



# Seabird Island Band

## Land Use Plan Review and Update



Community Presentation

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April 21, 2026



# Agenda

1. What is a Land Use Plan?
2. Progress-to-Date
3. Mapping
4. Planning Areas
5. Questions



# What is a Land Use Plan?

- A **process** whereby the community, staff and leadership decide how lands and waters will be used into the future.
- The plan has **policies** that will provide details about how the land is expected to be protected and developed.
- The final document contain maps and text that describes how this will happen, and the long term **goals and vision** of the Nation.

# Process to Date (2022 – 2026)

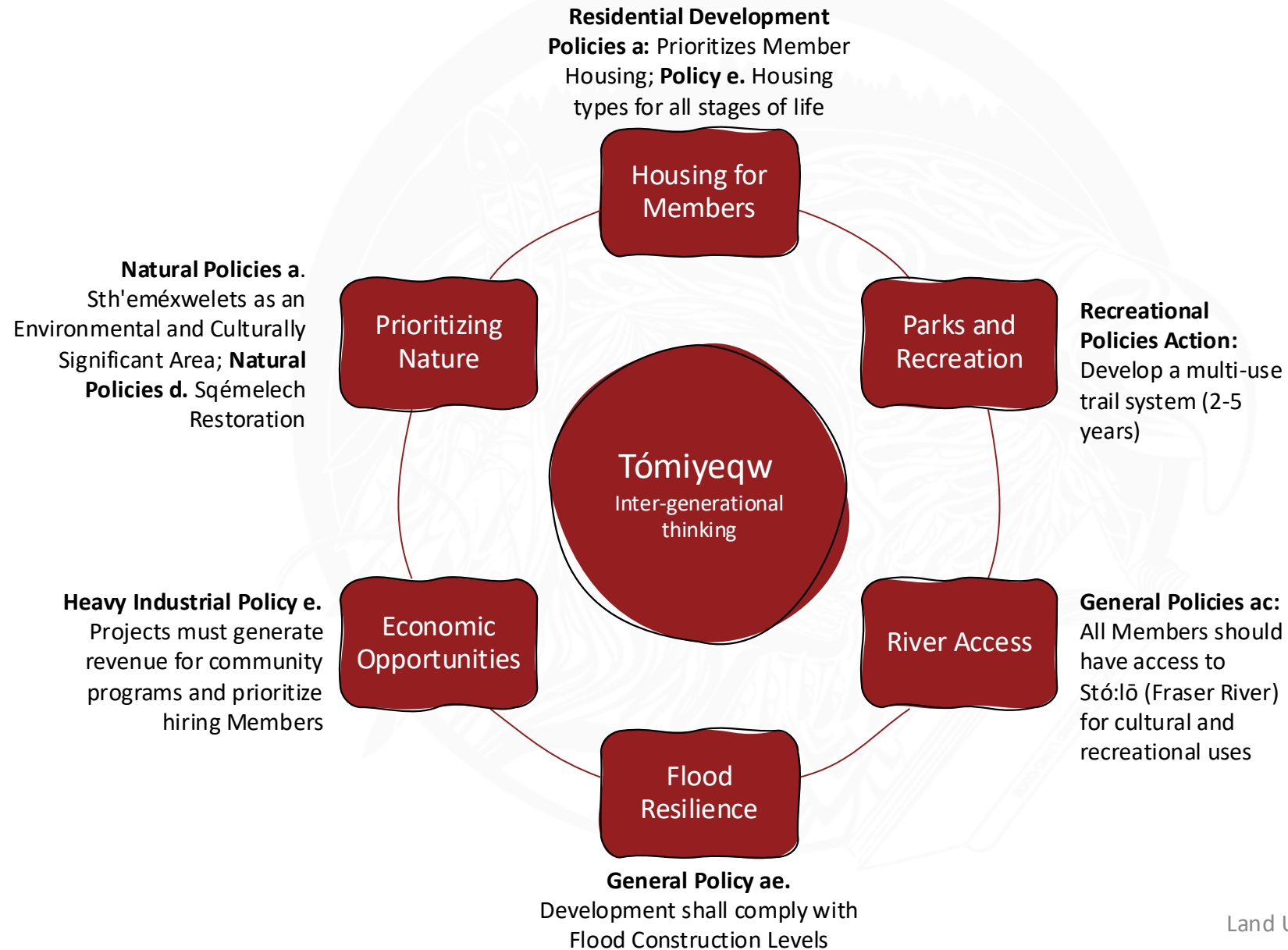
**2022 – 2023**

- Lands Open House Presentation
- Community Survey (92 responses)
- Advisory Committee Meetings (x3)
- Community Meetings (x2)

**2025 – 2026**

- Seabird Days Engagement
- Advisory Committee Meetings (x2)
- Community Open House

# How Members Shaped the Plan



# Community Survey Highlights (2022)

- **Low interest** in Non-Member Housing, Industrial Plants, Cannabis Production
- High interest in more **Member Housing, Parks, Trails and Sidewalks**
- High interest in **cultural centres, gathering spaces, an Elder's lodge, recreational facilities**
- Requests for a **local commercial services** (general store, grocery, larger retail options)
- Upgrading and expanding the **shxwoxwelstexw ye Silelyólexw** (cemetery)

# Seabird Days (2025)

## Build & Protect

Safety and lighting concerns along Chowat Road

Recreational facilities and enhancing natural areas

Cultural facilities (long house, cultural centre, Elder's lodge)

Single-detached and low-density housing

## Thrive & Own

Increased home ownership opportunities

Reducing large-scale agriculture and focusing industrial uses in the Business park

Greater commercial services (grocery stores, restaurants, retail options)

## Govern & Gather

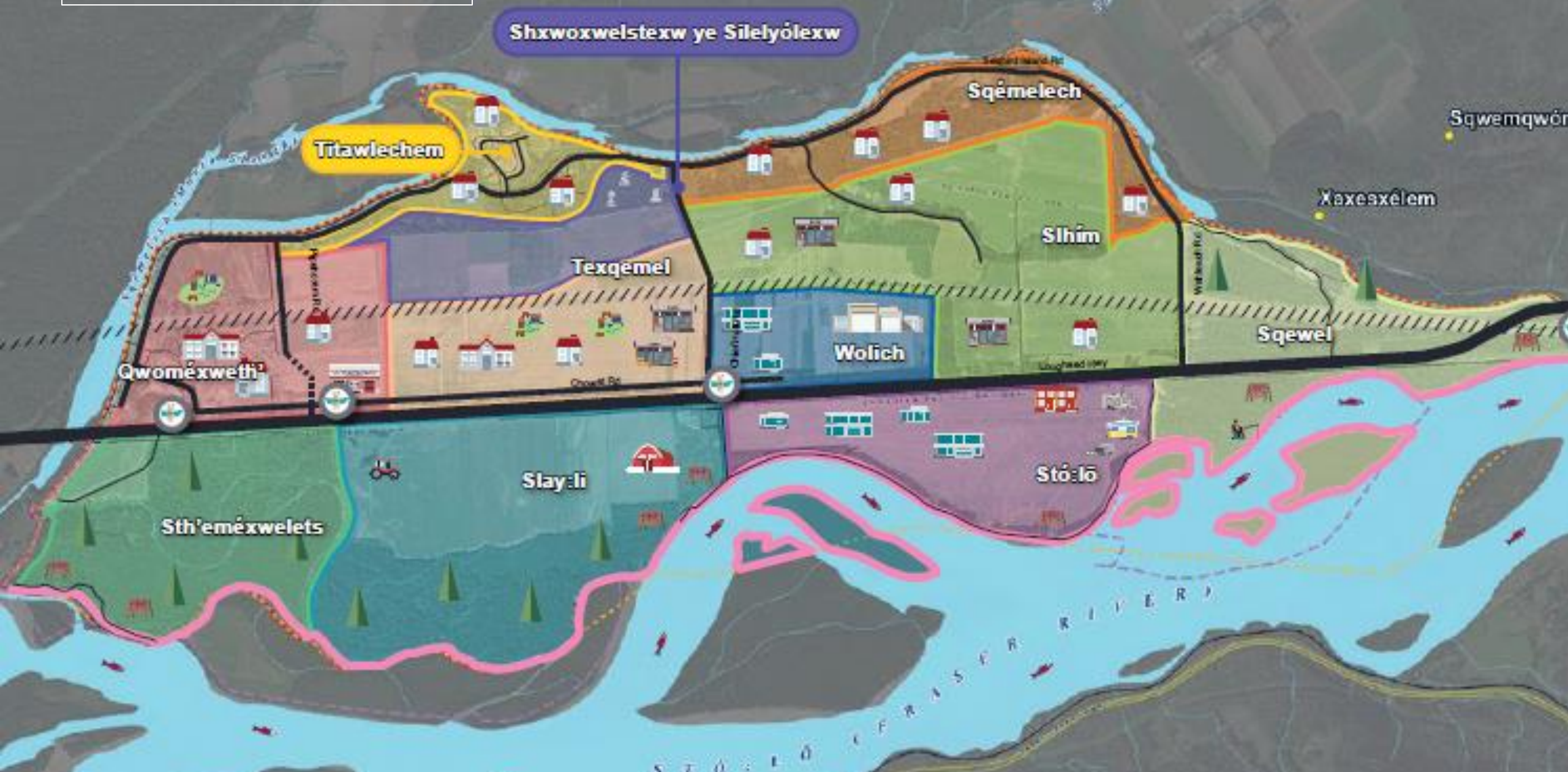
Increased transparency in land use decisions

Requests for ongoing community engagement

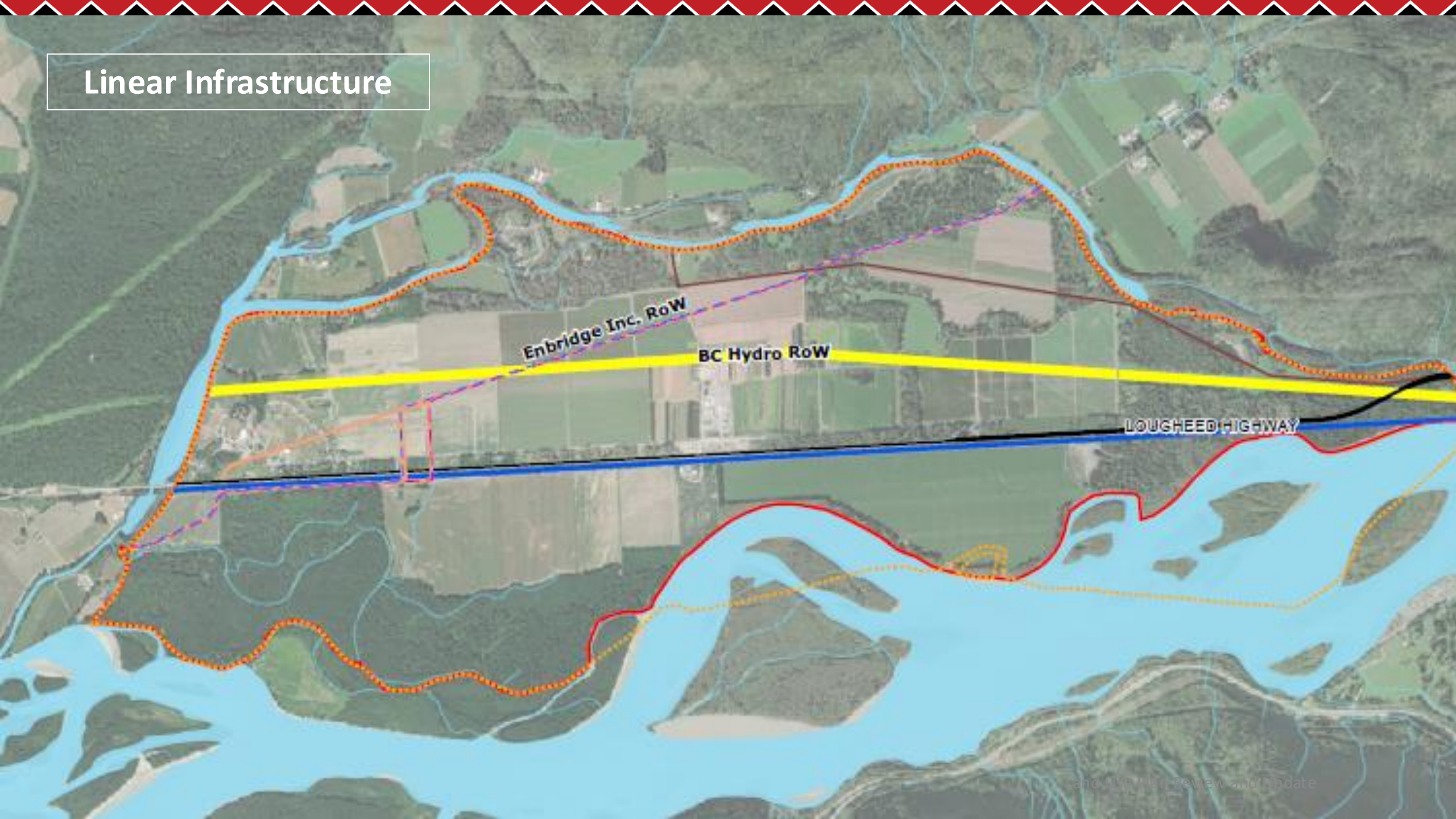


# Mapping

# Planning Areas



# Linear Infrastructure



Enbridge Inc. RoW

BC Hydro RoW

LOUGHEED HIGHWAY



# Planning Areas

# Titawlechem

## OBJECTIVES

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



*Titawlechem means “going backwards with your canoe”*



## PERMITTED LAND USES

- Residential
- shxwelí (Cultural)
- syó:yscha ye sq'ó (Institutional)
- Recreational

# Qwoméxweth'

## OBJECTIVES

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



*Qwoméxweth' refers to an old village at the current community site and is named for a lumpy type of clay*



## PERMITTED LAND USES

- Residential
- syó:yscha ye sq'ó (Institutional)
- Recreational
- Agricultural

# Texwqemel

## OBJECTIVES

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



*Texwqemel means forever springs and refers springs near Chief Hali Road*



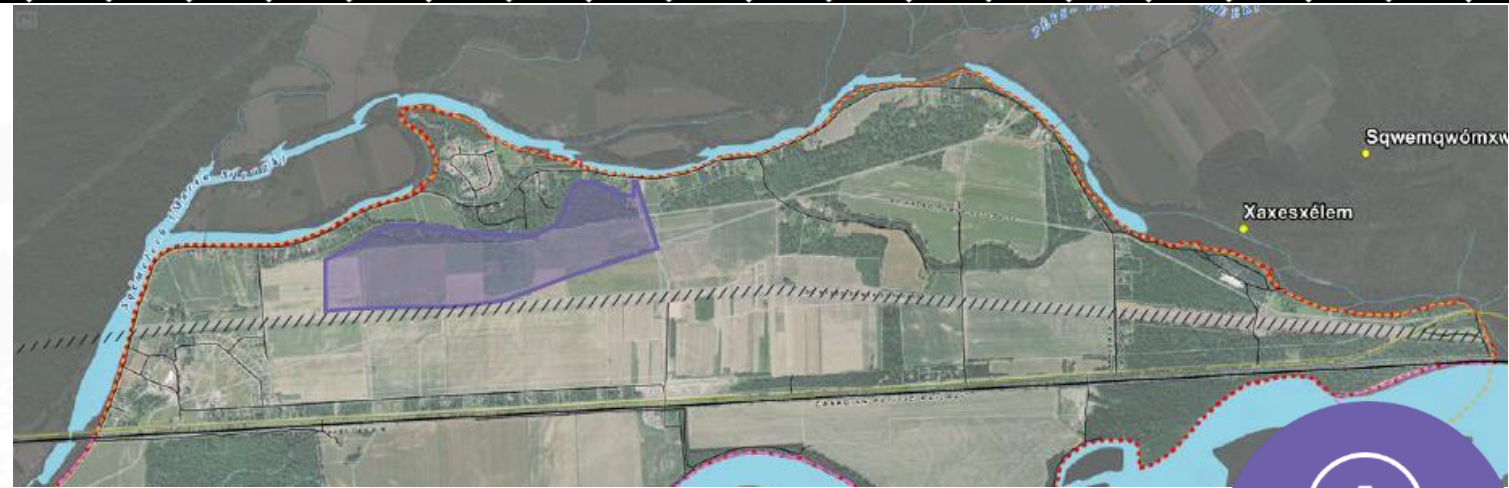
## PERMITTED LAND USES

- Residential
- iyáqelhtst (Commercial)
- syó:yscha ye sq'ó (Institutional)
- Recreational

# Shxwoxwelstexw ye Silelyólexw

## OBJECTIVES

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



*Shxwoxwelstexw ye Silelyólexw means  
“We Honour our Elders Past”*



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## PERMITTED LAND USES

- shxwoxwelstexw ye Silelyólexw (cemetery)
- Cultural

# Sth'eméxwelets

## OBJECTIVES

- Create a place to recreate and practice our traditions, especially fishing
- Avoid developing the area, due to flood hazard, except for recreation purposes
- Improve access to Stó:lō (Fraser River)
- Preserve habitat
- Support the development of linear infrastructure away from Member residences



*Sth'eméxwelets means "at end of the island"*

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## PERMITTED LAND USES

- shxwli (Natural)
- Recreation
- shwweli (Cultural)

# Slay:li

## OBJECTIVES

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



*Slay:li refers to an area where cow parsnip and wild celery grew*

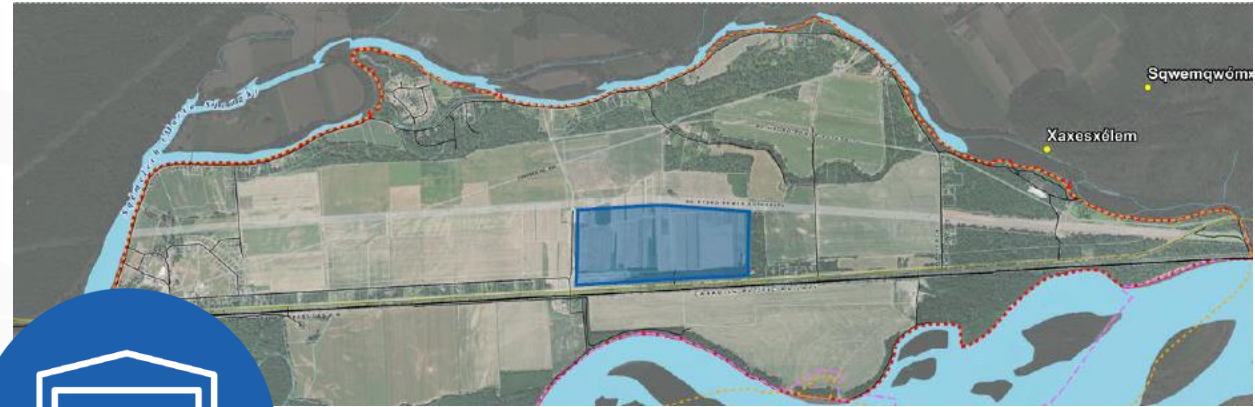
## PERMITTED LAND USES

- Agricultural
- Light Industrial
- Iyáqelhtst (Commercial)
- shxwelí (Cultural)
- syó:yscha ye sq'ó (Institutional)
- shxwlí (Natural)
- Recreational

# Wolich

## OBJECTIVES

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



*Wolich was an old train station in this area*

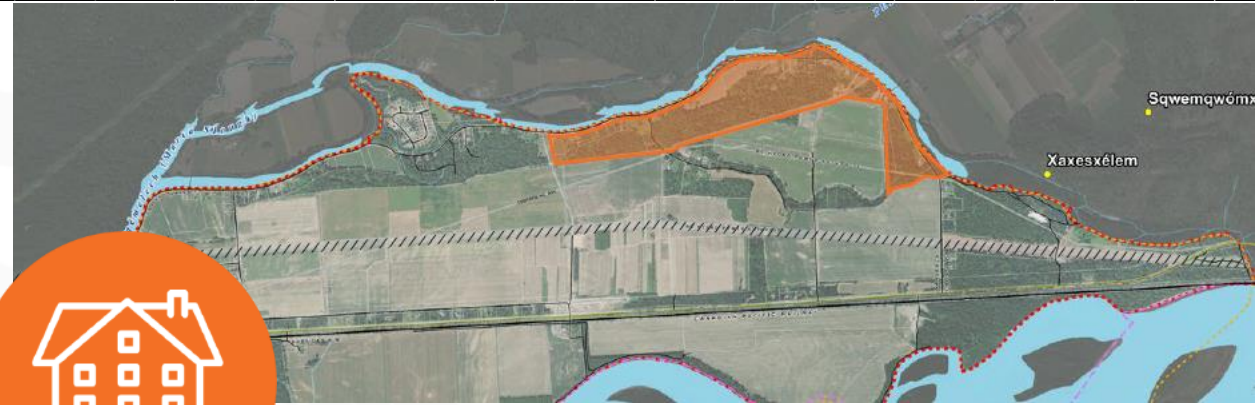
## PERMITTED LAND USES

- iyáqelhtst (Commercial)
- Light Industrial
- syó:yscha ye sq'ó (Institutional)
- shxwlí (Natural)
- Recreational

# Sqémelech

## OBJECTIVES

- Maintain a neighborhood with a calm community-focused design for our Members



*Sqémelech is Maria Slough, calm water at the bottom of Seabird island*

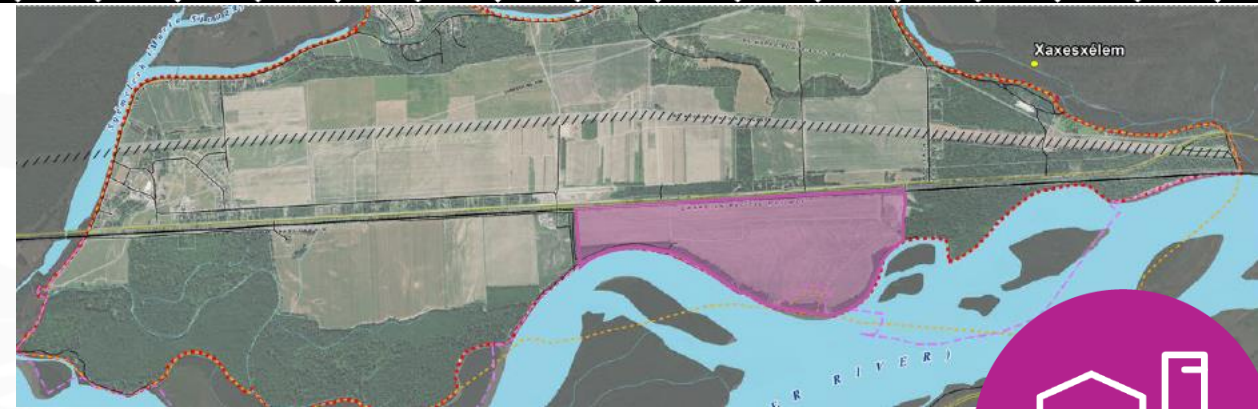
## PERMITTED LAND USES

- Residential
- shxwelí (Cultural)
- syó:yscha ye sq'ó (Institutional)
- Recreational
- Natural

# Stó:lō

## OBJECTIVES

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



*Stó:lō is the Fraser River*



## PERMITTED LAND USES

- shxwlí (Natural)
- Recreational
- shxwelí (Cultural)
- Light Industrial
- iyáqelhtst (Commercial)
- syó:yscha ye sq'ó (Institutional)

# Shím

## OBJECTIVES

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



*Shím means "to grow"*



## PERMITTED LAND USES

- Agricultural
- Recreational
- shxwelí (Cultural)
- syó:yscha ye sq'ó (Institutional)
- Residential
- Commercial
- Heavy Industrial

# Sq'éwqel

## OBJECTIVES

- To preserve as much of the natural beauty of our lands as possible while balancing the need for growth and development.
- Protect the Stó:lō's (Fraser River) banks from erosion, while mitigating effects to the river of any constructed protection.
- Retain vegetation, as vegetation in natural areas often acts to slow down flood waters during an event; management of these areas shall incorporate traditional ways of managing plants and prioritize native plants to address overgrowth and invasive species.
- Maintain access to Stó:lō (Fraser River) and improve fishing sites for the community
- Maintain access to Lizzie's Lake, and;
- Use the area for teaching and hunting skills; or
- Work with Provincial and Federal agencies to restore the full flow of Sqémelech.
- Remediate contamination at quarry site.



*Sq'éwqel means "a turn in the river"*

## PERMITTED LAND USES

- shxwlí (Natural)
- shxwelí (Cultural)
- syó:yscha ye sq'ó (Institutional)
- Residential
- Heavy Industrial





**Break**





## Proposed Laws

- ▶ Soil Importation/Deposition Law
- ▶ Adopt the Zoning Law
- ▶ Utilize Halqmeylem as primary language on signage
- ▶ Require Low Impact Development for Stormwater design
- ▶ Consider adopting a public art requirement for development

# Cemetery

- ▶ Map of burial areas
- ▶ Covered seating
- ▶ Provisions for those who have been cremated
- ▶ Landscaping Enhancements
- ▶ Traditional Poles
- ▶ Burning area issues

# Business Park / Infrastructure

- ▶ Adopt design guidelines
  - ▶ Undertake Best Use Tourism Study
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- ▶ Extend water line along Chowat Road
  - ▶ Development will comply with Flood Construction Elevations
  - ▶ Road and utility upgrades will taking flooding into account
  - ▶ As will substation and electrical equipment
  - ▶ Modification to Loughheed Hwy/Seabird Island Road intersection



# Hoy chexw!

Questions & Answers

# Certificates of Possession

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

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

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