

Leq'á:mel First Nation LAND USE PLAN







Leq'á:mel First Nation

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LEQAMEL COUNCIL RESOLUTION

LEQAMEL LAND USE PLAN

WHEREAS the Leq'á:mel First Nation has an inherent right to self-government which emanates from our people, culture and land and which is recognized and affirmed by section 35 of the *Constitution Act, 1982*;

AND the Leq'á:mel First Nation has taken over control and management of Leq'á:mel Reserve lands and resources pursuant to the *Framework Agreement on First Nation Land Management* and has enacted the *Leq'á:mel Land code*, effective the 25th day of January, 2010;

AND under the *Leq'á:mel Land code*, Leq'á:mel Council is authorized to pass various laws relating to lands including laws relating to Land Use Planning under section 30.0 of the Code;

NOW THEREFORE the Council of Leq'á:mel First Nation, at a duly convened meeting, enacts this Leq'á:mel First Nation Land Use Plan as the law of the Leq'á:mel First Nation.

A QUORUM for the Leq'á:mel First Nations consists of 4.

DATED this 23rd of March, 2015.

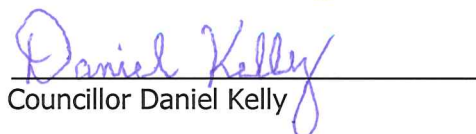

Chief Alice Thompson



Councillor Barb Leggat


Councillor Darrel McKamey


Councillor Mike Kelly


Councillor Justin Laslo


Councillor Daniel Kelly


Councillor Shawn Gabriele

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1.0 Introduction

As the caretakers of this land, we must be guided by hope toward unity and collaboration in order that the world we leave our Children with will be a better world in which we live today. Our Children's future is our common agenda as we continue to engage in planning as a collective and together define the path forward¹ as set out in our Community Plan *Swatswet Qwá:l* (in our own talk).

Our Land and waterways connect us to our ancestors through special places that have been identified by our Elders both past and present. We are *Skowó:wech* (the sturgeon people). We are resilient people like the sturgeon who have stood up against the test of time.

Leq'á:mel is the Halq'emelyelm name for the Nicomen slough which was an appealing alternative to the swift currents of the river. Leq'á:mel First Nation Lands encompass Leq'á:mel/Nicomen slough and once acted as a tribal hub, a natural place for families from up and down the river to gather. The fishing grounds within the Leq'á:mel First Nation Lands were filled with an abundance of salmon, sturgeon and eulachon that provided for not only our people but those around us.² Our waterways acted as a grocery store and a highway. Our management of abundant resources enabled the Leq'á:mel First Nation community to support population densities higher than almost anywhere else in the indigenous world.³

The Land and waterways played a role for our people that fed, nurtured, healed and protected us and many others. Our goal is to do our part to allow the land to continue in this role. By cultivating our lands, housing our people, and bringing opportunity for employment in ways that will encourage sustainability, our land will continue to support us as it has been doing since the beginning of our time.

1.1 The Land Use Plan

To foster a healthy community, protect and enhance valuable resources, support appropriate development of the land, and celebrate culture and tradition, Leq'á:mel First Nation has created this Land Use Plan for

¹ *Leq'á:mel Our land Our People* Leq'á:mel First Nation 2014 Pg 62

² *Leq'á:mel Our land Our People* Leq'á:mel First nation 2014 Pg 14

³ *You are Asked to Witness: The Stó:lō in Canada's Pacific Coast History*, ed. Keith Carlson. Stó:lō Heritage trust: Chilliwack, 1996, p 142

Leq'á:mel First Nation Lands (see Map 1: Leq'á:mel First Nation Lands). Key to this Land Use Plan is the fundamental understanding of how changes to the environment are consistent with Leq'á:mel First Nation's beliefs, relations, and world view.

Since time beyond memory, Leq'á:mel First Nation people have governed themselves and practiced their culture in the land of their ancestors. Leq'á:mel First Nation people are part of a complex network of relationships between families, villages, and resources that developed out of thousands of years of societal growth within *S'ólh Téméxw* ("our world, our land"). This Land Use Plan is created to honour *S'ólh Téméxw* and to look after all that belongs to Leq'á:mel First Nation – to seek guidance from the past and to care for the future as if it is already here.

As First Nations we are unique to begin with, our cultures are practices at varying degrees (some just learning, some advanced in their knowledge). We are remote in terms of accessing services through Chilliwack, Mission, or Vancouver, so our needs are a bit more unique. We have no access to transit so we pretty much need services and programs delivered within our community and our community. So we need to build capacity within our community in order to provide a higher level of service or programs to our members.
Chief Alice Thompson

1.2 Purpose of the Plan

The Leq'á:mel First Nation Land Use Plan is a general document that provides a set of overarching policies and land use designations which establish objectives and provide guidance for the physical development and preservation of Leq'á:mel First Nation Lands. The purpose of the Leq'á:mel First Nation Land Use Plan is to describe the manner in which development and land use activities may best be carried out to contribute positively to the economic, social, cultural, and environmental well-being of Leq'á:mel First Nation.

The Leq'á:mel First Nation Land Use Plan provides systems and tools that will assist the Leq'á:mel First Nation to:

- Define the long-term goals and vision of Leq'á:mel First Nation Lands;
- Pursue economic self-sufficiency;
- Create a healthy and sustainable community;
- Provide certainty for future land development;
- Protect and preserve cultural and environmental features;
- Plan development in a way that enhances and protects valued resources; and
- Improve policies, regulations, and decision-making processes related to land use and development on Leq'á:mel First Nation Lands.



Fraser Valley
Regional District

Holachten 8

Lakahahmen 11

Zaitscullachan 9

Skweahm 10

Yaalstrick 1

Papekwatchin 4

Lakway
Cemetery 3

Lackaway 2

Sumas
Cemetery 12

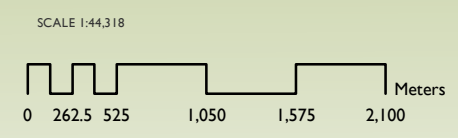
City of Chilliwack

Aylechootlook 5

Leq'á:mel First Nation Land Use Plan

Map I: Leq'á:mel First Nation Lands

- Leq'á:mel First Nation Communities
- Highways/Major Roads
- Other Roads



1.3 Planning Process

Figure 1 The Planning Process provides a high-level overview of the planning process followed to develop the Leq'á:mel First Nation Land Use Plan. Engagement with the community and the Family Groups occurred throughout the planning process.

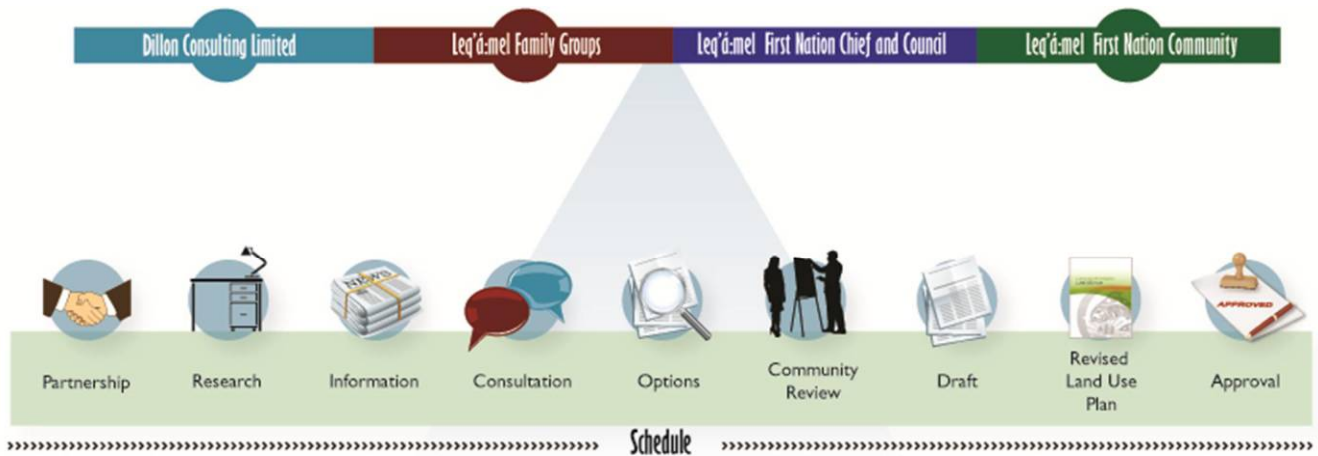


Figure 1: The Planning Process

1.4 Background Document

The Leq'á:mel First Nation Land Use Plan Background Report ("the Backgrounder") was prepared as the first component of the land use planning process. The Backgrounder provided an overview of the main characteristics of Leq'á:mel First Nation including the people, economy, culture, and environment. It also identified areas of cultural, environmental, economic, and social significance. Information from the Background Report was used to describe current land uses, examine potential land use needs, and outline future planning considerations for Leq'á:mel First Nation. The Backgrounder serves as a document for readers to better understand Leq'á:mel First Nation and the information (reports and community consultation) that were considered in developing the Leq'á:mel First Nation Land Use Plan.

1.5 The Voice of Leq'á:mel First Nation

The future of Leq'á:mel First Nation is based on its history, land, culture, people, and resources. To create a plan that reflected the values, goals, and vision of the whole community, all Leq'á:mel First Nation members needed to be engaged. All Leq'á:mel First Nation people were encouraged to think about Leq'á:mel First Nation Traditional Knowledge, business opportunities, activities on the land, and wise use of resources that will respect Leq'á:mel First Nation's past, offer benefits for today and ensure prosperity for future generations.

The land use planning process was considered an important opportunity in bringing the community together to collectively create and “own” a plan. In preparing the Land Use Plan, a variety of innovative and engaging approaches were used in community engagement, which included communicating with and involving Leq’á:mel Youth, Elders, Chief and Council, and as many Leq’á:mel First Nation members as possible in the planning process.

Key community engagement activities included:

- Presentations, meetings, and workshops with Chief and Council and the Family Advisory Group;
- Community Meetings and Workshops;
- Community Newsletters; and
- On-going activities (graffiti boards, phone meetings, and in-person meetings with Lands and Resources staff).

Key community engagement materials are provided in Appendix A of the Leq’á:mel First Nation Background Report.

1.6 Acknowledgements

Leq’á:mel First Nation would like to acknowledge those who contributed their time and their knowledge to create this plan:

- Leq’á:mel First Nation Chief and Council;
- Leq’á:mel First Nation Lands Department Staff;
- Leq’á:mel First Nation Family Advisory Group; and
- Leq’á:mel First Nation Community.





2.0 Goals and Guiding Principle

Through the land use planning process a series of goals and guiding principles were developed in collaboration with the Leq'á:mel First Nation community and are identified below. The following goals, principles, and vision are the foundation in which the Leq'á:mel Land Use Plan was developed.

2.1 Goals

These goals were inspired and expressed by Leq'á:mel First Nation and represent what is important to community members.

Tradition, Culture, and Family:

- Promote the use of traditional lands by members.
- Support a healthy, functioning, thriving community full of culture and traditions.
- Take care of our Elders.
- Continue to live amongst family and friends.
- Foster togetherness – “one mind, one heart”.
- Maintain strong relationships and a strong community.

Healthy People and Healthy Lands:

- Support healthy, sustainable lands that are used with respect.
- Preserve places for people to enjoy that maintain their natural landscape.
- Protect and look after our lands.
- Create a safe, healthy and stable community.
- Provide housing for our members.

Sustainable and Self Sufficient:

- Create a well-developed community while fostering a balance of culture, environment, and economy.

- Promote a strong economy that is sustainable while respecting our beautiful lands.
- Create a sustainable community that provides for our people.
- Foster a thriving and self-sufficient community.

2.2 Guiding Principle

“OUR LAND AND our children are bound together in the continuing circle of life. Each depends on the other. As the caretakers of this land, we must be guided by hope towards unity and collaboration in order that the world we leave to our children will be a better world than the one in which we live today. Our children’s future is our common agenda as we continue to engage in planning as a collective and together define the path forward.”

- Leq’á:mel First Nation Comprehensive Community Plan, 2014

2.3 Vision

“With the wisdom of the past, the community of Leq’á:mel will be a healthy, safe, self-sustaining home where we will live in harmony, creating a better future for all generations.”

- Leq’á:mel First Nation Comprehensive Community Plan, 2014





3.0 Land Use Designations

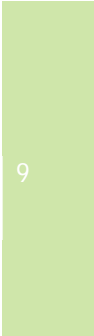
Photo Courtesy of: David Campion

Land use designations are intended to establish a *vision* for practical land use areas throughout Leq'á:mel First Nation Lands. The following section identifies the Leq'á:mel First Nation Land Use Designations including objectives and policies. A set of standard policies have also been identified that applies to each land use designation. Land use designations are depicted on Map 2: Leq'á:mel First Nation Land Use Designations.

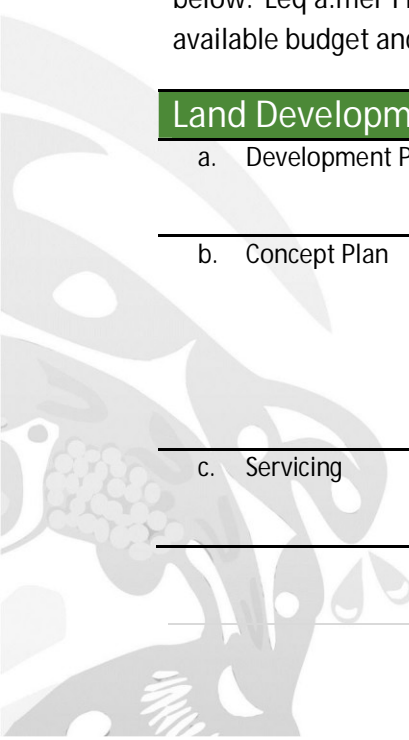
If a land use does not conform to the land use designation in the Land Use Plan but existed prior to the adoption of the Land Use Plan it will be referred to as a "Legal Non-Conforming Use" or as being "grandfathered". Non-conforming or grandfathered uses will continue to be permitted unless the use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

3.1 General Policies

The following policies are to be applied to each Leq'á:mel First Nation Land Use Designation described below. Leq'á:mel First Nation will continue to strive to implement these policies but may be subject to available budget and resources.



Land Development	
a. Development Permit	A Development Permit will be required for new development as identified in the Leq'á:mel First Nation development permit process.
b. 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 Leq'á:mel First Nation for approval prior to development.
c. Servicing	All new development must have appropriate site servicing (i.e., water, hydro, sewage, fire services, etc.).



d. Shared Servicing	Leq'á:mel First Nation will work with the District of Mission, the City of Chilliwack, City of Abbotsford, and the Fraser Valley Regional District, and other land developers to look at mutually beneficial servicing agreements and other infrastructure upgrades.
e. Design Guidelines	Leq'á:mel First Nation will create Leq'á:mel Design Guidelines which shall be followed in the design of new developments. These Design Guidelines will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with the vision of Leq'á:mel First Nation.
f. Gateway Development	Leq'á:mel First Nation encourages the development of culturally appropriate gateways that will help to announce and distinguish the point of arrival for both residents and visitors to Leq'á:mel First Nation Lands.
g. Signage	Signs displayed on Leq'á:mel First Nation Lands must be approved by Leq'á:mel First Nation.
h. Green Building	Leq'á:mel First Nation encourages the use of green building design with a focus on LEED or other green design principles and an emphasis on water and air quality, water and energy conservation, and efficient waste management practices.
i. Access/Service Roads	Developers are responsible for ensuring safe and reliable access/service roads to all new developments.
j. Landscaping	Indigenous plant species should be maintained and/or incorporated into site design wherever possible.

Community

k. Community Rights of Ways	New development shall dedicate rights of way for community amenities, including but not limited to roads, parks, community art, and pedestrian/bike trails.
l. Community Use Enhancement	Leq'á:mel First Nation will work with developers as part of their application package to explore the development of community facilities and amenities for shared use such as public leisure areas, trails, outdoor recreation areas, etc.
m. Building Code	All new building development(s) will meet and/or exceed the standards identified in the BC Building Code.
n. Streets	Leq'á:mel First Nation supports the creation of safe, pedestrian friendly and aesthetically pleasing streetscapes.

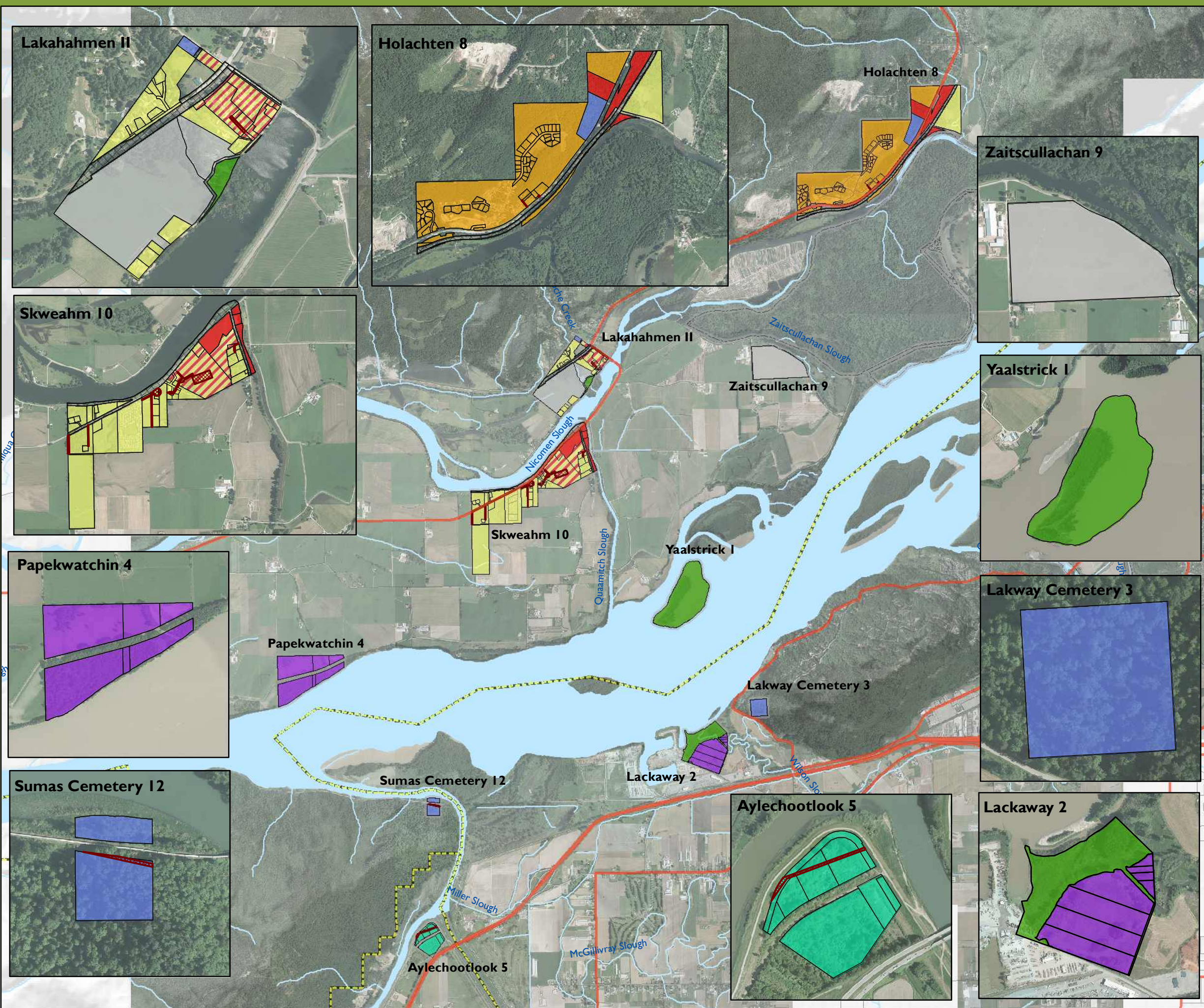
Environment

o. Environmental Impact Assessment	All development applications shall demonstrate that they will cause no adverse impacts on the natural environment, including but not limited to ground and surface, water, soil quality, air quality, cultural sites, wildlife, and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.
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p. Riparian Setbacks	A minimum 30m setback from the high water mark is required for all creeks and watercourses unless otherwise determined and approved by Leq'á:mel First Nation and in consideration of applicable provincial Riparian Areas Regulation and Department of Fisheries and Oceans (DFO) standards.
q. Subsurface Environmental Baseline and Exit Assessment Requirements	Land developers are 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.
r. Flood Risk	All new development proposed is expected to address, and where necessary, mitigate the potential risk of flood.
s. Soil and Fill Management	Proper environmental procedures for soil and fill management are required.
t. Invasive Species	All efforts will be made to prevent and eliminate the spread of invasive species on Leq'á:mel First Nation Lands (e.g., noxious weeds).
u. Construction/ Environmental Monitoring	For larger land development projects, the use of qualified environmental professionals will be employed to ensure the environmental integrity of Leq'á:mel First Nation Lands remains intact.

Culture and Traditional Use

v. Archaeological/ Cultural, and Traditional Knowledge	The Stó:lō Heritage Policy is the regulating authority for archaeological and heritage assets on Leq'á:mel First Nation Lands. In addition, the use of traditional knowledge will be encouraged as part of land development on Leq'á:mel First Nation Lands.
w. Halq'emeylem Language	Recognizing the value of traditional place names, Leq'á:mel First Nation supports and encourages the use of Halq'emeylem names to identify environmental features (i.e., creeks) and landmarks where possible.
x. Education	Leq'á:mel First Nation will promote and educate people on traditional knowledge, teachings, culture, and S'ólh Téméxw.
y. Monitor	Subject to available resources, funds will be allocated to monitor cultural and natural resources on Leq'á:mel First Nation Lands.
z. Relationships	Leq'á:mel First Nation will continue to foster and strengthen relations with other First Nations, municipalities, regional districts, and provincial and federal governments.



Leq'á:mel First Nation Land Use Plan

Map 2: Leq'á:mel First Nation Land Use Designations

Land Use Designations

Agriculture	Leq'á:mel First Nation Communities
Commercial	Other First Nations
Commercial Recreation	Municipal Boundaries
Commercial-Residential	Rivers
Community Use	
Environment and Green Space	
Industrial	
Leq'á:mel Village	
Residential	
Easement	
Transportation Corridor	

200 100 0 200 Meters

Map Created By: ECH
 Map Checked By:
 Map Projection: NAD 1983 UTM Zone 10N
 Map Drawing Information:
 Dillon Consulting Limited, Canada Lands Cadastral,
 Leq'á:mel First Nation, CanVec, DataBC, BC Freshwater Atlas,
 City of Chilliwack Open Data, City of Abbotsford,
 Fraser Valley Regional District.





Residential

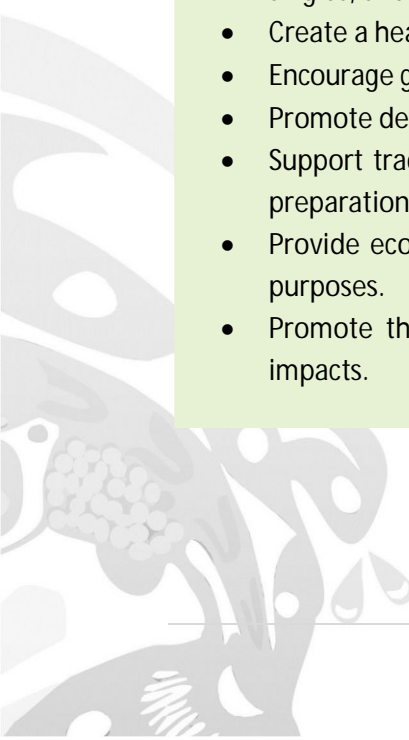
3.2 Residential

Lands designated *Residential* are intended to accommodate a balanced mix of housing choices available to all members. The Residential land use designation envisions residential development ranging from higher density multi-unit housing such as duplexes, townhouses and Elders lodging, to lower density single-family homes and rural estate style homes. Residential lands will provide sufficient land to enable members and future generations to live on Leq'á:mel First Nation Lands.

Residential parcels are concentrated in the three communities of Lakahahmen, Skweahm, and Holachten; each providing a unique village feel with safe, pedestrian friendly streets, community friendly parks, and trails close by.

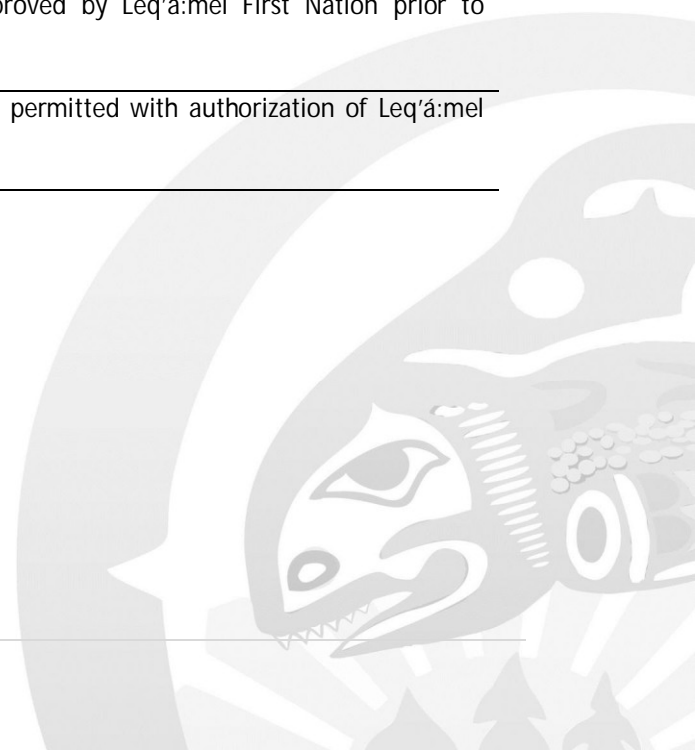
3.2.1 OBJECTIVES

- Create diverse housing opportunities that support all members of the community (including Elders, singles, and families).
- Create a healthy and vibrant place for Leq'á:mel First Nation members to live.
- Encourage growth in existing areas so that infrastructure investments are used efficiently.
- Promote development geared towards Elders (subdivisions, extended care facility, Elders lodging).
- Support traditional use activities in residential areas including smoke houses and traditional food preparation.
- Provide economic development opportunities by leasing residential lands for revenue generating purposes.
- Promote the use of green building design to lower long-term costs and reduce environmental impacts.



3.2.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Housing Options	A variety of housing options including single detached, duplexes, and townhouses, shall be supported by Leq'á:mel First Nation, to meet the needs of Elders, singles, young members, and families.
c. Subdivision	Prior to the development of a subdivision, a subdivision plan must be submitted to and approved by Leq'á:mel First Nation. Additional planning must include provisions for servicing, setbacks, minimum lot size, emergency services, design guidelines, site lines, buffers, etc.
d. Slope Stability	Any housing development proposed on Deroche Mountain is expected to assess and where necessary mitigate the risk of slope stability.
e. Elder's Facility	Leq'á:mel First Nation will explore the development of an assisted living facility for Elders on Leq'á:mel First Nation Lands.
f. Parks	Parks and parkettes including amenities for outdoor leisure and children's play facilities are encouraged in residential areas.
g. Adjacent Land Uses	Residential sub-divisions must consider potential impacts to adjacent agricultural lands.
h. Healthy Community	New residential development shall promote connectivity through multi-use pathways, sidewalks, and trails where possible. New residential development will also dedicate rights of way for community amenities, including but not limited to parks, public space, public squares, rest areas and community art.
i. Mobile Homes	Leq'á:mel First Nation discourages the development of mobile home parks in the future and will not support the expansion of existing mobile home parks.
j. Home Businesses	Home businesses must be pre-approved by Leq'á:mel First Nation prior to operation.
k. Neighbourhood Commercial Ventures	Small neighbourhood shops may be permitted with authorization of Leq'á:mel First Nation.



3.2.3 LAND USES

3.2.3.1 *Land Uses Considered*

- Single family homes;
- Duplexes;
- Townhouses;
- Rural estate style housing;
- Elder's Lodging;
- Personal Cultural Facilities;
- Neighborhood Convenience Store; and
- Condo developments under 3 stories.

3.2.3.2 *Land Uses Not Considered*

- Condo developments over four stories;
- Manufactured and mobile homes;
- Industrial development; and
- Large-scale commercial development.





Commercial

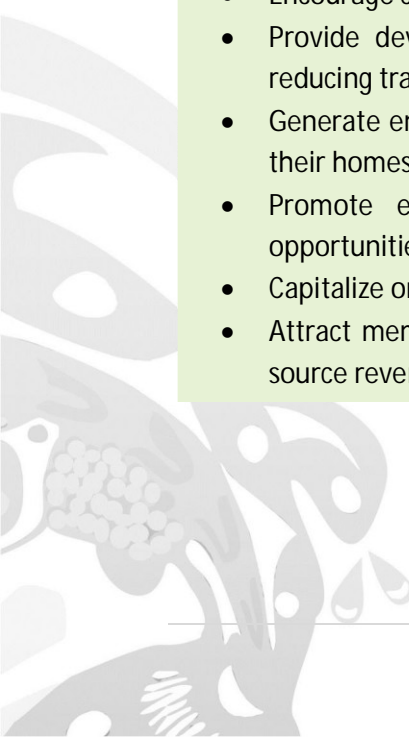
3.3 Commercial

Lands designated as *Commercial* are intended to accommodate facilities and activities that allow for the sale of goods and/or services. Commercial areas should be designed to attract sustainable commercial developments to increase employment and generate revenue for Leq'á:mel First Nation.

Commercial land uses will create neighbourhood focal points to contribute to the “village” feel of the communities of Lakahahmen, Skweahm, and Holachten allowing members to live, work and shop in areas close to home. Strategically located along Highway 7, Commercial areas will also serve the travelling public due to convenient access to major roadways.

3.3.1 OBJECTIVES

- Encourage commercial development, particularly retail, close to residential development.
- Provide development of commercial uses that provide services and amenities for members, reducing travel costs.
- Generate employment opportunities for Leq'á:mel First Nation members within close proximity to their homes.
- Promote economic development opportunities, including partnerships and joint venture opportunities, with outside businesses.
- Capitalize on the expected growth within the region.
- Attract members and non-members to shop on Leq'á:mel First Nation Lands and generate own-source revenue for Leq'á:mel First Nation.



3.3.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Subdivision	Prior to the development of a subdivision, a subdivision plan must be submitted to and approved by Leq'á:mel First Nation. Additional planning must include provisions for servicing, setbacks, minimum lot size, emergency services, design guidelines, site lines, buffers, etc.
c. Healthy Community	New commercial development shall promote connectivity through multi-use pathways, sidewalks, and trails where possible. New commercial development will also dedicate rights of way for community amenities, including but not limited to parks, public space, public squares, rest areas and community art.
d. Joint Ventures	Leq'á:mel First Nation will target strategic opportunities for member and community-owned businesses to generate revenue on Leq'á:mel First Nation Lands by encouraging mutually beneficial joint ventures that promote economic development, job creation, and training.
e. Adjacent Uses	The use of buffers and setbacks are encouraged to minimize undesirable impacts (<i>i.e.</i> , visual and noise impacts) between differing land uses, in particular residential development.
f. CP Holder's Interests	Provide economic opportunities for CP Holders on Leq'á:mel First Nation Lands.

3.3.3 LAND USES

3.3.3.1 Land Uses Considered

- Small and Larger-scale Retail Shops;
- Restaurant;
- Hotels;
- Casino;
- Conference Centre;
- Gas Station; and
- Office Space.

3.3.3.2 Land Uses Not Considered

- Industrial Development; and
- Residential Development.





Photo courtesy of: Loorboy (Flickr)

Commercial-Residential

3.4 Commercial-Residential

Lands designated *Commercial-Residential* are intended to support commercial clusters within and throughout residential neighbourhoods. Development in this designation envisions buildings where the ground floor is reserved for commercial uses and one or more stories of residential uses are allowed above.

Commercial-Residential land use allows for a mixture of homes, retail businesses, and employment opportunities. The vision is to create well designed and compact neighbourhoods that provide areas where Leq'á:mel First Nation members can live, work and shop in close proximity to each other. Land uses in this area will provide a transitional area between commercial uses and residential areas.

Building on the framework established in this Land Use Plan, Leq'á:mel First Nation may choose to develop more detailed policies and development guidance for the area in the form of a Neighbourhood Plan. The Neighbourhood Plan will guide the development of a unique, sustainable, and efficient Commercial-Residential area in the near future.

3.4.1 OBJECTIVES

- Encourage mixed land uses in neighbourhoods to create a variety of residential, retail, business, and recreational opportunities.
- Build well-designed, compact neighbourhoods.
- Create an area where residents can live, work, shop, and play in close proximity to each other.
- Provide diversity in housing options.
- Foster a unique community identity.
- Attract members and non-members to shop on Leq'á:mel First Nation Lands and generate own-source revenue for Leq'á:mel First Nation.
- Focus mixed use development along Highway 7 or clustered around key commercial nodes.

3.4.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Housing Options	A variety of housing options including single detached, duplexes, and townhouses, shall be supported by Leq'á:mel First Nation, to meet the needs of Elders, singles, young members, and families. More compact forms of housing will also be encouraged.
c. Subdivision Plan	And approved subdivision plan is required prior to any development. Further planning must include provisions for minimum lot size, servicing, setbacks, emergency services, design guidelines, buffers, site lines, etc.
d. Mixed Land Uses	A mixture of homes, retail, business, and recreational opportunities is encouraged so that residents can live, work, shop, and play in close proximity to each other.
e. Smart Growth Principles	Leq'á:mel First Nation encourages development that is in line with Smart Growth Principles.
f. Healthy Community	New commercial-residential development shall promote connectivity through multi-use pathways, sidewalks, and trails where possible. New commercial-residential development will also dedicate rights of way for community amenities, including but not limited to parks, public space, public squares, rest areas, and community art.
g. Joint Ventures	Target strategic opportunities for member and community-owned businesses to generate revenue on Leq'á:mel First Nation Lands by encouraging mutually beneficial joint ventures that promote economic development, job creation, and training.
h. Adjacent Uses	The use of buffers and setbacks are encouraged to minimize undesirable impacts (<i>i.e.</i> , visual and noise impacts) between differing land uses, in particular residential development.
i. Compatible Uses	Approved commercial activities shall be compatible with residential uses.



3.4.3 LAND USES

3.4.3.1 *Land Uses Considered*

- Retail Shops;
- Restaurant;
- Office Space; and
- Service Centres.

3.4.3.2 *Land Uses Not Considered*

- Industrial Development.





Photo courtesy of :www.leqamel.ca

Community Use

3.5 Community Use

Lands designated *Community Use* are intended to accommodate land uses that provide a variety of services and support the community as a whole. Services include administration, cultural, social, childcare, educational, and emergency services. Land use activities include a health centre, administrative offices, cemeteries, community hall, cultural facilities, sports fields, parks, and other facilities that support the overall well-being of the community.

The vision for Community Use is to provide facilities that are centrally located, serve as gathering places within the community, and provide sufficient area for future expansion.

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3.5.1 OBJECTIVES

- Provide communal facilities and amenities to families living in the community now and in the future.
- Promote healthy living through adequate recreational and cultural amenities for Leq'á:mel First Nation members.
- Offer centrally located areas of service delivery accessible to community members.
- Protect areas of cultural and historical significance.



3.5.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Culture	Space for conducting traditional and cultural activities will be incorporated into community facilities and amenities.
c. Shared Uses	Leq'á:mel First Nation encourages and promotes the shared use of community lands and buildings to maximize benefits and cost efficiencies. Leq'á:mel First Nation encourages the development of new community facilities and amenities (<i>i.e.</i> , cultural centre, daycare) in close proximity to residential and commercial areas. Where possible, existing and future community facilities (<i>e.g.</i> , recreation) should strive to create shared use spaces, to contribute to a vibrant, communal user experience.
d. New Parks	Leq'á:mel First Nation encourages the development of new parks (<i>i.e.</i> , playground and playing fields) in close proximity to residential areas and community facilities and amenities.
e. New Facilities and Amenities	Leq'á:mel First Nation encourages the development of new community facilities and amenities (<i>i.e.</i> , cultural centre, daycare) in close proximity to residential and commercial areas.
f. Cemeteries	Further investigation by qualified professionals should be completed to delineate and better confirm the presence of burial sites at existing cemeteries within Leq'á:mel First Nation Lands. Appropriate signage showing the boundaries of these areas should be erected.
g. Respectful Use	It is expected that users crossing Leq'á:mel First Nation cemetery lands will do so in a respectful and responsible manner.

3.5.3 LAND USE

3.5.3.1 Land Uses Considered

- Administration Office;
- Health Centre;
- Cemetery;
- Daycare;
- Cultural Facilities;
- Longhouse;
- Sports fields; and
- Recreation facilities.



3.5.3.2 *Land Uses Not Considered*

- Industrial Development; and
- Large-scale Commercial Development.





Leq'á:mel Village

3.6 Leq'á:mel Village

Land designated *Leq'á:mel Village* represents the current community of Holachten. Leq'á:mel Village is recognized as the “heart” of the community and includes the existing administrative centre, member and non-member housing, parks, and open spaces, and is easily accessible by road to other Leq'á:mel First Nation communities.

This designation envisions a diversity of housing choices for members, and a village centre where a variety of community, administrative, and commercial services are clustered. Parks, trails, and streets will be developed to connect areas of Leq'á:mel Village to support a healthy, strong, and prosperous community. The intent of this land use designation is to continue to grow Holachten as the community centre where members and non-members continue to live, access services, shop, and enjoy recreational amenities.

Building on the framework established in this Land Use Plan, Leq'á:mel First Nation may choose to develop more detailed policies and development guidance for the area in the form of a Neighbourhood Plan. The Neighbourhood Plan will guide the development of a unique, sustainable, and efficient Leq'á:mel Village area in the near future.

3.6.1 OBJECTIVES

- Create a strong community centre.
- Provide sufficient land and services to enable present and future generations to live on Leq'á:mel First Nation Lands.
- Provide efficient use of existing services including buildings, human resources, and infrastructure.
- Offer centrally located areas of service delivery accessible to all community members.
- Encourage development that enables members to live, work, and play without leaving Leq'á:mel First Nation Lands.
- Provide adequate service delivery to all community members, now and in the future.

- Promote healthy living through adequate recreational and cultural amenities for Leq'á:mel First Nation members.

3.6.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Smart Growth Principles	Leq'á:mel First Nation encourages development that is in line with Smart Growth Principles.
c. Shared Uses	Leq'á:mel First Nation encourages and promotes the shared use of community lands and buildings to maximize benefits and cost efficiencies. Leq'á:mel First Nation encourages the development of new community facilities and amenities (<i>i.e.</i> , cultural centre, daycare) in close proximity to residential and commercial areas. Where possible, existing and future community facilities (<i>e.g.</i> , recreation) should strive to create shared use spaces, to contribute to a vibrant, communal user experience.
d. New Parks	Leq'á:mel First Nation encourages the development of new parks (<i>i.e.</i> , playground and playing fields) in close proximity to residential areas and community facilities and amenities.
e. Healthy Community	Residential and community use areas will be connected within the community through multi-use pathways, sidewalks, and trails. New developments will dedicate rights of way for community amenities, including but not limited to parks, public space, public squares, rest areas and community art.
f. Housing Options	A variety of housing options including single detached, duplexes, and townhouses shall be supported by Leq'á:mel First Nation, to meet the needs of Elders, singles, young members, and families.
g. Subdivision	Prior to the development of a subdivision, a subdivision plan must be submitted to and approved by Leq'á:mel First Nation. Additional planning must include provisions for servicing, setbacks, minimum lot size, emergency services, design guidelines, site lines, buffers, etc.
h. Slope Stability	Any housing development proposed on Deroche Mountain is expected to address the risk of slope stability.
i. Mobile Homes	Leq'á:mel First Nation discourages the development of mobile home parks in the future and will not support the expansion of existing mobile home parks.
j. Home Businesses	Home businesses must be pre-approved by Leq'á:mel First Nation.

3.6.3 LAND USES

3.6.3.1 *Land Uses Considered*

- Administration Office;
- Health Centre;
- Residential;
- Daycare;
- Cultural Facilities;
- Longhouse;
- Recreation Facilities;
- Parks;
- Open Space;
- Small-scale Commercial Facilities; and
- Cemetery.

3.6.3.2 *Land Uses Not Considered*

- Industrial Development; and
- Large-scale commercial development.





Environment and Green Space

3.7 Environment and Green Space

Lands designated *Environment and Green Space* are intended to remain as close to their natural state as possible while supporting active and passive recreation such as walking, biking, and outdoor leisure.

The intent of this designation is to provide areas where members and non-members alike can enjoy the natural environment through parks, playgrounds, picnic areas, and trails while maintaining the natural integrity of the area.

3.7.1 OBJECTIVES

- Protect and enhance the natural features of the area to promote environmental stewardship.
- Maintain, protect and enhance riparian areas.
- Provide opportunities for people to experience Leq'á:mel First Nation Lands in a respectful and sustainable manner.
- Promote educational opportunities on Leq'á:mel First Nation Lands and the history they hold.
- Promote healthy living.
- Protect and preserve important wildlife habitat by maintaining natural areas.
- Provide passive and active outdoor recreation and community gathering opportunities.

3.7.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Preservation, Protection and Enhancement	Ensure the preservation and enhancement of significant existing environmental features and the promotion of the restoration of the linkages between these features, such as along the Fraser River, Neq'amel (Nicomen) Slough; Zaitscullachan Slough; Deroche Creek; Sumas River; and Vedder Canal.
c. Yaalstrick 1	Yaalstrick 1 is recognized as an environmentally and culturally significant area and should be conserved accordingly.
d. Environmental Integrity	Recreational use must consider and respect the environmental integrity of the area.
e. Collaboration	Coordinate opportunities to collaborate with the City of Mission, the City of Abbotsford, the City of Chilliwack, and the Fraser Valley Regional District on shared open space, trails, and green corridors (e.g., Experience Leq'á:mel, Experience the Fraser).
f. Parks and Recreation Planning	Leq'á:mel First Nation supports on-going parks and recreation planning that promotes sustainable recreational activities (e.g., camping, boating, fishing, bird watching).
g. Recreational Facilities	Recreational facilities (e.g., picnic shelters, benches) shall be built in adherence to appropriate building standards, development processes and ensure safety provisions, including lighting, signage, and access for emergency response vehicles.
a. Tourism Planning	Leq'á:mel First Nation will actively participate in local and regional tourism planning initiatives to take advantage of creating a multifaceted tourism destination spot in the region.

3.7.3 LAND USES

3.7.3.1 Land Uses Considered

- Parks;
- Trails;
- Playgrounds;
- Picnic areas; and
- Ancillary recreational facilities (i.e., picnic shelters).

3.7.3.2 Land Uses Not Considered

- Residential Development;
- Commercial Development; and
- Industrial Development.





Commercial Recreation

3.8 Commercial Recreation

Lands designated "*Commercial Recreation*" are intended to remain as close to their natural state as possible while providing for outdoor commercial recreational activities such as camping, hiking, fishing, kayaking, boating, and biking that generate revenue. The intent of this designation is to provide a range of natural, attractive amenities that promote recreational opportunities while respecting the natural and cultural resources associated with Leq'á:mel First Nation Lands.

The vision for Commercial Recreation lands is to promote tourism-based activities that balance economic development with environmental and cultural features.

3.8.1 OBJECTIVES

- Provide opportunities for members and non-members alike to experience Leq'á:mel First Nation Lands in a respectful and sustainable manner.
- Generate eco-tourism and cultural tourism opportunities by promoting the history and unparalleled scenery of Leq'á:mel First Nation Lands.
- Provide long term economic benefits to the community through employment and revenue generation.
- Generate economic development opportunities through Leq'á:mel owned businesses and partnerships.
- Enhance the sustainable use and enjoyment of riverfront areas.
- Promote a healthy and active membership.
- Provide economic opportunities for CP Holders.

3.8.2 POLICIES

b. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
c. Preservation and Enhancement	Ensure the preservation and enhancement of significant existing environmental features.
d. Connectivity	Promote and develop a multi-use trail system that integrates elements of the open space and green corridor networks across Leq'á:mel First Nation Lands with neighbouring municipalities and the Fraser Valley Regional District.
e. Collaboration	Coordinate opportunities to collaborate with the City of Mission, the City of Abbotsford, the City of Chilliwack, and the Fraser Valley Regional District on eco-tourism opportunities.
f. Cultural Identity	Leq'á:mel First Nation supports the creation of tourism based activities that provides recreational and natural outdoor experiences on Leq'á:mel First Nation Lands in a manner that respects and highlights the culture and identity of Leq'á:mel First Nation to other users.
g. CP Holder's Interests	Provide economic opportunities for CP Holders on Leq'á:mel First Nation Lands while providing opportunities for members and non-members to enjoy the natural environment and all its resources.
h. Joint Ventures	Target strategic opportunities for member and community-owned businesses to generate revenue on Leq'á:mel First Nation Lands by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.
i. Tourism Planning	Leq'á:mel First Nation will actively participate in local and regional tourism planning initiatives to take advantage of creating a multifaceted tourism destination spot in the region.



3.8.3 LAND USES

3.8.3.1 *Land Uses Considered*

- Commercial based development/facilities related to recreation and leisure based activities;
- Accommodation;
- Resort;
- Lodge;
- Cottage;
- Cabin;
- Campgrounds;
- Restaurant;
- Boat Launch;
- Fishing;
- Picnic areas;
- Cultural centre(s) and/or facilities; and
- Trails.

3.8.3.2 *Land Uses Not Considered*

- Resource based development and/or extraction;
- Residential development;
- Large scale commercial development; and
- Industrial development.





Agricultural

3.9 Agricultural

Lands designated *Agricultural* are intended to promote, support and encourage agricultural activities on Leq'á:mel First Nation Lands. Activities on these lands will support the long-term viability of agriculture in the area and protect it from activities and land uses that could diminish its agricultural value.

The Agricultural land use designation envisions areas used to generate lease-based revenue, provide local food sources, promote educational opportunities, and allow families to continue to live on agricultural lands.

3.9.1 OBJECTIVES

- Contribute to Leq'á:mel First Nation self-sufficiency by providing local food sources.
- Generate economic opportunities while maintaining the beauty of the area.
- Promote healthy living by bringing healthy produce to the Leq'á:mel First Nation community.
- Encourage organic food production.
- Promote, encourage and support diverse agricultural opportunities (hemp for commercial uses such as hemp rope, clothing and oil, pheasant farms, honey bees).
- Provide knowledge sharing on traditional plants.
- Promote educational opportunities on agriculture and traditional plants.
- Preserve land for future agricultural development.
- Allow families to continue to live on agricultural lands.

3.9.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Agricultural Uses	The Leq'á:mel First Nation will encourage, consider, and permit a broad range of agricultural and complimentary uses.
c. Development Restrictions	Use of Agricultural land for urban, commercial, industrial, resort, or other uses that impact agricultural uses in the area will not be permitted unless land is re-zoned or re-designated.
d. Residence	Use of Agricultural land for a single family dwelling(s) may be considered. Multiple single family dwellings on larger estate-style lots (<i>i.e.</i> , 1 acre lots), may be considered to accommodate the needs of a larger family group (<i>i.e.</i> , multiple single family homes).
e. Viability	Leq'á:mel First Nation will encourage value-added activities that can improve the viability of the agriculture sector.
f. Agri-tourism	Leq'á:mel First Nation may approve low impact agri-tourism on Agricultural land.
g. Setbacks	To prevent conflicts and encroachment, appropriate setbacks and buffers are required when developing lands adjacent to land designated Agricultural.
h. Adjacent Uses	Developers shall recognize and protect the needs and activities of farm operations when considering adjacent and nearby land uses.
i. Partnerships	Leq'á:mel First Nation encourages partnerships with the agriculture community, governments, and private enterprise to promote the development of the agriculture sector.
j. Soil	No removal or deposit of soil or fill will take place except in accordance with applicable Leq'á:mel First Nation practices. Proper environmental procedures for soil and fill management are required.
k. Impacts	All new development shall ensure that any impacts (<i>e.g.</i> , water runoff to and from adjacent areas, stormwater management) on agricultural lands are minimized.
l. Linear Development	Linear developments (<i>i.e.</i> , hydro corridors, pipelines) are discouraged through agricultural land.
m. Fertilizers and Herbicides	To protect water quality and human health, the application of fertilizers and herbicides on Agricultural land shall be minimized. Owners or operators may be required to submit fertilizer and pesticide management plans for approval by the Leq'á:mel First Nation.
n. Livestock	Livestock operations (small and medium scale) may be permitted with the approval of the Leq'á:mel First Nation and in accordance with best management practices.

o. Use of Best Practices	The Leq'á:mel First Nation requires the use of comprehensive agricultural best practices on Leq'á:mel First Nation Lands.
p. Agriculture Awareness	Working in partnership with other governments, farmers, and not-for-profit organizations, the Leq'á:mel First Nation will work to increase public awareness of farming practices and the importance of agriculture in the area and its role in providing for food diversity and security.

3.9.3 LAND USES

3.9.3.1 Land Uses Considered

- Greenhouses;
- Community Based Farming;
- Larger Scale Farming; and
- Single Family Residential.

3.9.3.2 Land Uses Not Considered

- Non-agricultural commercial development;
- Industrial development;
- High-density housing; and
- Residential sub-division.





Industrial

3.10 Industrial

Lands designated *Industrial* are intended to support a range of opportunities related to industrial activities. Activities in Industrial areas will promote employment opportunities for Leq'á:mel First Nation members, support First Nation-owned businesses and generate revenue.

The Industrial designation envisions industrial development on Lackaway that is complimentary to the adjacent land uses along the TransCanada Highway and Arnold Road. Located along the Fraser River, the Papekwatchin lands are intended to support marine industrial activities.

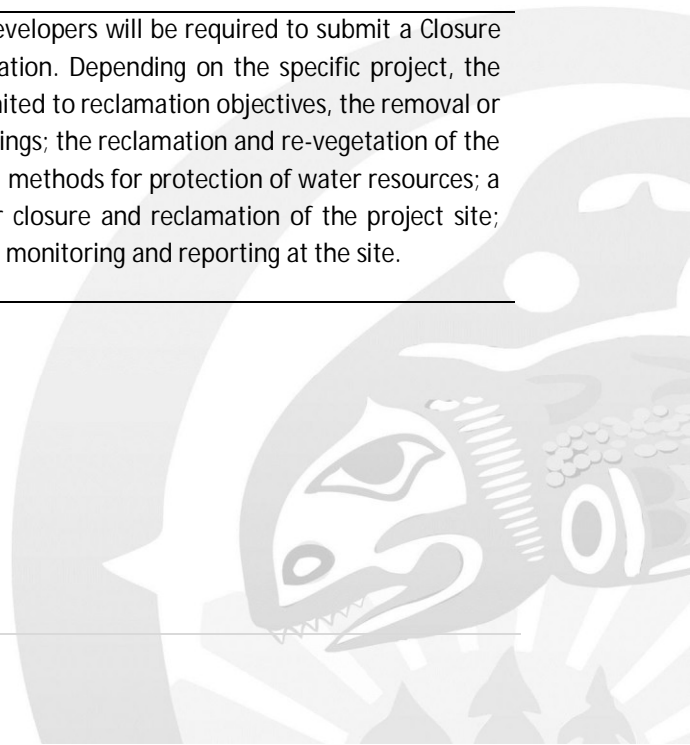
3.10.1 OBJECTIVES

- Encourage industrial development that is built to a high environmental standard, minimizing the potential for environmental impacts.
- Promote opportunities for Leq'á:mel owned businesses.
- Generate own-source revenue for Leq'á:mel First Nation.
- Promote economic development opportunities that create well-paying jobs for community members and build the community's capacity to service other industries.



3.10.2 POLICIES

a. General Policies	General Policies outlined in Section 2.1 of the Leq'á:mel First Nation Land Use Plan will be adhered to.
b. Marine 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.
c. Buffers	Landscaping and visual buffers shall be included in site design.
d. Parking	Industrial development will provide adequate on-site parking and loading areas.
e. Environmental Impact Assessment	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 Leq'á:mel.
f. Joint Ventures	To generate revenue on Leq'á:mel First Nation Lands, Leq'á:mel First Nation will target strategic opportunities for member and community-owned businesses by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.
g. Habitat Compensation	Industrial developments will balance habitat losses with habitat replacement.
h. Facilities	All facilities must be authorized by Leq'á:mel First Nation and properly maintained. Unauthorized, abandoned, or facilities in a state of disrepair will not be tolerated.
i. CP Holder's Interests	Provide economic opportunities for CP Holders on Leq'á:mel First Nation Lands.
j. Community Use	Leq'á:mel First Nation supports development that allows river access to community members for cultural and recreational pursuits.
k. Closure Plan	As part of the development process, developers will be required to submit a Closure Plan for approval by Leq'á:mel First Nation. Depending on the specific project, the Closure Plan could include but is not limited to reclamation objectives, the removal or stabilization of any structures and workings; the reclamation and re-vegetation of the surface disturbances wherever feasible; methods for protection of water resources; a cost estimate of the work required for closure and reclamation of the project site; and a plan for ongoing and post-closure monitoring and reporting at the site.



3.10.3 LAND USES

3.10.3.1 Land Uses Considered

- Manufacturing;
- Gravel Operation;
- Marine Based Facilities;
- Ports;
- Docks;
- Storage/Warehousing;
- Ancillary Resource Based Facilities (e.g., sawmill);
- Commercial Development that Supports Industry Activities;
- Boat Storage;
- Boat Launch; and
- Fisheries Based Activities (e.g., cannery, smoking).

3.10.3.2 Land Uses Not Considered

- Residential development.





4.0 Servicing

4.1 Servicing

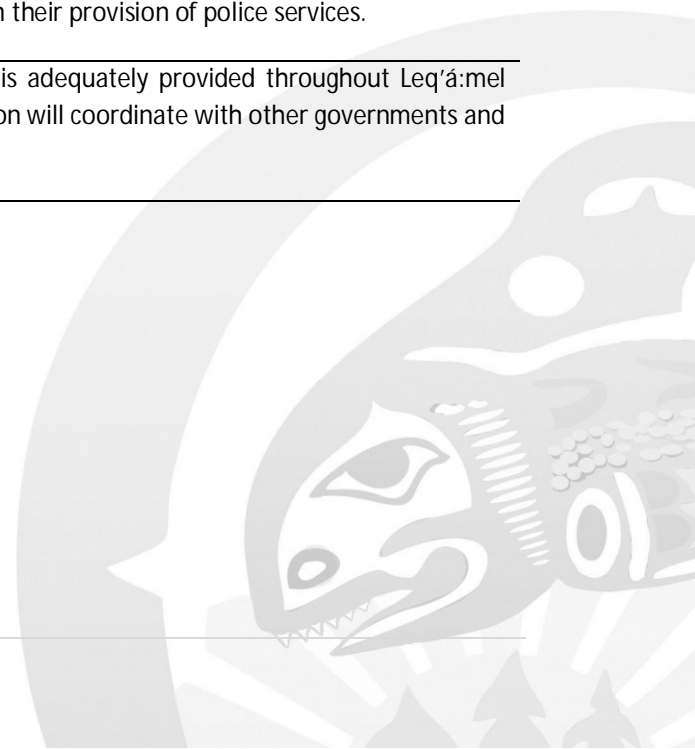
Successful development on Leq'á:mel First Nation Lands cannot be achieved without the development of associated *servicing* and infrastructure. Quality infrastructure enables further development allowing the community to achieve social, economic, environmental, and political aspirations. Key servicing areas are described in the following section.

4.1.1 OBJECTIVES

- Prioritize development in areas where major infrastructure services, transportation networks and community services already exist and can meet additional demand created by further development.
- Prioritize development where expansion of services can be provided efficiently and cost effectively.
- Require that servicing costs associated with new development and land use activities will be fully financed and guaranteed by the developer(s).
- Identify areas for cost-sharing formulas for key capital works projects with developers, the Fraser Valley Regional District, the City of Mission, the City of Chilliwack, and the City of Abbotsford.
- Develop shared service agreements with the Fraser Valley Regional District, the City of Mission, the City of Chilliwack, and the City of Abbotsford.
- Ensure community infrastructure is planned for and maintained to meet current and future capacity usage.
- Maintain and expand the level of emergency services (fire) throughout Leq'á:mel First Nation Lands.

4.1.2 POLICIES

a. Planned Infrastructure	Leq'á:mel First Nation supports an integrated planning approach for infrastructure expansion and development.
b. Servicing Agreements	Leq'á:mel First Nation will continue to investigate the development of shared service agreements with the Fraser Valley Regional District, the City of Mission, the City of Chilliwack, the City of Abbotsford, and private land developers.
c. Infrastructure Development and Expansion	As a precondition to development, applicants will prepare a concept plan. The concept plan is to include a full description of infrastructure requirements and how it relates to current and future capacity. The plan is required by Leq'á:mel First Nation for approval prior to development. Associated infrastructure costs will be incurred by the developer.
d. Servicing	All new development must have appropriate site servicing (<i>i.e.</i> , water, septic, sewage, fire service requirements, etc.). Leq'á:mel First Nation will strive to work collaboratively with neighbouring governments to create mutually beneficial servicing agreements.
e. Utilities	The siting of underground utilities will be encouraged where possible and in road rights-of-ways, which include but are not limited to hydro, gas, cable, telephone, as well as water and waste water.
f. Building Code	Residential, commercial, and industrial facilities must meet or exceed provincial building code standards and health and safety requirements.
g. Roads	Leq'á:mel First Nation supports the design and development of engineer-standard, pedestrian friendly, and aesthetically pleasing roads.
h. Septic/Sewage	All septic/sewage systems are to meet or exceed provincial environmental health standards.
i. Police Services	Leq'á:mel First Nation continues to support and foster its relationship with the local District of Mission RCMP detachment in their provision of police services.
j. Fire Services	To facilitate fire service delivery that is adequately provided throughout Leq'á:mel First Nation Lands, Leq'á:mel First Nation will coordinate with other governments and local service providers.





5.0 The Plan - A Living Document

5.1 Implementation of the Plan

Through the implementation of the Leq'á:mel First Nation Land Use Plan, the goals, guiding principle and objectives are put into action. The Land Use Plan will be implemented over the long-term with amendments as required. The success of any plan depends on the efforts that are directed towards integrating its policies into decision-making. The Land Use Plan provides the direction for the Leq'á:mel Chief and Council, the Administration and community members to evaluate development proposals, in the context of a long-term plan for Leq'á:mel First Nation Lands.

Implementation of the Leq'á:mel First Nation Land Use Plan will require the input, support, 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.

5.2 Roles and Responsibilities

Chief and Council: has the authority to implement the Land Use Plan, adopt new laws (*e.g.*, design guidelines) and administrative procedures (*e.g.*, a new application process or fee structure) that will improve the efficiency of impending policies in this Land Use Plan. Chief and Council will also have the authority to approve subsequent plans, policies, bylaws, programs, and activities to implement the Land Use Plan. Chief and Council can also approve future amendments to the Land Use Plan.

Leq'á:mel First Nation Lands 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 may in the future review and approve development permits.

Leq'á:mel First Nation Members: will be involved in discussions relating to land use planning and development on Leq'á:mel First Nation Lands. Community members also have the responsibility of following policies outlined in the Land Use Plan prior to development on Leq'á:mel First Nation Lands.

Developers: who are applying to develop on Leq'á:mel First Nation Lands have the responsibility to follow all policies outlined in the Land Use Plan. Developers must also follow subsequent plans, policies, bylaws, programs, and activities that may be drafted in the future.

5.3 Community Involvement

Meaningful engagement encourages respectful discussion, good communication, and an open dialogue on pertinent issues, opportunities, and challenges. It utilizes community and outside resources to relay ideas and concepts through practical examples. Community consultation and engagement is recognized as a cornerstone to effective and on-going community planning within Leq'á:mel First Nation.

5.3.1 OBJECTIVES

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

5.3.2 POLICIES

a. Community Consultation Process	A consultation process for amendments to this Land Use Plan will be created by Leq'á:mel First Nation that articulates processes for community involvement and input.
b. Delivery of Information	Public information relating to land use planning matters will be communicated with members through the community newsletter and on the Leq'á:mel First Nation website.

c. Information from Developers	Developers or proponents of land use activities may be requested to provide relevant and up-to-date information to Leq'á:mel First Nation members on an on-going basis regarding development or land use activity proposals on Leq'á:mel First Nation Lands.
d. Engagement with Non-Members	As considered appropriate, the Leq'á:mel First Nation will continue to provide opportunities for non-Leq'á:mel First Nation members to be engaged in land use matters that may directly impact them.

5.4 The Planning and 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 decision making, many of its policies will also be implemented through the development process, which include land use designations, subdivision plans, concept plans, and development applications. Leq'á:mel First Nation has identified the need to create a development permit process in a timely manner to support the implementation of this Land Use Plan and to ensure that development occurs in a responsible and equitable manner.

5.4.1 OBJECTIVES

- Create a basis for planning decisions that will be fair and equitable to applicants and relevant parties.
- Recognize that each application will have unique aspects and allow decisions to consider these.
- Create a system whereby planning decision rationale may become more consistent over time.

5.4.2 POLICIES

a. Development Process	Leq'á:mel First Nation will create a development process in a timely manner that will be used to implement and enforce this Land Use Plan.
b. Applications	All development applications will follow the application process that will be set forth in the (yet to be developed) Leq'á:mel First Nation Development Permit Process.

5.5 Monitoring and Review

The Land Use Plan shall be monitored and reviewed on a regular basis to ensure that it continues to reflect the needs of Leq'á:mel First Nation. The Land Use Plan will be reviewed approximately every five (5) years and amendments will only be made if it is determined that these changes will benefit the community.

5.5.1 OBJECTIVES

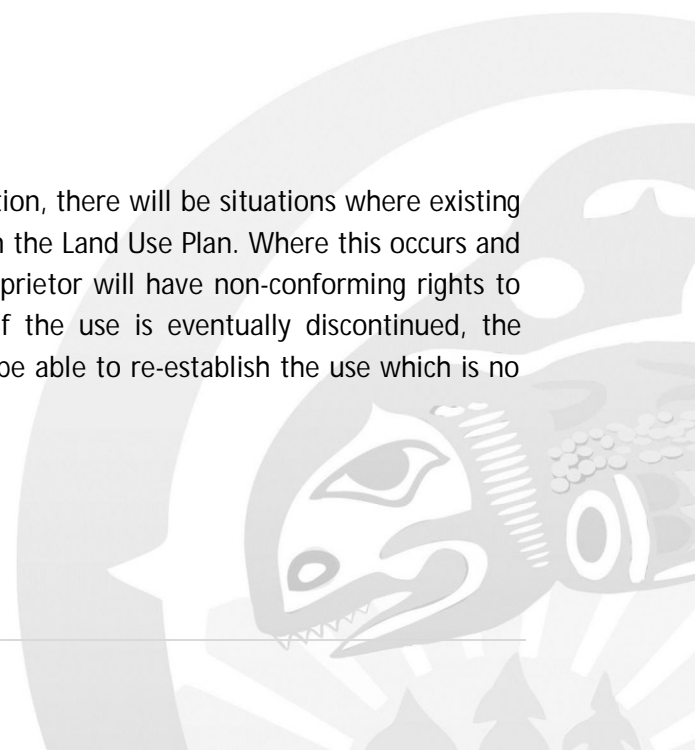
- Ensure that the Land Use Plan reflects Leq'á:mel First Nation's current needs.
- Provide a mechanism for amendments to allow the Land Use Plan to adapt to future changes.
- Find constructive and practical solution to unexpected land use changes and needs.
- Establish an avenue to allow Leq'á:mel First Nation members, developers, and proponents of land use activities to provide input in the success and challenges of the Land Use Plan.

5.5.2 POLICIES

a. Review Period	Every five (5) years, a comprehensive review of the Land Use Plan will be completed.
b. Community Involvement	Leq'á:mel First Nation shall create a community consultation process for amendments to this Land Use Plan.
c. Confidentiality	Leq'á:mel First Nation shall work to ensure that all confidential information be protected and access will be controlled to prevent the misuse of private information.

5.6 Non-Conforming Use

As this is the first land Use Plan drafted for Leq'á:mel First Nation, there will be situations where existing land uses do not comply or conform with what is designated in the Land Use Plan. Where this occurs and through the decision of Chief and Council if required, the proprietor will have non-conforming rights to continue the use on the parcel of land (e.g., agriculture). If the use is eventually discontinued, the proprietor would lose the non-conforming rights and will not be able to re-establish the use which is no longer permitted.



5.7 Plan Variance and Amendment

A variance may be requested when minor changes to the Land Use Plan are required. Minor changes are those that:

- Do not compromise the goals 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; 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 (for example, a decision to expand the boundaries of an ecologically sensitive area).

5.7.1 POLICIES

a. Land Code	All amendments to the Land Use Plan must conform to Part V of the Leq'á:mel First Nation Land Code – "Enactment of Leq'á:mel Land Law"
b. Variance	Variances 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 the Leq'á:mel First Nation.