

Cheam First Nation Land Use Plan



XWCHÍYÒ:M
CHEAM FIRST NATION

OTG Developments Ltd. in consultation with
Cheam First Nation

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CHEAM FIRST NATION

LAND USE PLAN NO. 01-2025

WHEREAS under the provision of the Cheam First Nation Land Code (2016) the First Nation may adopt one or more land use plan for one or more areas;

AND WHEREAS; under the provisions of the Cheam First Nation Land Code (2016), the First Nation may adopt a land use plan, and, following adoption of such a plan, the land use plan becomes valid and active;

AND WHEREAS the First Nation has prepared a land use plan, such land use plan being expressed in maps, plans, and reports;

NOW THEREFORE the First Nation, in open meeting assembled **ENACTS AS FOLLOWS**

PART I

1.0 Introduction

In the past, our people travelled throughout S'ólh Téméxw (traditional territory), unbound by present day reserves. As a result of the federal reservation system, rights, title, and access to resources in the full extent of Cheam First Nation's territory were drastically reduced. This Land Use Plan pertains solely to our current reserve lands as defined in the Cheam First Nation Land Code (2016), herein referred to as "Cheam First Nation Lands". The people of Cheam have never ceded or surrendered title to their lands, rights to their resources, or authority to make decisions within the entire territory. As such, the Cheam First Nation Land Use Plan does not impact or preclude our ability to self-determination and decision-making within the territories.

The creation of the Cheam First Nation Land Use Plan is an important step towards enhanced environmental protection, stewardship of our natural and cultural resources, and improved accountability for future land development. Creating the Cheam First Nation Land Use Plan involved the dedicated work of the Lands Governance Advisory Committee, Chief and Council, Cheam staff, and engagement within the Community. This plan builds off past studies and reports which have been prepared for Cheam First Nation.

1.1.1 A Living Planning Document

As community priorities evolve and new information emerges, the Land Use Plan will require periodic updates and amendments to align with current needs and aspirations. This plan will be continually revised as our community grows, addressing new challenges and adapting to changing visions. Community Members will remain involved at every step of the way. Our youth represent the future and will inevitably bring change. Over time, we hope to pass on the traditional values and visions of both present and past generations.

1.1.2 Planning Area

The Cheam First Nation Lands are distributed in two present Day Reserves: the Tseatah Plains (Tseatah 2) a 89.14 ha area north of the Fraser River, and a larger 339.14 ha area south of the river (Cheam 1). The Cheam First Nation Lands are centrally located at the geographical epicentre of the Upper Fraser Valley. The planning area provides easy access via the Trans-Canada Highway 1 and the BC Provincial Highway 9 to the major six municipalities and eight unincorporated Electoral Areas of the Fraser Valley Regional District.



1.1.3 What is the Land Use Plan

A Land Use Plan is a future oriented document that describes how a community wishes to evolve over the short, medium, and long term. It sets out goals and supporting policies, informed through extensive public engagement, that reflect the desires of the community on a broad range of issues – from land use and economic development to culture, heritage, housing and lifestyle. While a Land Use Plan is not a regulatory tool (e.g. a Zoning Law), it is a critical document that serves as the foundation for all policies, regulations, and decisions affecting local land use and development.

The Cheam First Nation Land Use Plan guides the overall vision for future development and preservation of Cheam First Nation Lands. The Land Use Plan provides a broad framework for managing future growth and change and provides a clear path forward for Cheam First Nation and guides land use decisions. Its purpose is to describe what development and land use activities may be carried out, where they may occur, and how they shall contribute to the economic, social, cultural, and environmental well-being of the community. The Land Use Plan is a roadmap to be used for:

- Setting the long-term goals and aspirations of the community as they relate to land development, economic growth, and environmental and cultural stewardship;
- Building a healthier, more sustainable and self-sufficient community;
- Providing greater certainty to Members, residents, and land developers on where and how various forms of development shall occur;
- Protecting and enhancing environmental and cultural resources; and
- Creating further community laws and regulations related to development, building, housing, environmental protection, and land related activities.

The Land Use Plan is based on an assessment of the current conditions of the Cheam First Nation Lands as well as future land use needs of the community. The Cheam First Nation Land Use Plan is the principal document within the community for land development and land use matters and includes comprehensive policies that Cheam will use to ensure that development proceeds in a manner that respects the vision and goals of Cheam First Nation.

Developers, investors, government agencies, and fellow First Nations can read our Land Use Plan to understand the priorities of the Cheam people. This Land Use Plan also translates these priorities into policies and applies them to land use designations, to clarify how different areas can be used.

Accompanying the Land Use Plan are a series of Development Permit Areas (DPAs) in compliance with CFN, Subdivision, Development, and Servicing Law (SDS Law) which play a key role in bringing Land Use Plan policies into action when development proposals are evaluated. The DPAs are outlined in a separate document.

1.2 Planning Process

A thorough planning process includes key steps such as a literature review, visioning, and community engagement. The literature review establishes a foundation by examining relevant studies, policies, and historical context, ensuring the plan aligns with proven approaches and best practices. Visioning follows, bringing stakeholders together to explore shared values, goals, and long-term aspirations, fostering a collective vision for the future.

Community engagement remains pivotal, through actively involving Community Members and groups in discussions and workshops. This step ensures the planning process reflects the community's needs, preferences, and unique identity, building local support and fostering a sense of shared ownership in the plan's development.

We would like to recognize this plan would not have been possible without the contribution of those who dedicated their time, imparted their wisdom, and shared knowledge in this project. Special thank you to Cheam First Nation Chief and Council as well as Cheam First Nation Community Members.



2.0 Vision and Goals

Through the land use planning process, a vision and a series of values and guiding principles were identified and determined from prior Chief and Council strategic planning sessions. The following vision, values, principles, and goals were the foundation on which the Cheam First Nation Land Use Plan was developed.

2.1 Vision Statement

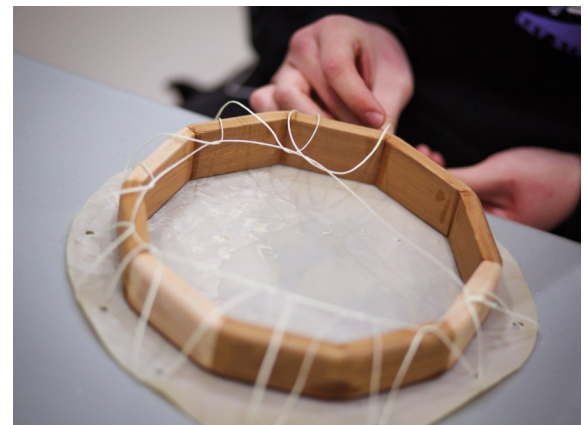
‘As a sovereign Nation, we collectively honour our past. We work today towards a thriving, prosperous future gathered around our Xwexwilmex teachings. Xwchíyò:m Mestiyexw will use letsemot and our guiding principles to create community health and wellness, multigenerational education, housing and land stewardship. By healing our people and our lands together, Xwchíyò:m Mestiyexw will collaboratively work towards achieving self-determination, cultural preservation, sustainable development, holistic well-being, and delivering unparalleled service.’

Values and Principles

- Holistic Wellness of Cheam People, Lands, and Waters
- Collaboration within Cheam Community and Cheam Neighbours
- Promote inclusivity and engagement and participation of the Cheam Membership
- Promote Respect and Understanding
- ey kws halw'eletset te s'i:wes te siyolexwalh - it is good to remember the teachings of our ancestors.
- s'olh temexw te ikw'elo xolhmet te mekw'stam it kwelat - this is our land, we have to take care of everything that belongs to us.
- xaxastexw te mekw'stam - respect all things.
- ewe chexw qelqit te mekw'stam loy kw'es li hokwex lamexw kwu:t – do not waste, ruin, destroy; only take what you need.
- tomiyexw - seven generations

2.2 Goals

- Develop programs to heal the people
- Develop programs to heal lands
- Develop programs to heal the waters
- Foster collaboration within the Cheam Community
- Develop Community facilities which will focus on holistic wellness (physical, mental, and Spiritual)
- Foster collaboration with Cheam's neighbours
- Develop cultural and heritage spaces that celebrate Cheam First Nation's rich history and can educate neighbouring communities
- Increase connectivity and accessibility through road access and trail systems
- Remember traditional governance concepts
- Strengthen Cheam First Nation's economy through effective development of employment areas and land uses that encourage tourism, light manufacturing, agriculture, and other industries, while also generating economic benefits through the responsible development of their lands.
- Enhance valuable environmental features, ensuring access to the river, while also protecting sensitive landscapes
- Promote recreation and community health through accessible and well-designed parks and greenspaces
- Provide a variety of attractive and well-built housing types for current and future residents of Cheam First Nation
- Maximize land use potential in the BC Hydro Right-of-Way
- Enhancement and restoration of environmental areas





2.3 Interrelation with Other Laws and Plans

The Land Use Plan functions together with other Cheam First Nation policies, strategies, plans and laws. In some cases, further detail on implementation of the various policy areas can be found in other plans, strategies, policies and laws. Cheam First Nation's Land Code, Zoning Law, Subdivision, Development and Servicing Law (*SDS Law*), Environmental Management Plan, and Building Law are examples of laws and policy documents that work collaboratively with the Land Use Plan to help implement the Land Use Plan.

Under section 3.3 of the *Land Code*, Chief and Council has the powers to create extensive laws on Cheam Lands. Council is advised on land governance matters on reserve by the Land Governance Advisory Committee (Lands Committee hereafter) established in Section 6 of the *Land Code*.

The Zoning Law is a regulatory tool that includes more specific requirements that new development must comply with (e.g. permitted density, site coverage, land use and parking). However, the Land Use Plan is a high-level policy tool that is often less prescriptive than the Zoning Law and primarily policy driven.

The Building Law regulates the design and construction of buildings, as well as the administrative provisions related to permitting, inspections, and the enforcement of these requirements.

The Cheam First Nation *SDS Law* is another regulatory tool that was enacted to promote environmentally sustainable, healthy, safe, convenient and well-planned use of Cheam Lands.

All new development must comply with the provisions of these laws.





3.0 Population, Demographics and Growth

According to Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC), as of September, 2024, Cheam First Nation has an approximate registered population of 587. Approximately 350 Members are estimated to be living on reserve, with the balance living off reserve.

The on reserve population is expected to grow to approximately 750 people in the next five (5) years and further grow to 2,000 in the next ten (10) years.



4.0 Culture and Heritage

Culture and heritage plays a significant role in the daily life of Cheam First Nation and our people. According to the BC Archeology branch, there are five (5) identified archeological sites located on Cheam First Nation Lands. Two (2) are located on Cheam Indian Reserve #1 and three (3) are located on Tseatah Indian Reserve #2.

In accordance with the Stó:lō Heritage Policy Manual (2003), impacts to heritage resources must be considered, assessed, and mitigated from all development-related disturbances and impacts. Required studies include a Heritage Resource Overview Assessment (HROA) to identify known or potential heritage sites in a given area or project area; and a Heritage Resource Impact Assessment to inventory potential conflicts between heritage resources and proposed development plans, and devise mitigation measures. In addition, heritage studies require a Stó:lō Heritage Investigation Permit.

To determine potential constraints on development, new developments may need to undertake the heritage review process in accordance with the Stó:lō Heritage Policy Manual (SHPM). It is recommended that developers contact the Stó:lō Research & Resource Management Centre (SRRMC) Senior Archaeologist to confirm the scope of work required and engage a qualified professional to undertake the required studies. CFN can develop its own policy or law, to address this and mitigate the jurisdictional concerns on page 4 of the SHPM.

2.1.1 Policy Statement:

The Stó:lō maintain ownership of and jurisdiction over all Stó:lō heritage sites and objects. On behalf of the broader Halq'eméylem-speaking community, Stó:lō Nation maintains jurisdiction over Stó:lō heritage sites and objects not otherwise linked directly to a family or individual.



PART II - THE PLAN

5.0 Land Use Designations

The Cheam First Nation Land Use Plan has twelve (12) distinct land use designations as shown on Map 1, “Cheam First Nation Land Use Plan.” These designations include:

- 5.1.1 Mixed Density Residential
- 5.1.2 Low Density Residential
- 5.2 Commercial
- 5.2.2 Mixed Use
- 5.3 Agricultural
- 5.4 Light Industrial
- 5.5 Comprehensive Development Area
- 5.6 Community Facilities
- 5.7 Landfill
- 5.8 Parks
- 5.9 Environmental Conservation Area
- 5.10 Cemetery

Each of the above noted land uses are described in their respective sections. The percentage of area each land use designation occupies is outlined on **Appendix B**

General Policies

The following policies shall apply to each Cheam Land Use Area as described below. Cheam First Nation will continue to strive to implement these policies but may be subject to available budget and resources.

G.1 Applicability: All new/future (i.e., post adoption of the Land Use Plan) development on Cheam-held or Certificate of Possession lands on Cheam First Nation shall follow the policies and land use designations of this Land Use Plan.

G.2 Legislative Consistency: All development on any Cheam First Nation Land shall be in accordance with all adopted Cheam Laws (Land Code, Land Use Law, Zoning Law, Building Law, Subdivision and Servicing Law) available at the time.

G.3 Development Application and Approvals: Project proponents should review the Land Use Plan prior to the design of any project using the following steps:

- a. Identify the Land Use Designation Area in which the subject property is in (See the Land Use Map in Map 1 (Section 7) of this plan).
- b. Review the General Policies that apply to all Cheam Lands.
- c. Review the policies, objectives, and considered land uses that apply to your project based on its Land Use Planning Area.

- d. 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.
- e. A rezoning may also be required; review of the Zoning Law should be undertaken simultaneously to the Land Use Plan review.
- f. Follow the development application and approval process as outlined in the *SDS Law*.
- g. Any questions or concerns about the development process should be directed to the Lands Department.

G.4 Development Permits: One or more Development Permits may be required for new development as identified in the Cheam First Nation *SDS Law*. Please see the Development Permit Areas document for details.

G.5 Lease holding developers creating three (3) or more lots will dedicate up to 6% of their land (or 12% cash in lieu) for the development of community facilities and amenities including parks, recreation areas and facilities, playgrounds and/or public art (Cheam Zoning Law). This policy shall not apply to Band Members, but does apply when a Corporation held by Registered Band Members is the entity developing the land.

G.6 Cheam First Nation will work with lease holding developers, including CP Holders, as part of their application package to identify appropriate community use enhancement and/or contribution.

G.7 BC Building Code: New buildings and development(s) will meet and/or exceed the standards identified in the BC Building Code.

G.8 Conceptual Site Plan: As a precondition to all development, applicants shall prepare a Conceptual Site Plan (CSP) for approval by Cheam First Nation that is consistent with the following site plan requirements:

- a. Property lines, lot areas and property dimensions;
- b. The site plan must be drawn to a metric scale;
- c. The width of all roads contiguous to the development property and the registered plan numbers of the plans by which those roads were dedicated;
- d. Elevation contours based on 2 metre intervals and illustrations of the overland flow route;
- e. The location, setbacks from all property lines, and uses of all buildings or structures existing on the land proposed for subdivision;
- f. The location of any existing natural watercourses and ponds and their boundaries that are on or adjacent to the property;
- g. The location, dimensions and uses of any existing and/or proposed easements, rights of-ways or restrictive covenants on the property;
- h. The location and width of existing or proposed access(es) to the property showing grade percentages and turning radius;

- i. The location, dimensions and uses of any existing services such as wells, septic tanks and fields, driveways, power lines, water, sanitary and storm sewer connections. This also includes, but not limited to, the locations of ditches, fire hydrants, gas lines, kiosks, hydro and telecommunication equipment etc;
- j. The site plan is to be titled "CONCEPTUAL SITE PLAN."
- k. The site plan must also include the following information:
 - legal description(s) of parcel(s) involved;
 - civic address of property(ies) involved;
 - applicant's name;
 - individual's name that prepared the site plan;
 - date the site plan was prepared; and,
 - drawing file number.

For all non-residential and Mixed Density Residential development, the Conceptual Site Plan shall provide an overall concept for comprehensive developments including building footprints, internal road layout/site access, phasing strategy, provision of access to lands beyond, landscape buffering, green space, and pedestrian access/connectivity.

G.9 Site Servicing Plan: New developments must comply with the *SDS Law*, and best practices on all Cheam First Nation Reserve Lands.

All proposed development shall submit a Site Servicing Plan, prepared by a Professional Engineer, with sufficient detail on the level and type of servicing for the proposed development related to sanitary sewer, potable water, stormwater, fire flow, solid waste and recycling disposal, electricity, telephone, and broadband.

Onsite sanitary sewer and potable water services will only be considered for single lot residential development if piped municipal services are not available, and if the lot is of sufficient size to accommodate a properly designed and constructed septic field and/or well. Community water or sanitary systems may be considered if they can be designed through best engineering practices and can demonstrate that they will not limit future development or compromise the integrity of this Land Use Plan. Onsite facilities shall be designed and constructed in a manner to allow for connection to a community system in the future if that is within the plan of the Nation.

Report(s) by a Professional Engineer must be submitted for review and approval by Cheam First Nation. Site servicing must conform to the requirements set out in the Cheam First Nation *SDS Law*.

G.10 Shared Servicing: Cheam First Nation will work with the City of Chilliwack, Fraser Valley Regional District, Provincial and Federal Governments, and land developers to look at mutually beneficial servicing agreements and other infrastructure upgrades. Proponents Planning for site servicing (i.e. water, wastewater, etc.) shall also consider the provision for providing services to neighbouring lands for future development.

- G.11 Screening and Buffering:** New development shall consider adjacent land uses and where necessary provide for appropriate screening (i.e. landscaping or fencing) and buffering to minimize impacts including visual impacts, dust, light, and noise. Council has the final decision and can set stipulations for buffering or initiate a Buffering Law drafting process.
- G.12 Natural Landscaping:** Indigenous plant and tree species should be maintained and/or incorporated into site design wherever possible. Cheam First Nation encourages development that preserves existing natural features including forest cover in site design pursuant to the Environmental Management Plan.
- G.13 Culturally Sensitive Environmental Species:** Ensure that new developments respect sensitive cultural environmental areas and plant/animal species. Applicants are encouraged to inquire with the Lands Committee prior to application submission to ensure that any new development does not conflict with these areas (ex. There are clusters of medicine plants which the community Members would like preserved).
- G.14 Construction Management and Notification Plan:** Site construction may cause temporary disruption to residents or neighbouring business operations due to impacts including, but not limited to, sustained noise, vibration, road closures, blowing garbage, solid waste management, dust generation, or soil erosion. A Construction Management Plan shall be required for construction projects that outlines how impacts will be mitigated and how issues such as sediment control, dust control, hours of operation and emergency contact response will be addressed. This Construction Management Plan must be reviewed for approval by Cheam First Nation. Upon acceptance, this plan shall be distributed to all residents in the direct vicinity who may be impacted by any disruptions (i.e. direct neighbours as well as those who may use a disrupted street on a daily basis).
- G.15 Access/Service Roads:** Developers are responsible for ensuring safe and reliable access/service roads to all new developments. Cheam First Nation will develop a transportation and access plan including guidelines. Cheam First Nation will utilize relevant municipal and other First Nation road standards, policies, and guidelines. Walking paths shall be elderly friendly and accessible.
- G.16 Emergency Access:** Development must provide suitable accessibility for emergency response (i.e. firetrucks).
- G.17 Traffic Impacts:** At the discretion of the Cheam First Nation Lands Department, new developments may be required to provide a Traffic Impact Assessment prepared by a Professional Engineer to address impacts and identify proposed mitigation.



G.18 Easements and Rights-of-Way: All new development bounding on the designated buffer area of a right-of way/easement (e.g., BC Hydro transmission lines and/or Westcoast [Enbridge] pipeline) will require review and approval by Cheam First Nation and the designated authority (e.g. BC Hydro and/or Enbridge) as applicable. Proof of project approval from the designated authority (e.g., BC Hydro and/or Enbridge) should be presented to Cheam First Nation as part of the Development Permit application process.

G.19 Joint Ventures: To generate revenue on Cheam First Nation Lands, Cheam First Nation will target strategic opportunities for Member and community-owned businesses by promoting mutually beneficial joint venture (JV) opportunities that promote economic development, job creation, and training. JV's could form between third parties and band, with the CEI, etc., as opportunities may arise.

G.20 Lighting: While all public spaces and streets must be well lit, they shall also have clear directional signage, incorporate fixtures that direct light to the street, pathways, and/or to the front of the building (s) to provide safety for users and reduce the impact of light pollution ("dark sky policies").

G.21 Mixed Use Development: A mixture of residential, retail, and recreational opportunities is encouraged so that residents can live, work, shop, and play on Cheam First Nation Lands.

G.22 Green Building: Encourage and implement high value, cost-effective infrastructure and green building design.

G.23 Relationships: Cheam First Nation will continue to foster and strengthen relations with other First Nations, the City of Chilliwack, Fraser Valley Regional District and Provincial and Federal governments for the benefit of land management, development, and planning on Cheam First Nation Lands.

G.24 Safety and Security: Consider Crime Prevention Through Environmental Design (CPTED) principles in reviewing development proposals and in the design and development of public parks, open spaces and facilities. The principles include:

- a. Place windows overlooking sidewalks and parking lots;
- b. Use low transparent fencing;
- c. Use transparent materials for structures such as bus stops;
- d. Lighting shall avoid creating blind-spots;
- e. Ensure pathways, stairs, entrances/exits, parking areas are well lit; and,
- f. Improvements to the public realm could include increased sidewalk width, increased public activity and presence in streets, lighting, vegetation removal, and eliminating or decreasing built up storage.

G.25 Signage: All development requiring permanently displayed signage (i.e., excluding temporary signage related to construction, event advertisement, elections or public notice) on Cheam First Nation Lands

G.26 Streetscapes: New development(s) shall create safe, pedestrian friendly and aesthetically pleasing streetscapes. Development and design shall improve the active transportation. Improvements include (but are not limited to) increased sidewalk width, seating areas, flower boxes, etc.

G.27 Archaeological Assessment: Both identified and non-identified archaeological and cultural sites are present on Cheam First Nation Lands. As per the direction of Cheam First Nation, an archaeological study will be required for development or redevelopment involving ground disturbance including (but not limited to) excavation, road works, or site servicing. The Stó:lō Heritage Policy is the regulating authority for archaeological and heritage assets on Cheam First Nation Lands and the Stó:lō Heritage Policy Manual shall be adhered to.

G.28 Halq'emeylem Language: Recognizing the value of traditional place names, Halq'emeylem names should be used to identify environmental features and landmarks where possible (e.g., streets).

G.29 Additions to Reserve: Cheam First Nation has been actively and will continue to look for opportunities to bring land from its traditional territory into its Reserve through the Additions to Reserve process. Fee Simple parcels owned by Cheam First Nation which has not been brought through this process will have its development governed by the applicable municipal Laws and By-Laws while still fitting into the overall Vision and Goals. When parcels are brought through the Addition to Reserve process they will adopt a Land Use Designation which is suitable for that area and its overall Vision and Goals.

G.30 Absence of Legislation: In the absence of a referenced Law, Policy, Plan, or similar regulatory document from Cheam First Nation, Cheam Lands shall provide clear direction following industry best practices in alignment with the overall Goals and Values.

G.31 Existing Non-Conforming Uses: Existing land uses which are not consistent with their current land use designation will be considered permissibly nonconforming and will be permitted until such time that new development is proposed.

5.1 Residential Land Uses

The Land Use Plan provides a framework to meet the diverse housing needs of Cheam First Nation and to facilitate new types of residential development within Cheam. Residential land uses have been allocated to areas which can be redeveloped with relative ease (i.e. not encumbered with steep slopes or known environmental constraints) and which will be compatible with existing land uses both within and outside of Cheam First Nation. Attention was paid to where there would be opportunities to transition existing lower density areas to higher density and mixed-use areas, as well as where land use conflicts could be avoided (i.e. industrial vs residential land use).

General Residential Policies

R.1 The General Residential policies shall apply to any development which includes a residential component.

R.2 Bring Members Home: The land use and development policies in this plan promote increased housing and job opportunities to allow Members currently living off Cheam First Nation Lands the opportunity to return back to Cheam First Nation to live and work within the community.

R.3 Home-based Businesses: Home-based businesses are encouraged for Members as economic opportunities. All home-based businesses shall be approved by Cheam First Nation. Home-based businesses should have their operation restricted to inside the home or accessory buildings. Home-based businesses shall be lawful and not create any negative impacts on adjacent residents. Beyond parking of vehicles related to the home business (e.g., welding trucks, etc.), there shall be no outside storage. Signage is permitted through written authorization from Cheam First Nation as detailed in the *SDS Law*.

R.4 Housing Types: Cheam First Nation encourages a mix of housing types (i.e., type, tenure and design) throughout the community to meet the variety of housing needs of Members, while conforming to the policies set out in this plan. Residential use is permitted on the second storey and above with respect to mixed-use commercial structures.

R.5 Secondary Dwelling Units: Cheam First Nation will consider residential developments that allow more than one dwelling type on the same lot (e.g., carriage home), particularly to meet the needs of family members.

R.6 Sustainable Housing: Cheam First Nation will identify opportunities for partnerships to create innovative housing that is accessible to residents with low incomes and/or special needs.

R.7 Traditional Food Preparation and Preservation: As developments increase in density (i.e. apartment / townhouse), ensure there is adequate room in the development for freezers as well as canning and storage areas for the preparation and preservation of traditional foods (i.e. hunting and fishing).



5.1.1 Mixed Density Residential

There are existing single family residential areas which present the opportunity for intensification of development where it already exists. These areas will provide a natural transition from lower density to higher density residential development. These areas have access from roads which extend into Cheam First Nation from the City of Chilliwack as well as Electoral Area D of the FVRD.

Intent

Provide affordable housing for diverse income groups and household types: seniors, empty nesters, singles, small families and special needs groups. Accommodate density bonusing and inclusionary zoning (subsidized housing units).

Permitted Uses

- Townhouse
- Rowhouse
- Low-rise apartment
- Small single family residential units
- Accessory dwelling, Coach house, Suites
- Accessory commercial (associated with a residential care facility)
- Home occupation, live/work

Appropriate Built Forms

- 2 to 5 storey wood frame apartments
- Townhouse up to 3 stories (attached side-by-side): street fronting, rear lane access, clustered, part of mixed housing project, fee simple or strata

Policies

MD1 Further subdivision for the purposes of single-family residential is not supported in areas designated Mixed Residential without specific allowance from Cheam Chief and Council.

MD2 All 'General' and 'General Residential' policies shall apply to the Mixed Density Residential designation.



5.1.2 Low Density Residential

Intent

Provide family housing especially for those with children. Provide affordable rental housing for singles, seniors (coach housing and accessory dwelling units / basement suites). Allow townhouse or rowhouse developments when supported by a conceptual site plan approved by the Lands Committee.

Permitted Uses

- Single Family Dwelling
- Accessory Dwelling, Coach House, Suites
- Duplex, Triplex, Fourplex
- Townhouse
- Rowhouse



Appropriate Built Forms

- Single family detached dwellings up to 3 stories.
- Plex housing up to four units up to 3 stories – layout of units should be designed to best suit the needs of a lot's particular shape.
- Refer to Form and Character Development Permit Guidelines.
- Townhouse / rowhouse up to 3 stories (attached side-by-side): street fronting, rear lane access, clustered, part of mixed housing project, fee simple or Home Owners Corporation (HOC) or Home Owners Association (HOA) governed properties.

Policies

- LD1.** Encourage cluster housing development within Residential areas where clustering preserves mature vegetation, environmentally sensitive areas and open space areas.
- LD2.** All 'General' and 'General Residential' policies shall apply to the Low Density Residential designation.
- LD3.** For townhouse or rowhouse developments in the Low Density residential designated areas, a conceptual site plan will be required to ensure that there is compatibility between higher density townhouse / rowhouse developments and surrounding lower density single-family residential developments. Conceptual plans are subject to review by the Lands Committee.

5.2 Commercial Designations

Commercial uses help to foster a sustainable economy by strengthening the potential for revenue and local employment. Commercial land uses are also recognized for their contribution to a complete community through the provision of services and shopping close to home.

New commercial developments are also able to become a source of community pride. Small commercial shops and home businesses that support residents are encouraged and will allow people to obtain goods and services within the community. With Highway 9 as a throughfare, Cheam is able to benefit from traffic between Agassiz and Chilliwack, as well as easy access off Highway 1 for travelers coming from Hope.



5.2.1 Commercial

Highway 9 will be able to offer centrally located commercial uses catering to the travelling public, as well as local Cheam residents. Another pocket is allocated adjacent to the CN Rail line and Old Yale Road to provide a commercial note amongst the institutional and residential land uses in the area.

Intent

Accommodate a range of commercial uses in the Commercial Buffer, Urban Commercial Core, and Commercial (Medical Use).

Permitted Uses

- Commercial
- Highway Commercial
- Retail, tourist accommodation, automotive, entertainment, light industrial, office, service, indoor recreation and upper-level residential uses

Appropriate Built Forms

- In the Urban Commercial Core small to large format retail centres up to 6 storeys
- Commercial Buffer areas limited to 4 storeys
- Refer to Form and Character Development Permit Guidelines.

Policies

- C.1** The General Residential policies shall apply to any development which includes a residential component.
- C.2** New development must comply with the general policies of the Cheam First Nation Land Use Plan, Zoning Law, Building Law, Subdivision and Servicing Requirements.
- C.3** All new development should utilize active streets principles, and all concept designs should prioritize walkability, cycling and public transit.
- C.4** Parking should consider safe and efficient access and egress and circulation.
- C.5** Large parking areas should incorporate vegetation, promote groundwater infiltration at the source, islands of green vegetation, be well lighted, and have clear signage.
- C.6** Improvements to the public realm could include increased sidewalk width, street trees and amenities such as patio seating, bike racks, public art.



5.2.2 Mixed Use

Intent

- To create vibrant, pedestrian oriented, mixed use commercial corridors and serve as a transition between the mixed density residential and commercial land uses.
- To create a vibrant mix of uses with a community focus .
- To provide a community-focused transition between adjacent land uses.



Permitted Uses

- Mixed-use residential and commercial

Appropriate Built Forms

- 4-6 story wood frame structures with ground oriented commercial units with pedestrian access to the public realm
- Refer to Form and Character Development Permit Guidelines.

Policies

- MU1.** Encourage ground floor commercial uses with residential above the main floor in all mixed-use areas.
- MU2.** New development must comply with the general policies of the Cheam First Nation Land Use Plan, *Zoning Law, Building Law, SDS Law*.
- MU3.** All new development should utilize active streets principles, and all concept designs should prioritize walkability, cycling and public transit.
- MU4.** Parking should consider safe and efficient access and egress and circulation.
- MU5.** Large parking areas should incorporate vegetation, islands of green vegetation, be well lighted, and have clear signage.
- MU6.** 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 (CPTED).
- MU7.** Improvements to the public realm could include increased sidewalk width, street trees and amenities such as patio seating, bike racks, public art.
- MU8.** 'General', 'General Residential,' and 'Commercial' policies shall apply to the Mixed Use designation.
- MU9.** Developments directly adjacent to the landfill should carefully plan to transition and buffer between these non-compatible uses through the likes of screening and buffering.

5.3 Agricultural

The Fraser Valley includes some of Canada’s most productive agricultural soils. Cheam contains approximately 83ha of agricultural land between Cheam I.R 1 and Tseatah I.R 2. According to the B.C. Agricultural Capability Map, the soils are generally class 3, 4, and 5 which are considered to have good to moderate agricultural production qualities.

The role of agriculture is changing in communities. Rather than being simply an “industry” conducted separately from residential areas, agriculture is becoming integrated within urban and suburban communities through many forms of urban agriculture. Citizens are increasingly interested in producing their own food for reasons that include climate change, food security, home-grown organic food, social connections, and traditional ways.

Intent

- Recognize and encourage agriculture in appropriate areas.
- Enhance food security in the community.

Permitted Uses

- All agricultural uses.
- Farm residences (principal and accessory).
- Associated retail/processing/ manufacturing (subject to Chief and Council approval)
- Cottage/home-based industries.
- Other compatible, unobtrusive uses traditionally permitted on small agricultural acreages.

Policies

- A1.** Any activities which are not specifically related to agricultural production must be approved by Chief and Council. This includes, but not limited to, shops, restaurants, processing or large scale storage facilities.
- A2.** To minimize the impact of residences and related buildings and activities on agricultural land and to retain agricultural land for agricultural uses in the long term, any residences shall be situated in such a location that maximizes agricultural potential (i.e. not in the centre of the parcel).
- A3.** Working in partnership with other governments, farmers, and not-for-profit organizations, Cheam 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.
- A4.** Cheam First Nation will encourage, consider, and permit a broad range of agricultural and complimentary uses. These uses include (but are not limited to) greenhouses, community-based farming, larger scale farming, etc.
- A5.** Cheam First Nation may approve low impact agri-tourism on Agricultural designated lands.
- A6.** Where appropriate, encourage the use of community gardens as amenity space in Mixed Residential and Mixed Use developments.

5.4 Light Industrial

Light Industrial land use constitutes manufacturing, assembly, and related activities that typically involve minimal noise, pollution, and environmental impact. Examples of light industrial land use activities would include electronics assembly, clothing manufacturing, woodworking shops, cabinet making shops, etc.

Intent

Promote diversified industrial growth and strengthen local economic base. Create local employment to meet the needs of the future labour force growth and situate adjacent to existing utility corridors.

Permitted Uses

- Light industrial uses
- Manufacturing, warehousing, and industrial services.
- Accessory office and sale outlet of the principal industrial use.
- Commercial services that cater to the industrial workers.
- Sales/showroom space.



Appropriate Built Forms

Industrial buildings up to 3 stories

Refer to Form 7 Character DP Guidelines

Policies:

11. No new heavy industrial uses shall be permitted within Cheam First Nation Lands.
12. Industrial uses shall be situated away from non-compatible land uses. When separation is demonstrated to not be reasonable or practical, appropriate screening and buffering shall be implemented to ensure that there are no nuisances or impacts on neighbouring properties.
13. Industrial development must account for landscaping buffers, street-scaping, and safety in order to create land use compatibility between industrial and residential areas.
14. Industrial development will provide adequate on-site parking and loading areas.
15. All industrial development applications must demonstrate that there will be no adverse impact on the natural and cultural environment.
16. If impacts are expected, the application must demonstrate how these will be mitigated, including reclamation plans if applicable.
17. Proposals must be able to demonstrate that the development will provide substantial benefits for Cheam First Nation.
18. All building and facilities must be authorized by Cheam First Nation and properly maintained.

19. Light Industrial Use are supported by Cheam First Nation but must be contained within a building. Stockpiling and outdoor yard uses are discouraged for Light Industrial Uses.
110. The construction of new roadways, as well as repairs and upgrades to existing roadways, that allow access to industrial areas will account for the dimensions of relevant service and transportation vehicles. This includes lane widths, turning radii, and overhead clearance.

5.5 Comprehensive Development Area (CDA)

Intent

Support comprehensive neighbourhood planning in select neighbourhoods. Enable comprehensive planning for major development sites, especially those that involve a mix of land uses and built-forms, an overall multi-phase development plan, a systemic servicing scheme, and careful considerations for integrating with the existing neighbourhood. Facilitate innovative planning for unique developments.

Permitted Uses

- Uses as regulated or recommended by a comprehensive development zone or plan.

Appropriate Built Forms

Subject to specific regulations as set out in the Zoning Bylaw. Refer to Form and Character Development Permit Guidelines.

Policies

CD1. Developments shall be planned in a comprehensive way in collaboration with Cheam First Nation and their Lands Committee for appropriate land uses and densities.



5.6 Community Facilities

Permitted Uses

- Civic, education, health care, and assembly uses
- Utility and land management operational facilities
- One accessory dwelling unit

Policies:

CF1. Encourage major institutional uses that serve the entire community, such as health care facilities, government buildings, and cultural facilities, to locate within the main village.



5.7 Landfill

At the time of adoption of the Land Use Plan, the solid waste landfill located northwest of Highway 9 and W Victor Drive is temporarily capped and not accepting new fill. A Landfill Closure Plan is under development to provide a long-term cap and leachate management system so the land may be utilized in the future. Upon finalization of the Plan, it is expected that the prescribed work will be undertaken, and this Land Designation Area can be utilized for geotechnically and environmentally suitable Future Uses.

Intent

- Limit landfill activity to a designated area within Cheam First Nation.
- Permit fill and the construction and maintenance of landfill facilities until such time that the landfill has reached its maximum fill level as per Cheam First Nation's Landfill Closure Plan.
- Look to transition from landfill operation and closure to Future Uses.

Permitted Uses

- Landfill and Landfill Facilities

Future Uses

- Renewable Energy
- Recreational Spaces
- Commercial or Industrial Development
- Such land uses which would not be threatened by any hazard to public health or safety and would not be impaired by nuisance effects.

Policies:

L1. No land use may take place within 30 meters of the perimeter of a fill area. This is a minimum distance.

- L2. Where controls for leachate, or leachate and gas are required surrounding a fill area, no land use may take place within 30 meters of its perimeter.
- L3. Future Uses will not be supported until a Landfill Closure Plan is created and implemented under the direction of a Qualified Professional Engineer and to the satisfaction of the Authority having Jurisdiction.
- L4. New development adjacent to the Landfill Designation shall provide appropriate screening (i.e. landscaping or fencing) and buffering to minimize impacts including visual impacts, dust, light, and noise. Council has the final decision and can set stipulations for buffering or initiate a Buffering Law drafting process.
- L5. Consider preparing a long-term plan to phase the landfill into different uses (Recreational, etc.).

5.8 Parks

Intent

Recognize and provide community parks, sport fields, and recreational facilities in areas designated for Parks. Preserve forest area in areas designated for Woodland.

Permitted Uses

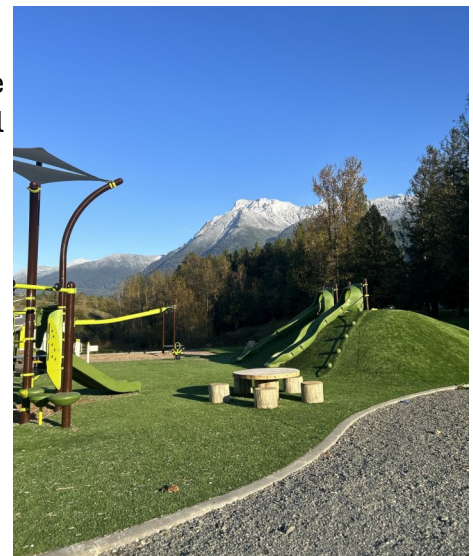
- Recreation
- Protected forest areas
- One accessory dwelling unit

Appropriate Built Forms

N/A

Policies

- P1. Pedestrian trails and pathways shall be designed to mitigate wildlife habitat and vegetation loss as much as possible and will consist of natural materials (e.g. gravel).
- P2. Locate neighbourhood parks within close proximity to residential areas
- P3. Consider large Park area(s) for sports fields



5.9 Environmental Conservation Area

Cheam is endowed with a wealth of natural features and resources. The ecosystems support diverse habitats for fish and wildlife. Cheam’s forests, creeks, lakes, and wetlands, provide habitat links and opportunities for people to enjoy nature. A healthy environment also provides clean air, water and soil.

Intent

Protect and preserve natural areas including steep slopes, sensitive habitat, riparian corridors

Permitted Uses

- Low-impact recreation (i.e. trails and pathways)
- Research and education

Appropriate Built Forms

N/A

Policies

- EC1. Collaboration:** Collaborate with other governments, First Nations, and non-profit organizations on the identification, protection, stewardship and monitoring of environmental resources; management of air, land and water quality; and public awareness and education programs.
- EC2. Best Practices:** Promote best management practices for environmental sustainability in new development.
- EC3. Environmental Impacts:** All development applications shall demonstrate that there will be no adverse impact on the natural and cultural environment.
- EC4. Environmental Assessment:** Development applications shall meet the provisions of the General Requirements for Environmental Assessment on Cheam First Nation Lands as referenced in the Cheam First Nation *SDS Law*.
- EC5. Environmental Management and Protection:** All development shall adhere to Cheam First Nation environmental protection and enhancement principles as directed in the *SDS Law*.
- EC6. Riparian Setback:** Cheam First Nation’s *SDS Law* states that no development shall occur within 30m from a waterbody or fish habitat without the authorization from Cheam in strict conformity with the Cheam Land Code. Relaxation to this setback may be permitted with an environmental assessment report from a Qualified Environmental Professional (QEP). It should be noted that some areas may be exclusive to Cheam Members only or allow for a greater setback to ensure there is no disturbance with traditional fishing or cultural practices.

- EC7. Fish Habitat:** Cheam First Nation shall ensure the preservation and enhancement of fish habitats and linkages between environmental features, including (but not limited to) Hope Slough, Fraser River, Cheam Wet Lands, etc.
- EC8. Invasive Species:** All efforts shall be made to prevent and eliminate the spread of invasive species on Cheam First Nation Lands (e.g., noxious weeds).
- EC9. Flood Construction Level:** Flood construction levels should meet minimum requirements set out in The Ministry of Environment's (MOE) *Flood Hazard Area Land Use Management Guidelines*.
- EC10. Flood Control Law:** Cheam First Nation will consider the development of a Flood Control Law to establish the official flood zones, Flood Construction Level as well as other engineering requirements for development within a Flood Zone. In the interim, a Development Permit Area has been established to guide development within the floodplain.
- EC11. Green Building:** Efforts should be made to create green living and outdoor space (e.g., green walls, green roofs, roof top gardens, permeable pavements) wherever possible.
- EC12. Soil and Fill Management:** No removal or deposit of soil or fill will take place except in accordance with Cheam First Nation's *SDS Law*. Proper environmental procedures for soil and fill management are required.
- EC13. Trails and Pathways:** Pedestrian trails and pathways shall be designed to mitigate wildlife habitat and vegetation loss as much as possible and will consist of natural materials (e.g. gravel).
- EC14. Climate Change:** Cheam First Nation supports planning and developing infrastructure that addresses climate change.



Photo Credit: Carrielynn Victor

5.10 Cemetery

Intent

Recognize and protect the existing cemetery located within Cheam First Nation.

Permitted Uses

- Cultural and traditional uses
- Buildings and structures to support cemetery activities (i.e. mausoleum, caretaker works buildings)

Appropriate Built Forms

N/A

Policies

CE1. Protect and preserve cemetery lands. Adjacent land uses should ensure proper protection measures are in place.

CE2. Allow for the expansion of cemetery lands at the discretion of Chief and Council.

6.0 Active Transportation

6.1 What is active transportation and why is it important to Cheam?

Active transportation refers to any form of human-powered travel that promotes physical activity while getting from one place to another. This includes walking, cycling, rollerblading, skateboarding, and using other non-motorized means of transportation. It is often encouraged as a means to improve public health, reduce environmental impacts, and decrease traffic congestion. Active transportation is commonly integrated to provide safe connectivity between public transit, and where the community lives.

Active transportation is important for building a great place to live, work, and play. Cheam First Nation has the opportunity to support Members using active transportation by making improvements to the built environment, such as adding physical infrastructure or facilities for people to use active transportation and connecting the community in a car-free way, as well as developing policies and programs that support people to use active transportation. It is important to consider the opportunity for, and ability and comfort to use active transportation for people of various ages, from youth to elders. Supporting active transportation can help to address issues such as health, car access/equity, the natural environment, and economic factors.

As a community which is bisected by Highway 9, there is a great opportunity to use active transportation as a way to better connect the two sides of Cheam south of the Fraser River.

6.2 Active Transportation Policies

- **AT1.** Cheam will look to develop a multi-use trail between the two sides of the community bisected by Highway 9. The trail should be designed to accommodate pedestrians, cyclists, wheelchairs, and other human powered forms of transportation (i.e. roller blades, skateboards, etc.). The trail and surrounding network should include adequate signage to promote a well-integrated, user-friendly experience.
- **AT2.** New developments which require the implementation of new road networks shall ensure that the roads are suitable for all modes of transportation and promote the use of active transportation.
- **AT3.** New Commercial, Mixed Use, Mixed Density, and Community Facilities developments shall implement bicycle parking on the site.



7.0 Implementation

By implementing the Land Use Plan, Cheam 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 Cheam 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 Cheam 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 Cheam 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.

Cheam 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 review and approve development permits.

Cheam 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.

Cheam Enterprises Inc. (CEI): CEI is the operating company for CFN Holdings LP – the wholly-owned economic development corporation of Cheam First Nation. CEI has a mandate from the community to increase revenues and employment opportunities for the Membership. The company has numerous partnerships in place across a variety of industry sectors, exploring sustainable growth and development opportunities in the traditional territory of the Cheam First Nation. Cheam Enterprises Inc. is a community-owned entity aimed at participating in the local mainstream economy within Cheam’s traditional territory. CEI is actively working to progress community-driven and owned economic development and growth for the betterment of all Cheam people, including future generations.

Developers: who choose to apply and then develop on Cheam 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 Cheam First Nation Laws, Policies, Plans, and Programs.

Cheam Land Governance Advisory Committee: has the responsibility to advise Chief and Council on land use planning and development activities, and assist in the creation of Laws and Policies to successfully implement the Land Use Plan as per the Cheam 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 Cheam 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.

Intent

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

Policies

1. **Community Consultation Process:** Community consultation will utilize existing consultation processes already established by Cheam First Nation and in accordance with the Cheam First Nation Land Code.
2. **Information from Developers:** Developers or proponents of land use activities may be requested to provide relevant and up-to-date information to Cheam First Nation Members on development or land use activity proposals on Cheam First Nation Lands.
3. **Engagement with Non-Members:** As considered appropriate, Cheam First Nation will provide opportunities for non-Cheam 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 Cheam 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 Cheam First Nation Lands.

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 Cheam 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 Cheam 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 Cheam First Nation Land Code.

Policies

Land Code: All amendments to the Land Use Plan must conform to the Cheam First Nation Land Code.

Minor Amendments: Minor amendments to the Land Use Plan will be considered provided that they meet the standard of a minor change.

Amendment: Amendments to the Land Use Plan are expected to involve substantive research and discussion prior to a decision being made by Cheam 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.

Intent

- Ensure the Land Use Plan reflects Cheam 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 Cheam First Nation Members, developers, and proponents of land use activities to provide input in the success and challenges of the Land Use Plan.

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



8. List of Maps

Map 1. Land Use Plan

Map 2. Slopes

Map 3. Watercourses

Map 4. Floodplain

Map 5. Culturally Significant Sites

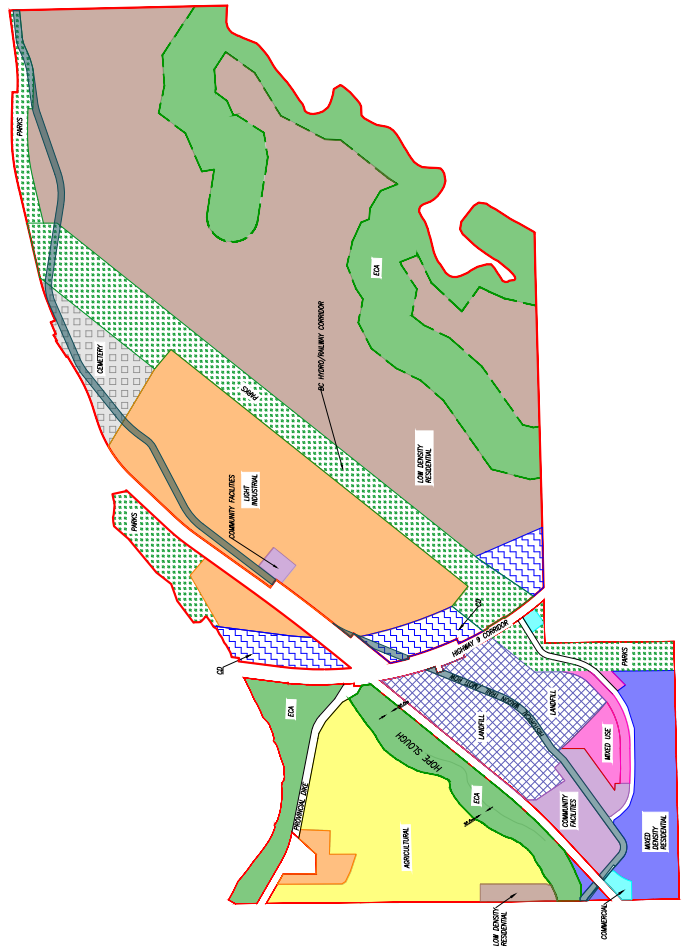
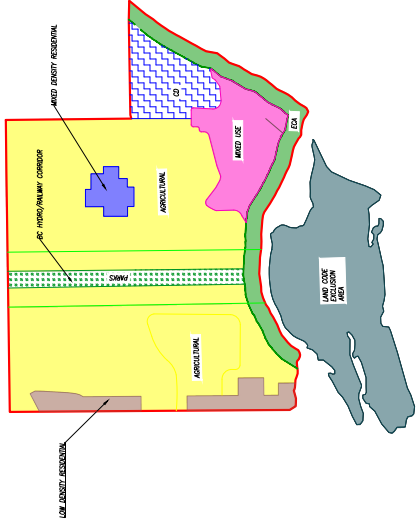
9. List of Appendices

Appendix A - Land Use Plan Action Plan Matrix

Appendix B - Technical Information



MAP 1: LAND USE PLAN



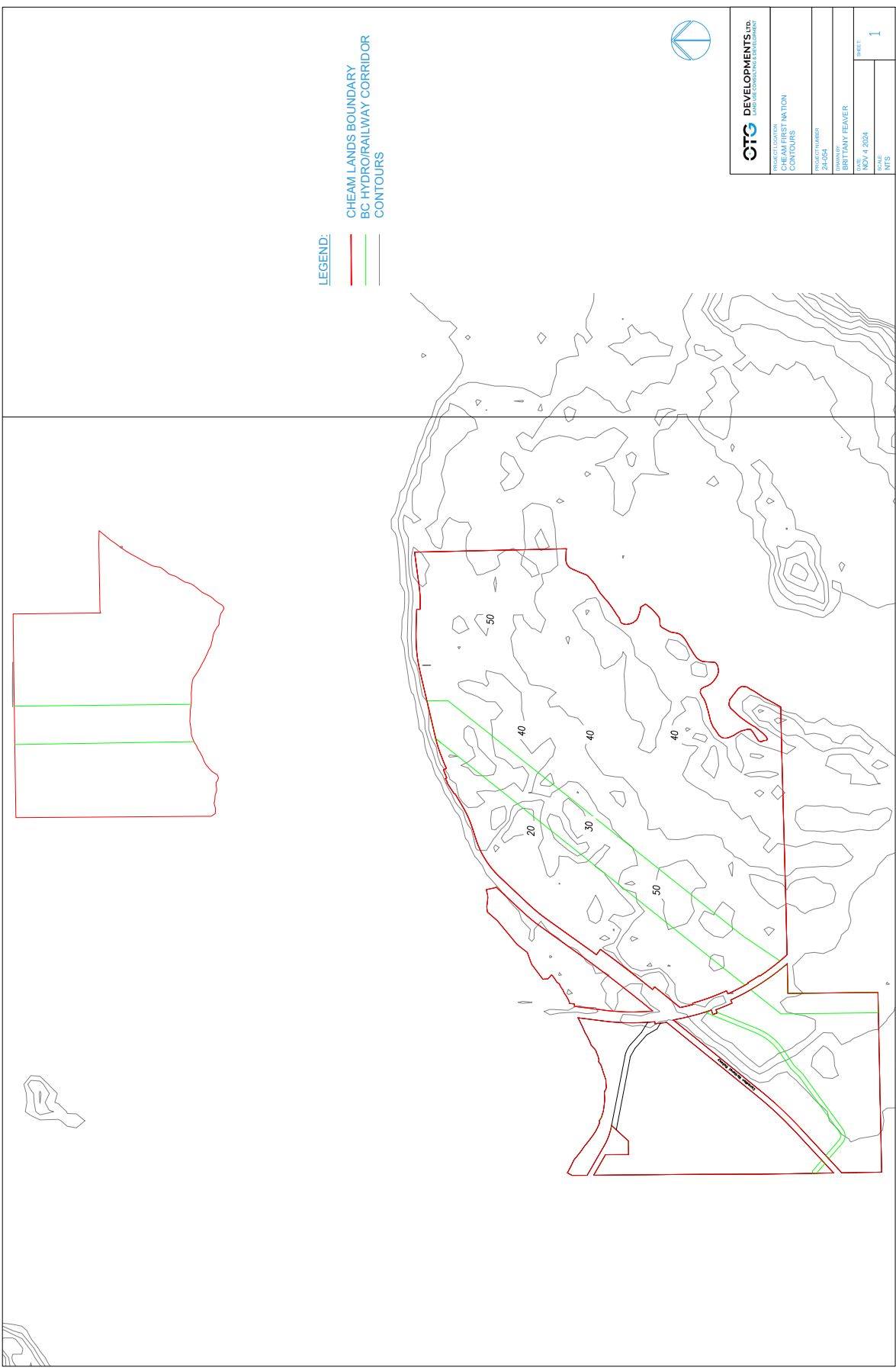
LEGEND:

- CHEAM LANDS BOUNDARY
- MIXED DENSITY RESIDENTIAL (13.2ha)
- COMPREHENSIVE DEVELOPMENT (9.1ha)
- MIXED USE (11.2ha)
- AGRICULTURAL (79.7ha)
- LIGHT INDUSTRIAL (40.9ha)
- COMMERCIAL (0.5ha)
- COMMUNITY FACILITIES (6.4ha)
- LANDFILL (16.5ha)
- BC HYDRO/RAILWAY CORRIDOR
- LOW DENSITY RESIDENTIAL (104.6ha)
- PARKS (12.7ha)
- ENVIRONMENTAL CONSERVATION AREA (61.5ha)
- CEMETERY (6.9ha)
- LAND CODE EXCLUSION AREA

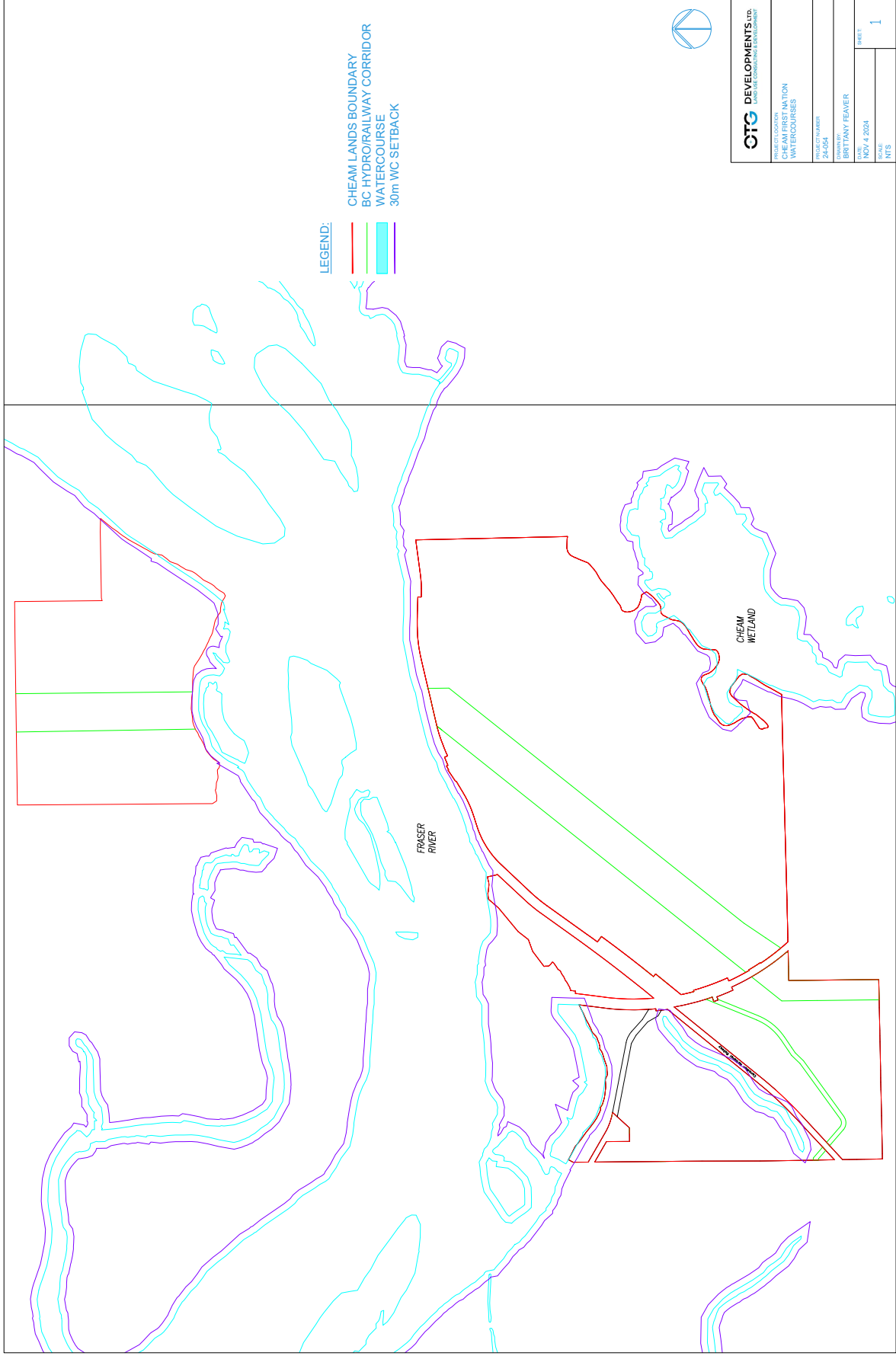


OTO DEVELOPMENTS LTD. LAND USE CONSULTING & DEVELOPMENT	
PROJECT LOCATION	CHEAM FIRST NATION LAND USE PLAN
PROJECT NUMBER	24-054
DRAWN BY	BRITANY FEAVER
DATE	JUNE 13 2025
SCALE	NTS
SHEET	1

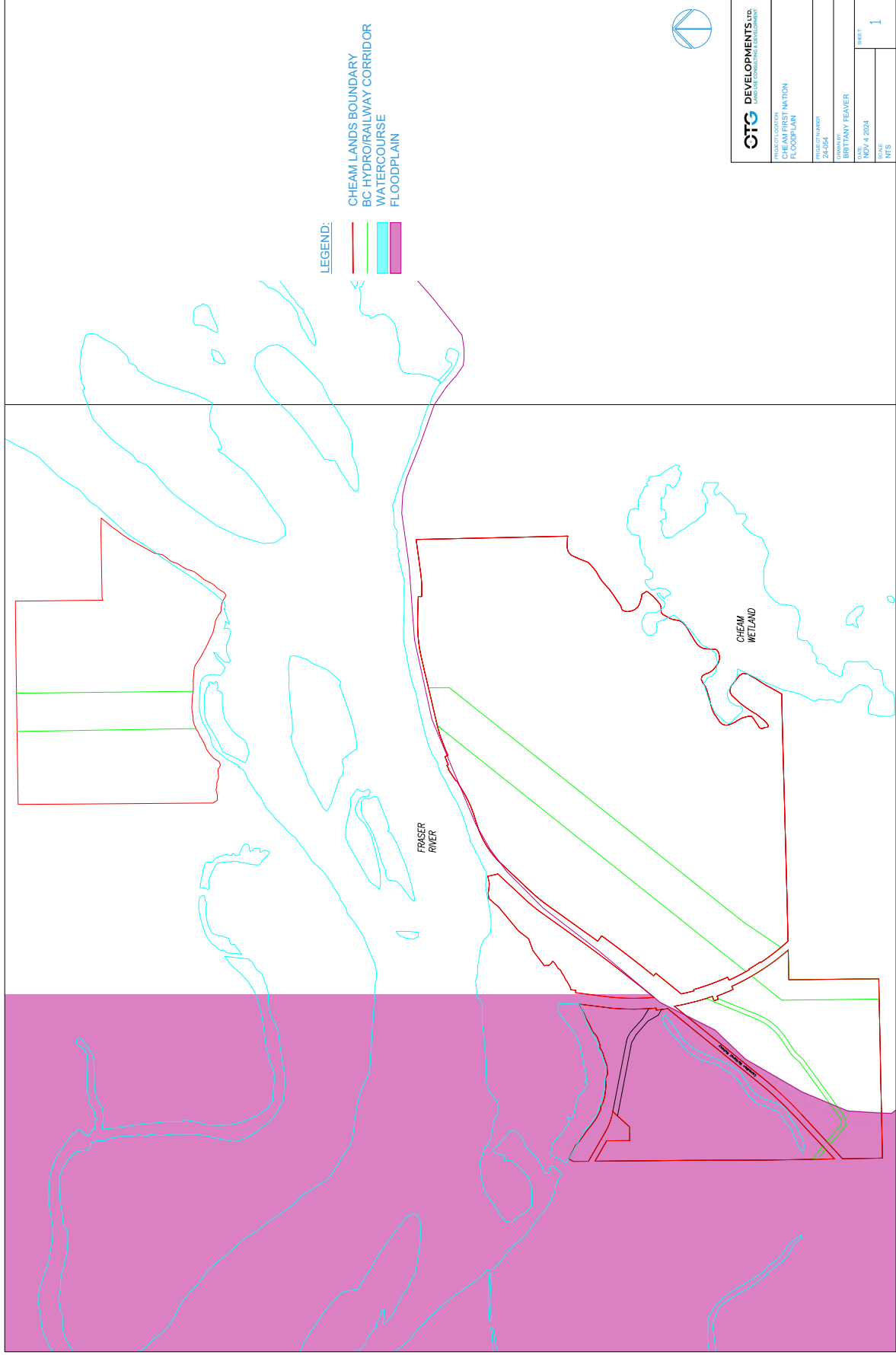
MAP 2: SLOPES



MAP 3: WATERCOURSES



MAP 4: FLOODPLAIN



MAP 5A: CULTURALLY SIGNIFICANT SITES



Cheam 1



Legend

Labels

Archaeological Sites - Labels

Archaeology

Archaeological Sites

Registered

Registry Candidate

Decision Pending

Federal Jurisdiction

Legacy

Recorded/Unprotected

Cancelled Record

Archaeological Site Buffers (60 m)

Unreviewed Site Record Updates

Archaeology Administrative

Archaeological Culture Areas

Historic Trails

Not Protected

Protected

Archaeological Survey Data

Areas of Potential

Archaeological Study Areas

Roads

Digital Road Alias

Center: 49°11'52", -121°45'37"

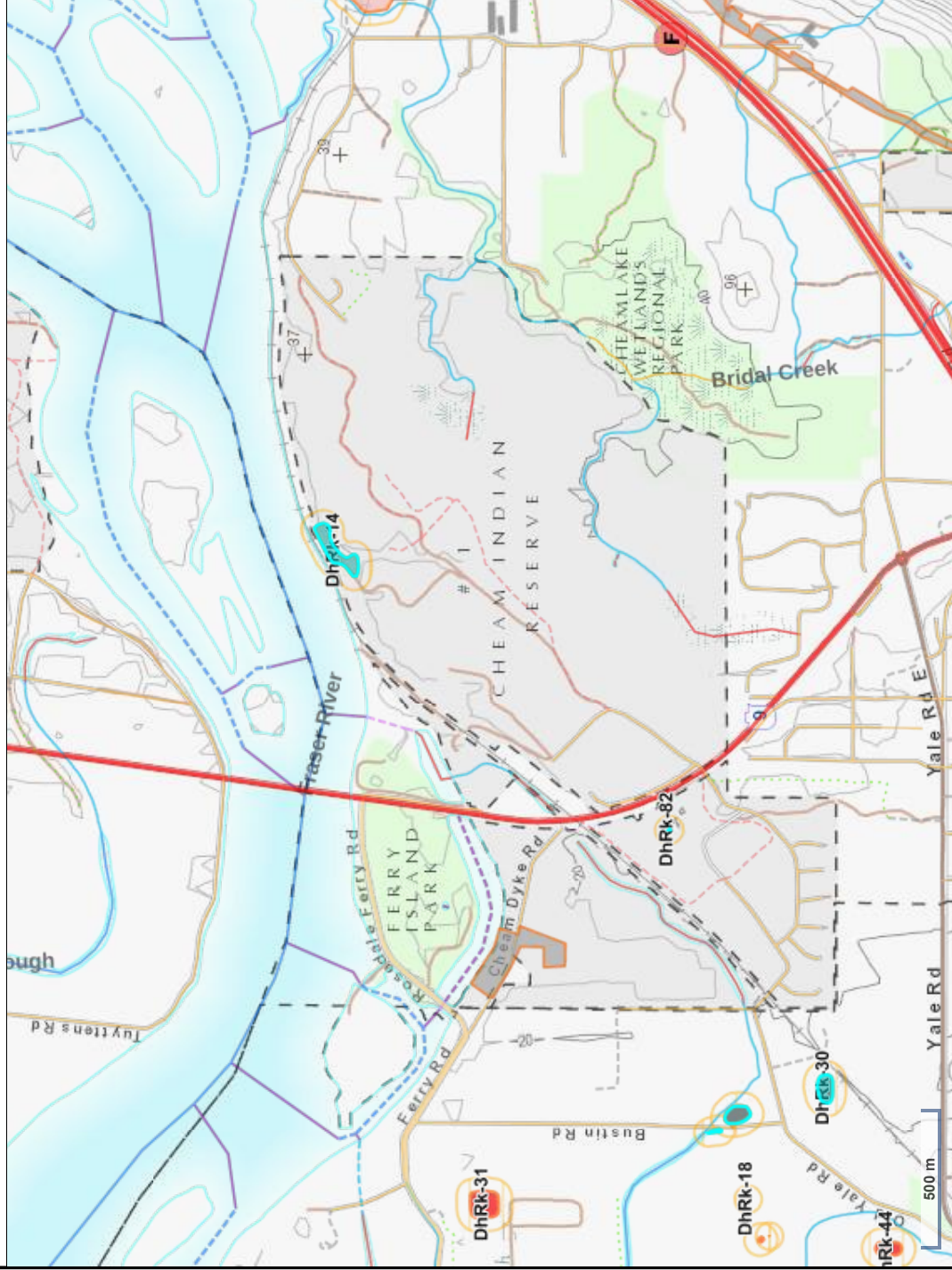
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SRS: EPSG:3857

UTM Zone: 10

My Notes

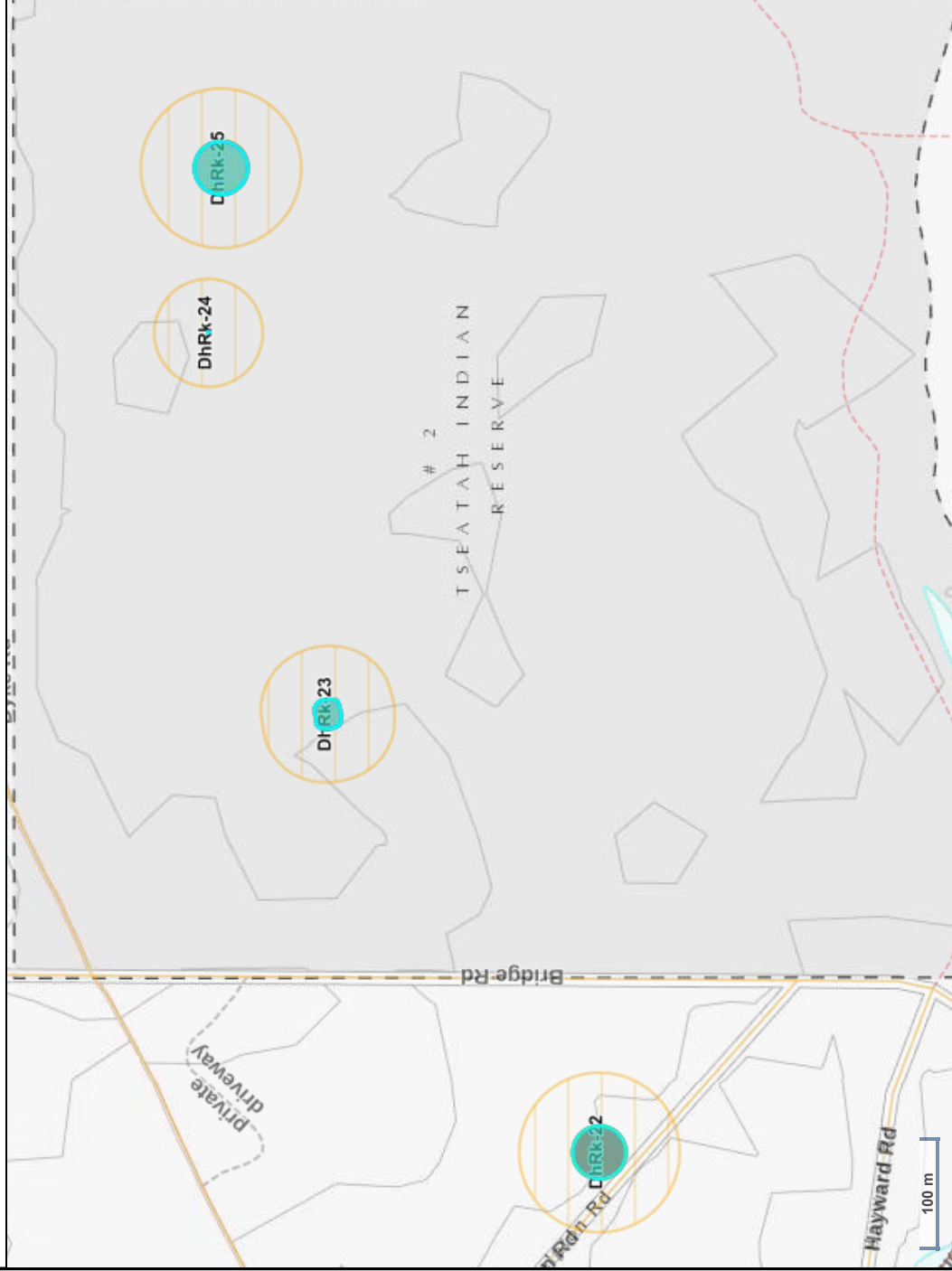
Archaeological sites are protected under the Heritage Conservation Act. Archaeological site location information is extremely sensitive. Authorized RAAD users may only present information to a third party or parties who have a need to know. The contents of this map must otherwise not be copied or redistributed without permission of the Archaeology Branch. Archaeological site location is dependent on the accuracy of the site record and the scale at which the site was recorded. It is possible that unknown and unrecorded archaeological sites exist within any area of interest. The Access to Provincial Archaeological Information Policy is available at https://www.bcc.ca/archaeology/requesting_archaeological_site_information/process.htm



MAP 5B: CULTURALLY SIGNIFICANT SITES



Tseatah 2



Legend

Labels

Archaeological Sites - Labels

Archaeology

Archaeological Sites

Registered

Registry Candidate

Decision Pending

Federal Jurisdiction

Legacy

Recorded/Unprotected

Cancelled Record

Archaeological Site Buffers (50 m)

Unreviewed Site Record Updates

Archaeology Administrative

Archaeological Culture Areas

Historic Trails

Not Protected

Protected

Archaeological Survey Data

Areas of Potential

Archaeological Study Areas

Roads

Digital Road Atlas

My Notes

Center: 49°13'6", -121°45'40"

Scale: 1 : 8464

SRS: EPSG:3857

UTM Zone: 10

Archaeological sites are protected under the Heritage Conservation Act. Archaeological site location information is extremely sensitive. Authorized RAAD users may only present information to a third party or parties who have a need to know. The contents of this map must otherwise not be copied or redistributed without permission of the Archaeology Branch. Archaeological site location is dependent on the accuracy of the site record and the scale at which the site was recorded. It is possible that unknown and unrecorded archaeological sites exist within any area of interest. The Access to Provincial Archaeological Information Policy is available at https://www.for.gov.bc.ca/archaeology/requesting_archaeological_site_information/process.htm.

APPENDIX B

Technical Document Background Information



Cheam 1 Land Use Table		
	Land Use Area	Percent of Total Area
Low Density Residential	1,115,881 m ²	32.9%
Mixed Density Residential	116,335 m ²	43.4%
Mixed Use	14,415 m ²	0.4%
Community Mixed Use	22,725 m ²	0.7%
Commercial	41,632 m ²	1.2%
Community Facilities	78,323 m ²	2.3%
Industrial	405,437 m ²	12.0%
Landfill	146,440 m ²	4.3%
Parks	195,781 m ²	5.8%
Environmental Conservation	615,013 m ²	18.1%
Agricultural	278,312 m ²	8.2 %
Other	361,275 m ²	10.7%
Total (Ha)	339.14 Hectares	100%

Tseatah 2 Land Use Table		
	Land Use Area	Percent of Total Area
Low Density Residential	23,649 m ²	2.6%
Mixed Density Residential	16,877 m ²	1.9%
Community Mixed Use	74,732 m ²	8.4%
Comprehensive Development	56,822 m ²	6.4%
Environmental Conservation	74,154 m ²	8.3%
Agricultural	518,562 m ²	58.2%
Other	126,660 m ²	14.2%
Total (Ha)	89.14 Hectares	100%