retail, and community facilities. Neighbourhood parks, green spaces and natural vegetation help support active and healthy living. Ch'iyáqtel, Yakweakwioose, and Skowkale First Nations' identity will be captured through appropriate urban design elements including the provisions of public art and cultural design elements. Residents will enjoy calm safe streets and walking and cycling pathways that connect people within the neighbourhood to the broader community with a primary connection to Ch'iyáqtel Village to the north.

OBJECTIVES

- Create strong residential neighbourhoods
- Provide housing for members and non-members
- Work together with Yakweakwioose and Skowkale First Nations in a fair and productive manner
- Provide economic benefits for Ch'iyáqtel, Yakweakwioose, and Skowkale First Nations
- Link this neighbourhood to the broader Ch'iyáqtel First Nation community and surrounding area

USES CONSIDERED

- Commercial (Retail)
- Office Commercial
- Hotel
- Residential – Single Family
- Residential – Multi-family
- Mixed Use
- Community Facilities – Public and Private

USES NOT CONSIDERED

- Light Industrial
- Heavy Industrial

POLICIES

a. General Policies	All development must comply with the general policies of the Ch'iyáqtel First Nation Land Use Plan.
b. Housing	A mix of housing types with a focus on quality and uniformity is encouraged.
c. Retail	Small, neighbourhood/community oriented service retail is permitted.
d. Safe Neighbourhoods	Development will include provisions for community safety including lighting, sidewalks, traffic calming measures, and emergency access.
e. Environment	Development must take into account the preservation and enhancement of natural vegetation where possible.
f. Connectivity	Residential neighbourhoods will be connected to the broader Ch'iyáqtel First Nation community through multi-use pathways, sidewalks, and trails.
g. Community Entranceways	A highly visible community entranceway installation should be placed at the corner of Promontory Road and Chilliwack River Road to welcome people to the community of Ch'iyáqtel First Nation while acknowledging shared interests with Yakweakwioose and Skowkale First Nations.
h. Promontory Road	Development in this area will enhance public life by treating Promontory Road as a place, not just a corridor. Entrance into Ch'iyáqtel Lalém will be off Promontory Road and the development of this area shall provide for safe access.
i. Connectivity & Walkability	Ch'iyáqtel First Nation supports development that improves the walking experience along Promontory Road. Pedestrian access should link the north and south side of Promontory Road.



6.6 Th'ale temexw

Th'ale temexw (“Heartland”) houses the community’s main sports and recreation facilities, as well as the Longhouse. Residential land uses within the neighbourhood of Th'ale temexw encourage diverse housing options to meet the demographic needs of Ch'iyáqtel First Nation members and the larger Ch'iyáqtel First Nation community including higher density and family oriented units. Th'ale temexw will be linked to other areas via a network of greenspaces, public transit, bicycle and pedestrian routes. Through landscaping, sustainable design principles and cultural design elements, residents will feel proud to live in Ch'iyáqtel First Nation.

OBJECTIVES

- Increase opportunities for health and wellness for members and non-members
- Provide for a range of housing options, variety and price point
- Create a walkable community
- Preserve and protect environmentally sensitive habitat

USES CONSIDERED

- Residential – Single Family
- Residential – Multi-family
- Community Facilities – Public and Private
- Cemetery

USES NOT CONSIDERED

- Commercial (Retail)
- Office Commercial
- Light Industrial
- Heavy Industrial

POLICIES

a. Retail	Small, neighbourhood/community oriented service retail is permitted.
b. Connectivity	Walkways and trails are encouraged as part of the overall development.
c. Housing	A mix of housing types with a focus on different price points and quality is encouraged.
d. Road Connection	Ch'iyáqtel First Nation will undertake roads master planning with a focus on creating a road system that connects this area to the broader Ch'iyáqtel community.
e. Cemetery	Ch'iyáqtel First Nation will create a single cemetery that will encompass all existing cemetery lands and allow for expansion. Future planning initiatives for the cemetery lands on Promontory and those adjacent to it will require the provisions of a quality landscaped edge for the cemetery and a similar landscaped buffer on the interior borders to create a more peaceful setting for visitors to the grave yard.
f. Sidewalks	Sidewalks will be developed along Bailey Road, in collaboration with the City of Chilliwack, as part of Ch'iyáqtel First Nation's overall transportation/road master plan.
g. Community Entranceway	A Ch'iyáqtel First Nation entranceway will be developed at the intersection of Bailey Road and Chilliwack River Road.
h. Right-of-Way	Passive recreation is an encouraged use under the existing BC Hydro ROW. All activities and/or development must be done in collaboration with BC Hydro and conform to the BC Hydro guidelines.
i. Old Parking Lot	Ch'iyáqtel First Nation is open to development opportunities that reimagine the old parking lot into something that fits with the existing uses in the area.
j. Capture Landfill Traffic	Ch'iyáqtel First Nation supports commercial retail and service development along Bailey Road and Matheson Road.
k. Street Safety	Proponents of industrial development shall submit a traffic plan from a registered engineer that includes provisions for children and pedestrian safety including traffic mitigation such as cross walks, lighting, traffic calming measures, etc.
l. Safety	Development must accommodate for the interface between this neighbourhood and the industrial area to the south and the landfill to the east with a focus on street safety for children and pedestrians.
m. Industrial Interface	Development must accommodate for the interface between the surrounding industrial area relating to visual, noise, and light impacts and residential areas.
n. Natural Buffers	The use of natural vegetation to create buffers is encouraged.



6.7 Yáyelem

The Yáyelem (bird gliding on the wind) is an established single-family residential neighbourhood. The vision for this area is to become more connected to the broader Ch’iyáqtel First Nation community. Where possible, opportunities will be sought to collaborate with residents and strata organizations to better integrate this neighbourhood within Ch’iyáqtel First Nation.

OBJECTIVES

- Provide housing for members and non-members
- Provide economic benefits for Ch’iyáqtel First Nation members
- Link this neighbourhood to the broader Ch’iyáqtel First Nation community

USES CONSIDERED

- Residential – Single Family
- Residential – Multi-family
- Mixed Use
- Community Facilities – Public and Private

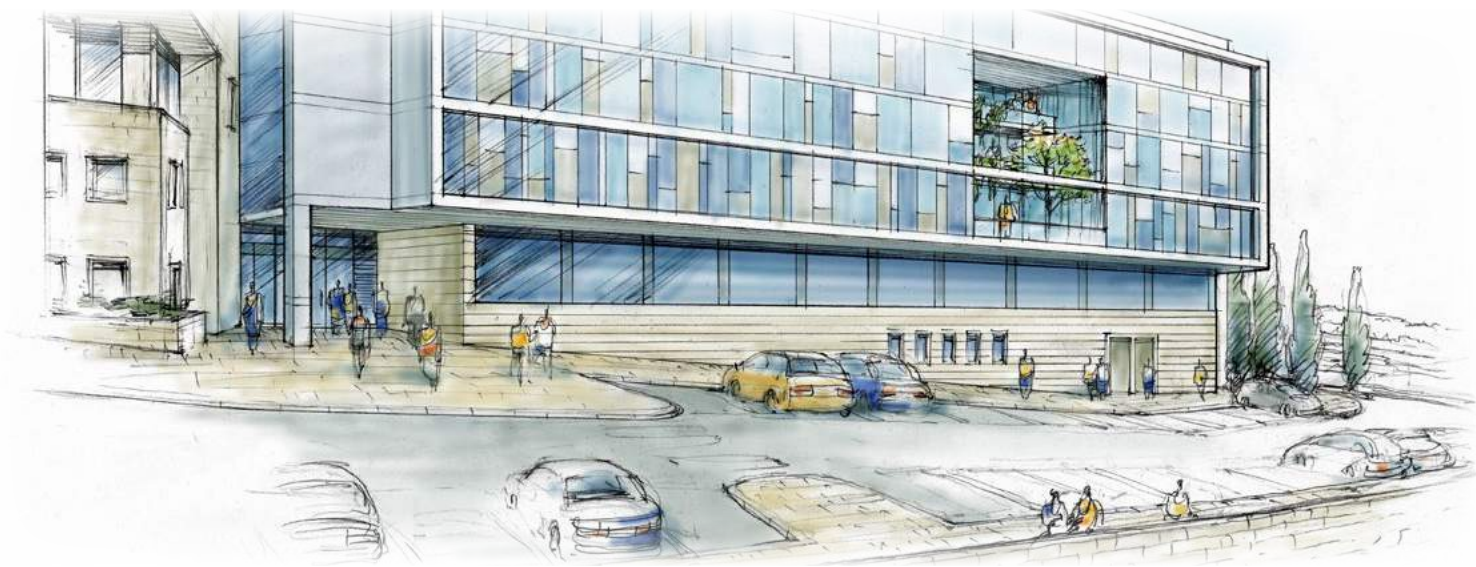
USES NOT CONSIDERED

- Commercial (Retail)
- Office Commercial
- Light Industrial
- Heavy Industrial

POLICIES

a. Integration	Engagement with residents and housing associations and the larger Ch’iyáqtel First nation community can create a stronger sense of community.
b. Retail	Home based businesses are permitted as outlined in the Ch’iyáqtel First Nation Land Use and Zoning Law and Business Permit Law.
c. Community Entranceway	A Ch’iyáqtel First Nation entranceway will be developed at Promontory Road as it comes down the hill.
d. Housing Type	A mix of housing types with a focus on different price points and quality is encouraged.
e. Trail	Ch’iyáqtel First Nation will look at options to developing a trail along the south perimeter of the Yáyelem that links to existing and future trail networks.





6.8 Industrial Northlands

The intent of the Industrial Northlands designation is to support light industrial uses in areas where this has been a long standing use, and to ensure the continued use of these areas for revenue generating ventures. Landscaping utilizing trees and other natural vegetation will be promoted along the perimeter of the area to help create a visual buffer between adjacent residential land uses.

OBJECTIVES

- Continue to provide light industrial land within Ch’iyáqtel First Nation, limiting stockpiling and outdoor yard uses
- Integrate industrial lands with adjacent residential neighbourhoods
- Provide economic, employment and training opportunities on Ch’iyáqtel First Nation Lands
- Create a visually appealing industrial area
- Provide an alternative transportation route through Ch’iyáqtel First Nation, connecting Promontory Road and South Sumas Road

USES CONSIDERED

- Commercial (Retail)
- Office Commercial
- Light Industrial
- Community Facilities – Public and Private

USES NOT CONSIDERED

- Residential
- Heavy Industrial

POLICIES

a. Industrial Site Design	Industrial development should be developed to be visually appealing with the intention that industrial activities are not an eye sore and they blend with the surrounding area. Industrial development must account for landscaping buffers, street-scaping, and safety in order to create land use compatibility between industrial and residential areas.
b. Parking	Industrial development will provide adequate on-site parking and loading areas.
c. Environmental Impacts	All industrial development applications must demonstrate that there will be no adverse impact on the natural and cultural environment. If impacts area expected, the application must demonstrate how these will be mitigated including reclamation plans if applicable. Proposals must be able to demonstrate that the development will provide substantial benefits for Ch’iyáqtel First Nation.
d. Building and Facilities	All building and facilities must be authorized by Ch’iyáqtel First Nation and properly maintained. Unauthorized, abandoned or buildings and facilities in disrepair will not be tolerated.
e. Road Connection to Promontory	Ch’iyáqtel First Nation requires the development of a roadway connecting the western industrial lands in Ch’iyáqtel Village to the Industrial Northlands area.
f. Light Industrial Use Type	Ch’iyáqtel First Nation supports light industrial uses that are contained within a building. Stockpiling and outdoor yard uses are discouraged.
g. Extension of South Sumas Road	Ch’iyáqtel First Nation will continue to work with the City of Chilliwack and developers to extend South Sumas Road to the Chilliwack River Road-Bailey Road intersection.



6.9 Ch'iyaqtel Eastlands

The Ch'iyaqtel Eastlands neighbourhood promotes light industrial development to provide employment opportunities to Members and Chilliwack residents. The neighbourhood will focus on retaining and enhancing natural features where possible. The area will feel safe for pedestrians through the development of traffic calming features, and walking and cycling pathways that connect people from the broader Ch'iyaqtel First Nation community to the neighbourhood. To promote access thought the area, a new road is envisioned that connect this area to Chilliwack River Road to increase connectivity and reduce emergency response times.

OBJECTIVES

- Create well designed light industrial development, limiting stockpiling and outdoor yard uses
- Provide more employment opportunities on Ch'iyaqtel First Nation
- Retain and enhance natural features within Ch'iyaqtel First Nation
- Link this area to the larger Ch'iyaqtel First Nation community

USES CONSIDERED

- Commercial (Retail)
- Office Commercial
- Light Industrial
- Community Facilities – Public and Private

USES NOT CONSIDERED

- Residential
- Heavy Industrial

POLICIES

a. Retail	Small, neighbourhood/community oriented service retail is permitted.
b. Connectivity	Walkways and trails that connect to other areas of Ch'iyaqtel lands are encouraged as part of the overall development.
c. Road Connection	A road system connecting the area to Chilliwack River Road is required to maximize development opportunities. Road connection for this area will be addressed in Ch'iyaqtel First Nation's road planning initiatives.
d. Lighting	Lighting geared towards neighbourhood safety is required.
e. Environment	Development must take into account the preservation and enhancement of natural vegetation where possible.
f. Landfill	Development scenarios must plan for visual buffers creating a barrier between development in this neighbourhood and the adjacent City of Chilliwack landfill.
g. Industrial Site Design	Industrial development should be developed to be visually appealing with the intention that industrial activities are not an eye sore and they blend with the surrounding area. Industrial development must account for landscaping buffers, street-scaping, and safety in order to create land use compatibility between industrial and residential areas.
h. Connection to Promontory Road	Ch'iyaqtel First Nation will work with the City of Chilliwack to enhance and utilize the utility service road along Ch'iyaqtel's southeast boundary to provide a pedestrian connection between Matheson Road and Promontory Road, connecting to the Promontory Walkway.
i. Upgrade Matheson Road	To help reduce accidents, Ch'iyaqtel First Nation will work with developers and the City of Chilliwack to upgrade Matheson Road from bailey Road to the entrance of the landfill.
j. Light Industrial Use Type	Ch'iyaqtel First Nation supports Light Industrial Uses that are contained within a building. Stockpiling and outdoor yard uses are discouraged.

7.0

Implementing the Plan

eystexwtsel te thá - I like this



By implementing the Land Use Plan, Ch'iyáqtel First Nation 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 Ch'iyáqtel First Nation 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.

7.1 Circulate the Land Use Plan

To successfully implement the Land Use Plan it is important that Ch'iyáqtel Members, including CP Holders, potential developers, neighbouring municipalities and other stakeholders are aware of the Plan. Circulate the Plan to make parties aware of the vision, land use designations, objectives, and policies so that their considerations/actions can be coordinated with Ch'iyáqtel First Nation.

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., design guidelines) and 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. Chief and Council will also review development applications and review and approve development permits.

Ch'iyáqtel First Nation Lands and Taxation Department: is responsible for undertaking the programs and activities that support the implementation of the Land Use Plan. The Lands Department will also review development applications and review and approve development permits.

Ch'iyáqtel First Nation Members: have the opportunity to participate in the implementation of the Land Use Plan, by sharing their thoughts in additional engagement sessions such as those held for development applications and future land use planning efforts of the community.

Developers: who choose to apply and then develop on Ch'iyáqtel First Nation 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 the various Ch'iyáqtel First Nation laws, policies, plans, and programs.

Ch'iyáqtel Land Management Advisory Committee: has the responsibility to advise Chief and Council on land use planning and development activities, and to create laws and policies to successfully implement the Land Use Plan as per the Ch'iyáqtel First Nation Land Code.

7.3 Community Involvement

Community participation is a key component of sustainable community planning. To ensure proper community engagement and achievement of Ch’iyáqtel First Nation’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.

OBJECTIVES

- Ensure a consistent engagement and consultation process with Ch’iyáqtel First Nation members for matters related to land use planning and development of Ch’iyáqtel First Nation Lands.
- Provide an informed, transparent, consistent, and credible process for making land uses decisions on Ch’iyáqtel First Nation Lands.
- Promote continued dialogue with C.P. Holders.

POLICIES

a. Community Consultation Process	Community consultation will utilize existing consultation processes already established by Ch’iyáqtel First Nation and in accordance with the Ch’iyáqtel First Nation Land Code.
b. Information from Developers	Developers or proponents of land use activities may be requested to provide relevant and up-to-date information to Ch’iyáqtel First Nation members on development or land use activity proposals on Ch’iyáqtel First Nation Lands.
c. Engagement with Non-Members	As considered appropriate, Ch’iyáqtel First Nation will provide opportunities for non- Ch’iyáqtel First Nation members to be engaged in land use matters that may directly impact them.

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 the Ch’iyáqtel First Nation 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 Ch’iyáqtel First Nation Lands and Taxation Department.



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 Ch’iyáqtel 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 Plan Variance and Amendment

A minor amendment may be requested when minor changes to the Land Use Plan are required as opposed to a significant amendment as referenced in the Ch’iyáqtel First Nation Land Code. Minor changes are those that:

- Do not compromise the vision or the objectives of the land use designations;
- Would result in minimal environmental, cultural, and economic consequences; 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.

Significant amendments to this Land Use Plan are subject to the requirements in Section 3.2 of the Ch’iyáqtel First Nation Land Code.

POLICIES

a. Land Code	All amendments to the Land Use Plan must conform to the Ch’iyáqtel First Nation Land Code.
b. Minor Amendment	Minor amendments to the Land Use Plan will be considered provided that they meet the standard of a minor change.
c. Amendment	Amendments to the Land Use Plan are expected to involve substantive research and discussion prior to a decision being made by Ch’iyáqtel First Nation.

7.7 Consistency with Other Plans

The Land Use Plan should be consistent with the Zoning Law. If there are any changes made to the Land Use Plan or the Zoning Law is modified, the Lands Department will modify the other document, so that the documents are consistent. The documents should be modified in concert with the other and changes to both should be approved by Chief and Council simultaneously. If this does not occur, then the more recently modified document takes precedence.

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.

OBJECTIVES

- Ensure the Land Use Plan reflects Ch’iyáqtel First Nation’s current needs.
- Provide a mechanism for amendments to allow the Land Use Plan to adapt to future needs and changes.
- Establish an avenue to allow Ch’iyáqtel First Nation members, developers, and proponents of land use activities to provide input in the success and challenges of the Land Use Plan.

POLICIES

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



Kw'as hoy

Thank you

