



**Katzie First Nation**

# LAND USE PLAN

AUGUST 2019

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## 1.0 INTRODUCTION

Katzie First Nation People have always been here and will always remain. It is the attachment to the land that differentiates Katzie First Nation People from all others. Katzie People do not take the traditional lands and resources for granted. Through experiencing the richness of the land and by being present in the territory, Katzie First Nation People reconnect with their history.

Katzie First Nation understands that decisions are linked to the past and reach generations into the future and it is in this spirit that the community developed this Land Use Plan. The Katzie First Nation Land Use Plan is a commitment to create and foster a healthy, prosperous and sustainable way of life for members today and for the generations still to come.

### 1.1 Acknowledgments

Katzie First Nation would like to acknowledge those who contributed their time and their knowledge to create this plan:

- **Katzie First Nation Chief and Council;**
- **Katzie First Nation Lands Department Staff;**
- **Katzie First Nation Family Advisory Committee;**
- **Katzie First Nation Elders; and**
- **Katzie First Nation Community.**

## 1.2 What is a Land Use Plan?

The Katzie First Nation Land Use Plan is the overarching land use planning document for the community. Its purpose is to provide a clear path forward for Katzie First Nation, guiding land use decisions. The Katzie First Nation Land Use Plan works to describe the manner in which conservation, development, and redevelopment may be achieved in a manner that contributes to the cultural, economic, and environmental wellbeing of Katzie First Nation.

The Land Use Plan includes land use designations which establish objectives and policies that provide guidance for the physical development and preservation of the community. It provides a more transparent process whereby Katzie First Nation Chief and Council and the Lands Department can make more informed decisions related to land use and development based on community aspirations.

The Land Use Plan assists Katzie First Nation in:

- Defining the long-term goals and vision of Katzie First Nation Lands;
- Establishing land use designations that will help to guide future growth;
- Establishing a strategy for future development that takes into account growth and the surrounding economic environment;
- Protecting, preserving, and enhancing cultural and environmental features; and
- Serving as a basis for policies, regulations, and decisions related to land use and development on Katzie First Nations Lands.

## 1.3 Working with the Land Use Plan

The Katzie First Nation Land Use Plan applies to Katzie First Nation's five reserve lands and two parcels of land held as fee simple (herein referred to as "Katzie Lands"). It is important to note that the fee simple lands are not currently under Katzie First Nation jurisdiction and that these lands have been included in this Land Use Plan for visioning purposes. Katzie First Nation may decide in the future to enter the Addition to Reserve (ATR) process to bring the fee simple lands into Reserve Status and in turn Katzie First Nation jurisdiction. The Katzie First Nation Land Use Plan does not preclude Katzie First Nation from being actively and meaningfully being involved in any land use and resource planning initiative undertaken for the entire Katzie First Nation Traditional Territory (Q̓íç̓əy̓) in which Katzie First Nation holds Aboriginal Rights and Title to.









The Zoning Law (when implemented) is a governing tool that includes more specific requirements that new development must comply with (e.g. permitted density, site coverage, land use and parking). The Land Use Plan is a high-level policy tool that is often less prescriptive than the Zoning Law. The Land Use Plan includes land use designations and Land Use Designation Maps, which show the type and location of growth that will likely be supported.

## 1.4 The Land

Qíćay, the traditional territory of Katzie First Nation, is a vast and resource rich area that extends south from the headwaters of Pitt River to encompass Pitt Lake, Pitt River, portions of the Fraser River, and an area surrounding Boundary Bay. Qíćay includes Alouette Lake, Rolley Lake, portions of Fort Langley and Hazelmere to the East, Pinecone, Burke Provincial Park and all tributaries of Pitt River system to the north. Qíćay includes the north shore of the Fraser River's South Arm, inland reaches of Boundary Bay, and portions of what is now Surrey, Delta, White Rock, and Cloverdale to the south and west (Katzie First Nation, 2007). Please see **Figure 1 – Qíćay - Katzie First Nation Traditional Territory**

At least 10 family groups were living in Qíćay prior to settler arrival. Main village sites were located at Munro Creek, Sturgeon Slough, and along the Alouette River. During spring, summer, and fall months, Katzie people journeyed to gather resources throughout Qíćay while living in plank houses and temporary shelters made from "tule" mats. During the winter, Katzie people would settle in the three main villages located at the south end of Pitt Lake (now Katzie IR 4), the current day Port Hammond area along the Fraser River (near present day Katzie IR 1), and directly across the Fraser River in present day Langley (near Katzie IR 2) (Katzie First Nation, 2017).

Katzie First Nation's first contact with Europeans is believed to have occurred with Simon Fraser's exploration of the Fraser River in 1809. In 1827, the Hudson's Bay Company established Fort Langley. Katzie First Nation's reserve lands were created during administration of Governor Douglas between 1861 and 1863. The sizes of Katzie's reserves were later significantly reduced and settler populations eventually took over territorial lands, the title to which was never ceded (Katzie First Nation, 2007). Today, Katzie First Nation's reserve lands consist of Indian Reserve (IR) #1 through 5, as described in the section below.

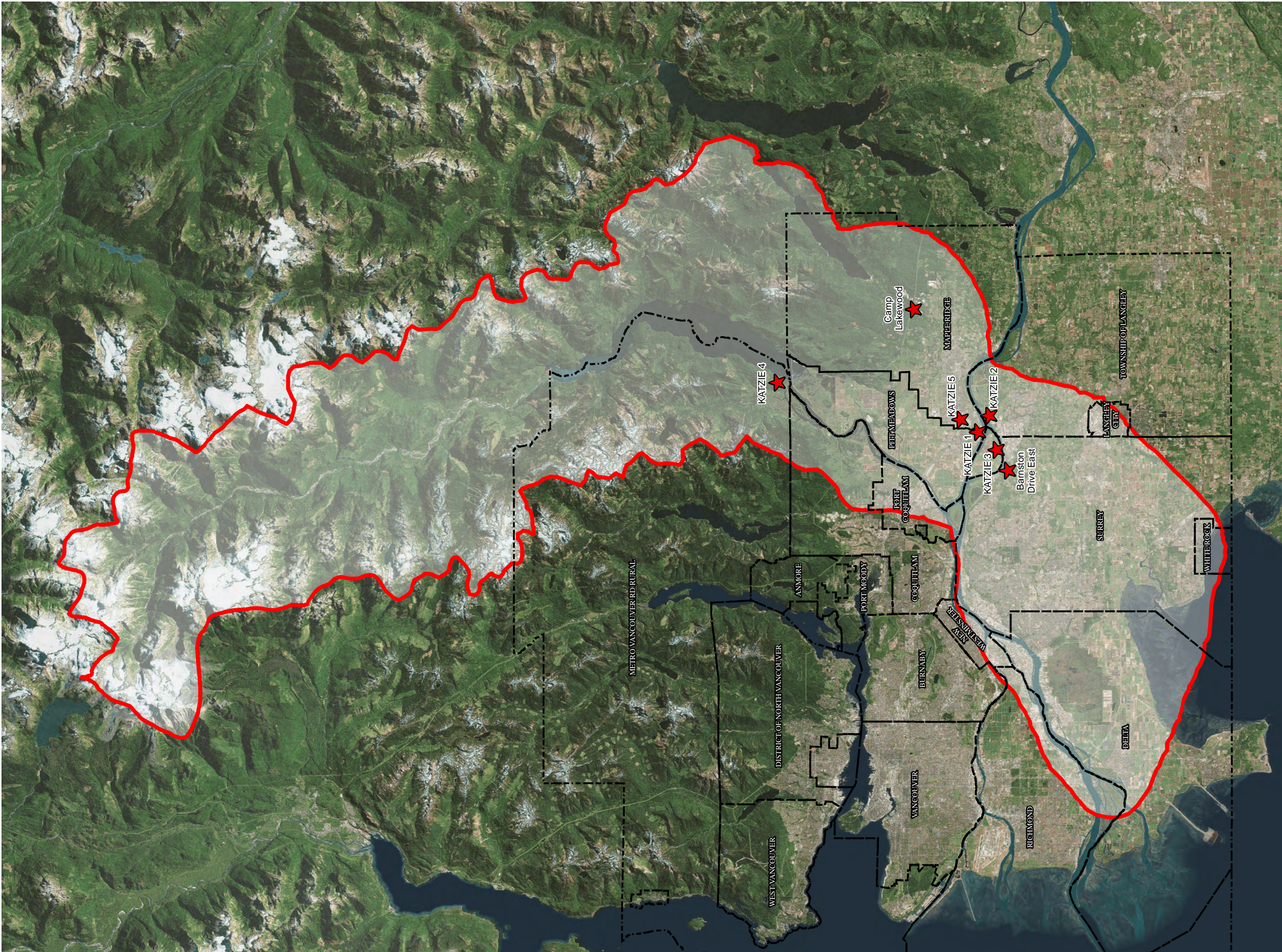
In 1994, Katzie First Nation entered into Treaty Negotiations with the Federal and Provincial government and are currently in Stage 4 out of Stage 6 of the treaty negotiations process coordinated by the Treaty Commission. To date, topics such as wildlife, culture, heritage, environmental management, parks, and protected areas have been discussed in depth. On-going negotiation topics include fish, intergovernmental and community relations (Urban Systems, 2017).

## 1.5 Planning Area

The Katzie First Nation Land Use Plan applies to Katzie First Nation's five reserve lands and two parcels of land held as fee simple (herein referred to as "Katzie Lands"). The Katzie First Nation Land Use Plan does not preclude Katzie First Nation from being actively and meaningfully being involved in any land use and resource planning initiative undertaken for the entire Katzie First Nation Traditional Territory (Qíćay) in which Katzie First Nation holds Aboriginal Rights and Title to.

Below is a brief description of each parcel of land included in the Land Use Plan. For location reference, please refer to **Figure 2 - Katzie First Nation Lands**.





**Figure 1**  
Katzie First Nation  
Katzie Land Use Plan

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**Katzie Traditional Territory**

**LEGEND**

★ PARCEL LOCATIONS

**BOUNDARIES**

□ KATZIE TRADITIONAL TERRITORY

□ MUNICIPAL



MAP DRAWING INFORMATION:  
ESRI Base maps, Dillon Consulting,  
Metro Vancouver, DataBC

DILLON  
CONSULTING

MAP CREATED BY: RB, CV, KV  
MAP CHECKED BY: SK, AN  
MAP PROJECTION: NAD 1983 UTM Zone 10N

SCALE 1:317,269

0 2.25 4.5 9 13.5 Kilometers

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PROJECT: 18-8155 STATUS: FINAL DATE: 2019-05-24





FILE LOCATION: G:\GIS\2018\188155 Katzie LUP\Katzie\_FN\MXD\188155 Katzie Overview.mxd



Figure 2

Katzie First Nation  
Katzie Land Use Plan

Katzie Lands Overview

LEGEND

RESERVE PARCELS

- KATZIE 1
- KATZIE 2
- KATZIE 3
- KATZIE 4
- KATZIE 5

FEE SIMPLE LANDS

- BARNSTON DRIVE EAST
- CAMP LAKEWOOD

BOUNDARIES

- MUNICIPAL



MAP DRAWING INFORMATION:  
ESRI basemaps, DATABC, INAC, Dillon Consulting, City of Maple Ridge,  
City of Surrey, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: SMLAN  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-8155  
STATUS: FINAL  
DATE: 2019-05-24



## Katzie 1

Located on the north bank of the Fraser River, Katzie 1 is approximately 43.1 hectares (ha) in size. Katzie 1 is Katzie First Nation's most populated reserve and hosts most of the community facilities and administrative services for the community. Industrial activities have or are currently operating in the north area of the community. Surrounding land uses include newer residential areas to the west, light industrial uses to the north and east, and the Fraser River immediately to the south.

## Katzie 2

Located on the south bank of the Fraser River, upstream (east) of Katzie 1, Katzie 2 is approximately 23.1 ha in size. Katzie 2 is a smaller residential community with a small population of members calling this area home. Yorkson Creek, an important waterway for Katzie First Nation, runs through a significant portion of Katzie 2. At one time, sloughs connecting the wetlands that existed near Yorkson Creek would have provided easy access for trade with neighbouring communities for shell fish and other salt water foods.

## Katzie 3

Katzie 3 lies on the south shore of Barnston Island in the Fraser River, downstream (2 kilometres (km) southwest) of Katzie 1. Katzie 3 is approximately 54.6 ha in size and is home to a small population of Katzie First Nation members. Large portions of Katzie 3 are vegetated (treed) and agriculture is the primary surrounding land use in this area.

## Katzie 4

Beautifully located on the lower end (southwest corner) of Pitt Lake, Katzie 4 is approximately 18 km north of Katzie 1 and is approximately 214 ha in size. Katzie 4 is uninhabited at present given its remote access. It is a culturally significant place for Katzie members and has remarkable natural beauty. Recreation, tourism and resource extraction are the primary surrounding land uses in this area.

## Katzie 5

Located approximately 2 km northeast of Katzie 1, Katzie 5 serves as Katzie First Nation's cemetery. The cemetery is approximately 0.4 ha in size and surrounded by present day Maple Ridge.

## Camp Lakewood

Camp Lakewood is a fee simple (non-reserve) parcel located within the municipal boundaries of present day City of Maple Ridge. Camp Lakewood is approximately 12 km northeast of Katzie 1 and is approximately 6.1 ha. The surrounding land uses are predominantly rural in nature.

## Barnston Drive East

Barnston Drive East is a fee simple (non-reserve) parcel located within the municipal boundaries of present day City of Surrey. It is located adjacent to the Trans-Canada Highway and approximately half a kilometer south of the Fraser River and 4 km southwest of Katzie 1. Barnston Drive East consists of four lots (18057, 18131, 18175, and 18231) totaling approximately 9.9 ha in area.

## 1.6 The Voice of the Community

To ensure collective ownership of the Land Use Plan, Katzie First Nation members were encouraged to be involved in the land use planning process. It was important to engage members to fully understand Katzie First Nation's history, values, culture, and traditions. This involved hearing what community members had to say regarding environmental protection, housing development, Katzie First Nation culture, historical land uses, economic development, community aspirations and future land use needs.

The land use plan process engaged various members and groups through a variety of channels including:

- **Chief and Council** championed the project by participating in meetings and workshops, providing oversight on the direction of the planning process, and reviewing deliverables.
- **Lands Committee Members** greatly assisted the land use planning process by providing strategic advice and guidance throughout the planning process and by actively participating in community engagement events and hosting site visits.
- **Community Members** supported the land use planning process through active participation at Open Houses, workshops, focus group sessions, and completing the land use survey and other land use planning activities.
- **Lands Department Staff** spearheaded the land use planning process by working hand-in-hand with the planning consultants, providing ongoing updates to Chief and Council, facilitating meetings and events with the Lands Committee, collecting relevant land use information, data and documents, assisting in developing and facilitating community engagement activities, and coordinating the review of documents.
- **Elders Group** provided direction and input through various meetings and discussions

Key community activities involved in this land use planning process include:

- Presentations, conversations, and workshops with Chief and Council;
- Meetings with the Lands Advisory Committee;
- Community Open Houses and Workshops;
- Focus Group Sessions;
- Land Use Plan Survey;
- CP Holder Meetings; and
- On-going activities, communication, and collaboration with Lands Office Staff.



## 1.7 Land Use Designations

Land use designations are intended to establish a vision for practical land use areas throughout Katzie First Nation Lands. Land use designations are established to ensure future development occurs in appropriate areas and that land is allocated in a way that meets the community vision, values and principles. The designations set out broad management objectives, outline specific policies established to create the land use vision, and provide general guidelines on allowed uses for designated land areas.



The Katzie First Nation Land Use Plan is comprised of the following Land Use Designations as outlined in Figures 3 – 9 Katzie First Nation Land Use Designations:



### 1.7.1 Planning Hierarchy

The land use designations guide land use and development decisions. Zoning, development plans, permitted developments, and land management activities in any specific area shall conform to the vision, objectives and policies of the land use designation for a specific area.

### 1.7.2 Land Use Maps

**Figures 3 – 9, Katzie First Nation Land Use Maps**, defines specific land use areas. Section 2.0 provides a set of general policies that are to be applied to all of the Katzie First Nation. Sections 3.0 – 11.0 identify the different land use areas and describe the overall vision for each area, established land use objectives, and includes a series of policies that will help to achieve the land use visions.



## 2.0 GENERAL POLICIES

The following policies are to be applied to each Katzie First Nation Land Use Designation area illustrated in the Land Use Maps (Figures below) and described in the following land use designations. The general policies also apply to all land development on Katzie First Nation Lands.

POLICIES	
<b>Policies</b>	All development on any land on Katzie First Nation must follow the policies and land use designations of this Land Use Plan.
<b>Active and Safe Streets</b>	All new development shall incorporate design elements that provide safe and efficient walkability and cycling by separating roads and pedestrian/cycling paths. These design elements will include: marked crosswalks at key locations, improved signage for wayfinding, and other traffic controls.
<b>Archeological Assessment</b>	As mandated by Katzie First Nation, any commercial, institutional, industrial, or multi-lot residential development or redevelopment, involving ground disturbance (including but not limited to excavation, road works, or site servicing) will require a an archeological overview assessment (AOA). The AOA will be reviewed and approved by Katzie First Nation prior to development. AOAs will follow the provincial process/procedures. Further archaeological work may be required based on the results of the AOA.
<b>Building Code</b>	All new building development(s) shall meet and/or exceed the standards identified in the BC Building Code.



## POLICIES

<b>Community Use Enhancement and/or Contribution</b>	Commercial and industrial developers will set aside an Amenity Dedication. The Amenity Dedication shall be either a minimum of 5 % of the development land or up to 5% of the development construction value cash in lieu, a constructed amenity feature(s) or a combination of, to the satisfaction of Katzie First Nation. The cash in lieu will be paid to Katzie First Nation for the development of community facilities and amenities such as parks, recreation areas and facilities, playgrounds and public art. If the Developer provides the amenity facilities, these may include: parks, open spaces, recreational facilities, paths and trails member housing and/or public art. Katzie First Nation will liaise and negotiate with Developers, including CP Holders, as part of their application package to identify appropriate community amenity enhancement and/or contribution.
<b>Concept Plan</b>	As a precondition to development, applicants of commercial, industrial and multi-lot 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 Katzie First Nation for approval prior to development. The Concept Plan must meet the criteria set out in the Katzie First Nation Subdivision, Development, and Servicing Law, the Environmental Management Plan, and all other applicable laws and plans.
<b>Development Permit</b>	A Development Permit will be required for new development as identified in the Katzie First Nation Subdivision, Development, and Servicing Law.
<b>Emergency access</b>	Should cul de sac roads be included in a new development, they shall meet the requirements of the Katzie First Nation Subdivision, Development and Servicing Law.
<b>Environmental Assessment</b>	Development applications must meet the provisions of the General Requirements for Environmental Assessment on Katzie Lands as referenced in the Katzie First Nation Subdivision, Development, and Servicing Law.
<b>Environmental Management and Protection</b>	All development must adhere to Katzie First Nation Environmental Management Plan as directed in the Subdivision, Development, and Servicing Law.
<b>Flood Construction Level</b>	Flood construction levels shall meet minimum requirements set out in the <i>Ministry of Environment's (MOE) Flood Hazard Area Land Use Management Guidelines</i> and/or the <i>Katzie First Nation Zoning Law, Subdivision, Development and Servicing Law</i> . Katzie First Nation will endeavor to complete Flood Plain Hazard Mapping for Katzie First Nation lands.
<b>Floodplain Setback</b>	Essential Katzie First Nation infrastructure and habitable dwellings should be setback at minimum 30 metres from the natural boundary of any river (e.g., Alouette, Fraser, Pitt) and 15 metres from any smaller watercourse (e.g., Leoran Brook, Yorkson Creek) or lake (e.g. Pitt) as per the <i>MOE's Flood Hazard Area Land Use Management Guidelines</i> .
<b>Foreshore Access</b>	For Katzie First Nation-owned land, all non-residential development along the river fronts shall maintain foreshore (i.e. beachfront) access for community members. CP-held land does not require community access.
<b>Flood Risk</b>	All development shall demonstrate how the proposed development will mitigate flood risk. The flood risk can be mitigated by a number of methods including: setback, construction design, and elevated construction techniques as required by Katzie First Nation.

## POLICIES

### Non-Conforming Use

If a land use does not conform to the designation specified in this Land Use Plan but existed prior to the adoption, it will be considered a legal non-conforming use. The use will be permitted until such time as the use is discontinued for 6 months, at which time the use cannot be re-initiated without applying for a permit and gaining approval from Katzie First Nation. Any alteration to structures under a legal non-conforming use beyond normal maintenance will require prior approval.

### Parking

All commercial, industrial and multi-lot residential development will provide adequate onsite parking according to the Katzie First Nation Subdivision, Development, and Servicing Law. All parking shall be developed to the satisfaction of the Katzie First Nation. All parking should be paved and take into account safe and efficient access, egress, and circulation. Large non-residential parking areas must incorporate sufficient landscaping, be well lighted, and have clear directional signage. Multi lot/ unit residential uses shall have sufficient on-site parking. Single residential units shall provide a minimum of 2 onsite parking stalls.

### Site Servicing

All proposed development must 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, solid waste and recycling disposal, electricity, telephone, and broad band.

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. Reports by a Professional Engineer must be submitted for review and approval by Katzie First Nation.

Site servicing must conform to the requirements set out in the Katzie First Nation Subdivision, Development, and Servicing Law.

### Signage

All signage permanently displayed (i.e. excluding temporary signage related to construction, event advertisement, or public notice) on Katzie First Nation Lands must first be approved by Katzie First Nation.

### Site Connectivity

New development shall ensure that road rights of way are dedicated to connect to adjacent properties for potential future development. All new commercial, industrial, community, and multi-lot residential development will provide connectivity for cyclists, and pedestrians.

### Street Furniture

Street furniture is required for all non-residential or mixed use developments. This shall include: benches, bicycle racks, planters and waste and recycling bins in appropriate locations near pedestrian paths and building entrances, as determined by Katzie First Nation.

### Renewable Energy

The use of renewable energy is encouraged.

### Zoning Law

All land development must comply with Katzie First Nation Zoning Law as adopted.





# 3.0 KATZIE 1 LAND USE DESIGNATIONS



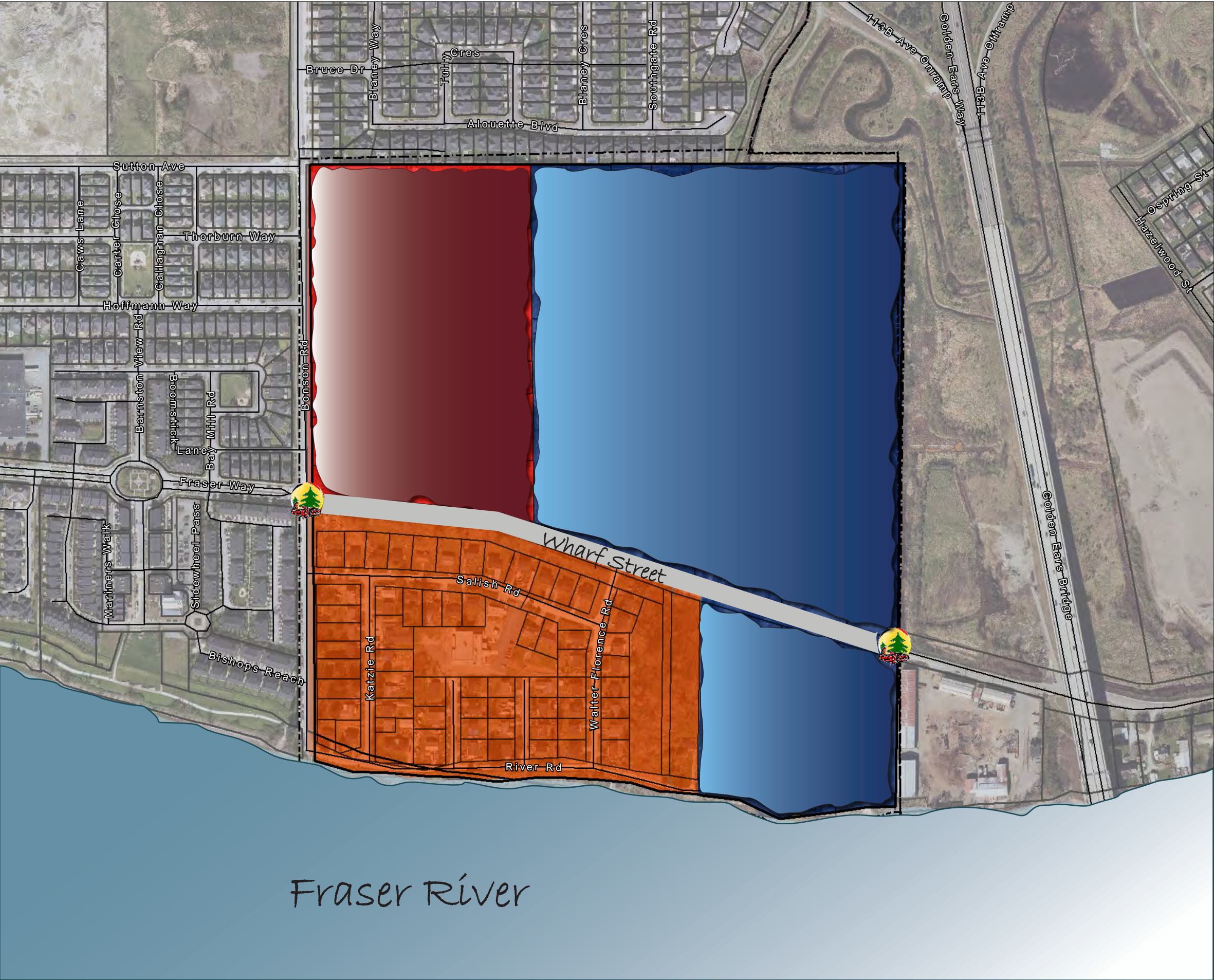


Figure 3

Katzie First Nation  
Land Use Plan

Proposed Land Use  
Katzie I

LEGEND  
PROPOSED LAND USE

- KATZIE BUSINESS PARK
- KATZIE COMMERCIAL CENTRE
- KATZIE COMMUNITY I

BOUNDARIES

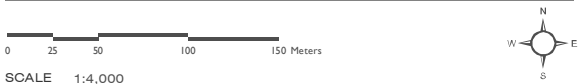
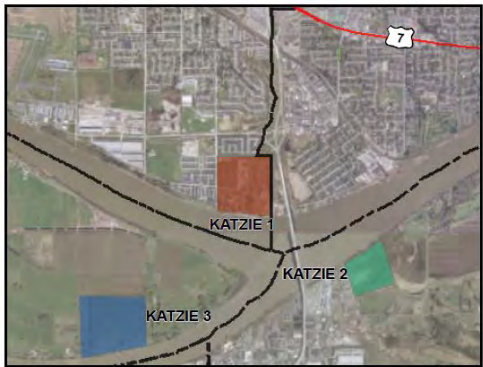
- KATZIE I
- MUNICIPAL

HYDROLOGY

- WATERBODY
- WATERCOURSE

TRANSPORTATION

- ENTRANCE SIGNAGE
- ROAD
- HIGHWAY



MAP DRAWING INFORMATION:  
ESRI Basemaps, DATABC, INAC, Dillon Consulting Limited, Katzie First Nation, City of Maple Ridge,  
City of Surrey, City of Coquitlam, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: BR, CW  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-7439  
STATUS: FINAL  
DATE: 2019-07-16





## 3.1 KATZIE BUSINESS PARK

The Katzie Business Park is envisioned to be a well-maintained and thriving economic hub for Katzie First Nation. The intent of the Katzie Business Park area is to support light industrial uses, including warehousing and distribution, which provide long-term and sustainable business and employment opportunities for Katzie First Nation members.

The goal of the Katzie Business Park is to play a significant role in the long-term economic prosperity of the area and contribute financially to Katzie First Nation. The Katzie Business Park will leverage and integrate with existing and proposed economic development initiatives within the surrounding area. Ideally situated, the Katzie Business Park will connect to the regional highway network to the east and the Fraser River to the south.

The Katzie Business Park area will be a visually appealing and welcoming area. Natural vegetation will be retained and enhanced along the perimeter of the area to ensure an adequate visual buffer for adjacent residential areas to the south. Through the Amenity Dedication(s), parks and open spaces will be planned for the area north of Wharf Street when developing this area along with trail connectivity to the residential area to the south. Light industrial uses will



be limited to those not generating significant amounts of odour, dust, noise, fumes, or nuisance to surrounding residences. A specific truck route will be identified that directs traffic toward Golden Ears Way, away from Katzie First Nation residences. Entrance signage to the Katzie Business Park will be required at the future entrance points on Wharf Street.

In addition to a comprehensive road network, Katzie Business Park will be linked to other areas of IR 1 via a network of greenspaces and pedestrian routes. Developers will be required to provide public art, representative of Katzie culture, creating a sense of place through design elements.

### OBJECTIVES

- Provide land for economic development opportunities and employment generating uses within Katzie First Nation's main community.
- Generate revenue for Katzie First Nation and its members.
- Provide quality employment opportunities for Katzie First Nation members.
- Integrate land uses with existing and planned expansions within adjacent and surrounding municipalities.
- Encourage the development of vacant and underutilized lots.
- Create a visually appealing light industrial area.
- Mitigate impacts of industrial uses and traffic on adjacent residential uses.
- Minimize environmental impacts.
- Permit low impact industrial uses that do not generate off-site pollution or contamination.
- Create a light industrial area that is well connected and easily accessible to the rest of the Katzie First Nation community.



POLICIES	
General Policies	General Policies identified in the Katzie First Nation Land Use Plan shall be adhered to for all development.
Buffers	New light industrial development shall take into account adjacent land uses and where necessary provide for appropriate buffers to minimize impacts including visual impacts and noise.
Building Design	Building design shall demonstrate visual interest and appeal from the street and adjacent properties. Incorporation of Katzie First Nation culture and art is encouraged in building and site design. Large blank walls (100m2 or more) will not be permitted and must be broken up through variety of colour, façade design, material, pattern, and/or variation in roofline. Front entrances shall face the street and provide an appealing feature incorporating landscaping and use of natural materials (such as wood or stone). Loading bays should not face residential areas and shall be accessed on the side or rear of the building, not the front elevation. Landscaping shall be provided along the front yard and signage shall be in keeping with Katzie sign regulations.



## POLICIES

<b>Community Use Enhancement and/or Contribution</b>	<p>Commercial and industrial developers will set aside an Amenity Dedication. The Amenity Dedication shall be either a minimum of 5 % of the development land or up to 5% of the development construction value cash in lieu, a constructed amenity feature(s) or a combination of, to the satisfaction of Katzie First Nation. The cash in lieu will be paid to Katzie First Nation for the development of community facilities and amenities such as parks, recreation areas and facilities, playgrounds and public art. If the Developer provides the amenity facilities, these may include: parks, open spaces, recreational facilities, paths and trails member housing and/or public art. Katzie First Nation will liaise and negotiate with Developers, including CP Holders, as part of their application package to identify appropriate community amenity enhancement and/or contribution.</p>
<b>Construction Management Plan</b>	<p>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 outline 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 will be reviewed for approval by the Katzie First Nation.</p>
<b>Contaminated Sites</b>	<p>Land development is expected to examine and address the risk of site contamination.</p>
<b>Cultural Uses</b>	<p>Existing cultural and ceremonial sites must be identified and protected in all site planning and construction. Where preservation is not feasible, the developer shall work with the Katzie First Nation for a satisfactory option, which may include: relocation, identification by recognition (monument or other remembrance symbol) or other form of art. Provided there is no health and public safety risks, cultural uses and practices are permitted in all areas.</p>
<b>Entrance Signage</b>	<p>Highly visible community entrance installations will be established at the east entrance to Katzie Business Park along Wharf Street as noted on the Land Use Map. The design, construction, and maintenance of entrance signage will be at the cost of the developer(s). Design and materials to be approved by Katzie First Nation, and installation is required prior to occupancy. It is strongly recommended that the developer engage local artists and knowledge holders to design signs that are reflective of Katzie First Nation.</p> <p>Suitable wayfinding signage along internal roads may also be required at the request of Katzie First Nation.</p>

## POLICIES

<b>Landscaping</b>	A landscape plan shall be prepared by a Registered Landscape Architect and provided to Katzie First Nation for review and approval. All land on site not taken up with buildings, parking/ loading areas, sidewalks, outdoor operation/ storage areas, or waste/ recycling bins should be landscaped. Large, continuous paved areas should be addressed through the use of buffers such as landscaped medians, or islands of landscaping. Landscaping is expected to consider seasonal variation to provide visual interest throughout the year. Low maintenance and drought resistant varieties are recommended. Landscaping is to provide visual screening, and improved pedestrian environment. Hardy, perennial native plants requiring minimal maintenance are required.
<b>Marine Protection</b>	Riverfront industrial development shall be located, designed, and operated to ensure that there is no discharge of harmful material into the marine environment. All developments shall demonstrate how the site will not allow any untreated surface runoff into the marine environment, develop and manage spill protocols, create berms and containment barriers and install infrastructure such as stormsceptors to capture any contaminants on site.
<b>Master Plan</b>	For all commercial and industrial development a Master Plan shall be required for review and approval by Katzie First Nation for all developments with a developable area of 1 ha or more and 3 or more buildings. The Master Plan shall provide an overall concept for comprehensive developments including building footprints, internal road layout/ site access, phasing strategy, landscape buffering, greenspace, and pedestrian access/connectivity.
<b>Non-residential/ Residential Interface</b>	Non-residential (industrial and commercial) development shall accommodate for the interface between commercial and industrial activities and the surrounding residential areas relating to visual, noise, air pollution and light impacts. This can be accommodated through buffering, setbacks, physical barriers and transitional uses, to the satisfaction of the Katzie First Nation.
<b>Public Art</b>	Katzie First Nation or Coast Salish art shall be incorporated into both site and building design for all industrial and commercial buildings. This may include incorporation in the form of art installation, building and landscape architecture, signage, and/or site furniture. The total value of all public art incorporated into building and site design, as calculated by Katzie First Nation, is expected to be at minimum 1% of total construction value. Installation of all approved public art is required prior to building occupancy. Engagement of local artists is strongly recommended.
<b>Screening</b>	Landscaped screening and visual buffers shall be included in site design, such as hedges, fences, trees, and retaining walls. It is expected that mechanical equipment, operation and storage areas, recycling and waste bins, parking and loading areas, and utility areas (e.g. electrical boxes) will be appropriately screened with high quality fencing and/or landscaping to minimize the visible impact from adjacent residential areas.



## POLICIES

### Site Remediation Plan

Depending on the nature of the industrial operation, Katzie First Nation may request the developer to submit a Site Remediation Plan for approval prior to development. Depending on the specific project, the plan may be required to include: 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.

### Traffic Impact Assessment

Katzie First Nation may require the developer to prepare a traffic impact assessment to address additional traffic volumes as a result of commercial and industrial development. This will include consideration of road standards, parking, and traffic calming. Traffic mitigation should consider pedestrian safety, cycling and restricting industrial vehicles.

## LAND USES CONSIDERED

- Accessory and Ancillary Uses
- Automotive Repair;
- Commercial Boat Launch;
- Boat Storage;
- Commercial Development that Supports Industry Activities (e.g., gas station);
- Community and Recreation Uses (e.g., sports field)
- Fisheries Based Activities (e.g., cannery, smoking);
- Light Industrial Uses;
- Long Houses and Cultural Uses;
- Marine Based Facilities (e.g., marina);
- Storage/Warehousing; and
- Trucking and Distribution.









## 3.2 KATZIE COMMERCIAL CENTRE

The Katzie Commercial Centre is envisioned to be a central neighbourhood commercial area serving the Katzie community and surrounding Pitt Meadows residents with retail uses. Commercial shopping will be concentrated along Bonson Road with pedestrian connectivity via a greenway along Bonson Road to Katzie Community 1 to the south. The commercial uses will provide opportunity for economic development, employment and business startup.

A small portion of Katzie Commercial Centre may be utilized for mixed-use development, which will be well-integrated into this area and will be restricted to apartments above commercial uses.

Employment and revenue generating uses such as warehousing, storage, and other light industrial uses may be permitted in this area. Light industrial uses will be limited to those not generating significant amounts of odour, dust, noise, fumes, or nuisance to surrounding residences.





Katzie Commercial Centre will be linked to other areas of Katzie 1 via a network of greenspaces and bicycle and pedestrian routes. Public greenspace will be promoted in an effort to enhance neighbourhood identity and character. A sense of place honouring Katzie First Nation will be created through landscaping, sustainable design principles, public art and cultural design elements.

OBJECTIVES

- Provide a central neighbourhood commercial area serving Katzie 1 Village and surrounding residential areas.
- Concentrate commercial development along Bonson Road.
- Provide land for economic development opportunities and employment generating uses within Katzie First Nation’s main community.
- Encourage the development of vacant lots.
- Provide quality employment opportunities for Katzie First Nation members.
- Create a visually appealing commercial services area.
- Integrate land use with the adjacent light industrial uses to the east.



POLICIES	
General Policies	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
Buffers	New commercial development shall take into account adjacent land uses and where necessary provide for appropriate buffers to minimize impacts including visual impacts and noise.
Building Character	The design of the building facades should be of high quality and visually appealing and create a cohesive look and feel while allowing for identification of each business. Commercial buildings shall be inviting, clearly identify access, encourage transparency (large display windows) and incorporate signage and lighting of a pedestrian scale.
Building Design	Building design is expected to demonstrate visual interest and appeal from the street and adjacent properties. Incorporation of Katzie First Nation design is encouraged. Large blank walls (100m2 or more) will not be permitted and must be broken up through variety of colour, façade design, material, pattern, and/or variation in roofline.

## POLICIES

<b>Community Use Enhancement and/or Contribution</b>	Commercial and industrial developers will set aside an Amenity Dedication. The Amenity Dedication shall be either a minimum of 5 % of the development land or up to 5% of the development construction value cash in lieu, a constructed amenity feature(s) or a combination of, to the satisfaction of Katzie First Nation. The cash in lieu will be paid to Katzie First Nation for the development of community facilities and amenities such as parks, recreation areas and facilities, playgrounds and public art. If the Developer provides the amenity facilities, these may include: parks, open spaces, recreational facilities, paths and trails member housing and/or public art. Katzie First Nation will liaise and negotiate with Developers, including CP Holders, as part of their application package to identify appropriate community amenity enhancement and/or contribution.
<b>Connectivity</b>	New commercial areas shall promote connectivity through multi-use pathways, sidewalks, and trails where possible with the focus on connecting with Katzie Community 1 to the south.
<b>Contaminated Sites</b>	Land development is expected to examine and address the risk of site contamination.
<b>Developer Amenity Dedication</b>	Developers will be required to provide their Amenity Dedication in the form of public spaces, parks, paths and cycling trails and/or public art.
<b>Landscaping</b>	A landscape plan prepared by a Registered Landscape Architect shall be submitted to Katzie First Nation for review and approval. All land on site not taken up with buildings, parking/ loading areas, sidewalks, outdoor operation/ storage areas, or waste/ recycling bins should be landscaped. Large, continuous paved areas should be addressed through the use of buffers such as landscaped medians and islands of landscaping. Landscaping is expected to consider seasonal variation to provide visual interest throughout the year, level of maintenance required, visual screening, and weather tolerance. Hardy, perennial native plants requiring minimal maintenance are required.
<b>Master Plan</b>	For all commercial and industrial development a Master Plan shall be required for review and approval by Katzie First Nation for all developments with a developable area of 1 ha or more and 3 or more buildings. The Master Plan shall provide an overall concept for comprehensive developments including building footprints, internal road layout/ site access, phasing strategy, landscape buffering, greenspace, and pedestrian access/connectivity.
<b>Mixed Commercial-Residential Development</b>	Katzie First Nation will consider a mix of commercial ground-oriented units with second floor apartments to provide different housing types for members. Residential development will have separate access from the commercial units and onsite parking shall be provided for each residential unit according to Katzie First Nation regulations.



## POLICIES

<b>Parking</b>	Onsite parking should take into account safe and efficient access and egress and circulation. Dedicated and identified handicapped parking shall be provided near commercial entrances. Large parking areas should incorporate vegetation, islands of green vegetation, be well lighted, and have clear signage.
<b>Public Art</b>	Katzie First Nation or Coast Salish art shall be incorporated into both site and building design for all commercial buildings (calculated on commercial floor space and not including any second story residential floor area). This may include incorporation in the form of art installation, building and landscape architecture, signage, and/or site furniture. The total value of all public art incorporated into building and site design, as calculated by Katzie First Nation, is expected to be at minimum 1% of total construction value. Installation of all approved public art is required prior to building occupancy.
<b>Public Realm</b>	Developers are encouraged to create an accessible and welcoming public realm in the community through physical design and an emphasis on strategic locations such as community entranceways, seating areas, public gathering areas and points of community interest.
<b>Screening</b>	Landscaped screening and visual buffers shall be included in site design, such as hedges, fences, trees, and retaining walls. It is expected that mechanical equipment, operation and storage areas, recycling and waste bins, parking and loading areas, and utility areas (e.g. electrical boxes) will be appropriately screened with high quality fencing and landscaping so as not to be visible from adjacent residential and commercial areas or roads.
<b>Traffic Impact Assessment</b>	Katzie First Nation may require the developer to prepare a traffic impact assessment to address additional traffic volumes as a result of commercial and development. This will include consideration of road standards, parking, and traffic calming. Traffic mitigation should consider pedestrian safety, cycling and restricting industrial vehicles.

## LAND USES CONSIDERED

- Commercial retail;
- Commercial services;
- Gas station;
- Office Space;
- Restaurants;
- RV storage;
- Storage/ Warehousing;
- Light industrial;
- Mixed residential; and
- Community and Recreation Uses (e.g., sports field).





### 3.3 KATZIE COMMUNITY 1

Katzie Community 1 area is envisioned to be the central community hub for Katzie First Nation member residences, providing a range of community facilities and services, and administration. Future development of Katzie Community 1 will focus on community safety and active living including appropriate street lighting, sidewalks, parks and trails that connect residents to other areas within Katzie 1.

River Road will provide access to the waterfront, as a major destination for community members, and the gateway to Katzie First Nation's community wharf on the Fraser River. A riverfront trail will be provided along River Road for cyclists and pedestrians. A park area is envisioned near the river.

Salish and Katzie Roads will act as Katzie Community 1's main streets, providing pedestrian friendly linkages for Katzie residences to community facilities such as the health and community centre and administration offices. A mix of single and multi-family housing will be provided in Katzie Community 1. A strong sense of place will be reinforced through Katzie First Nation entrance signage on Salish Road and cultural design elements.





## OBJECTIVES

- Create a cohesive community core.
- Enhance a sense of place and Katzie First Nation pride through entrance signage and other art and cultural features.
- Provide residential land to house present and future Katzie members.
- Provide a range of housing options to accommodate the needs of current and future generations.
- Create a safe, walkable village for Katzie First Nation members to live.
- Accommodate future residential growth in close proximity to existing residential areas so that infrastructure is efficiently used.
- Promote active living through the provision of outdoor recreation space and walking trails near the riverfront.
- Provide access to parks/recreation and community services.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan shall be adhered to.
<b>Connectivity</b>	Land use connectivity is encouraged through development of pathways, sidewalks and trails within Katzie Community 1, along the Fraser River, and to surrounding areas.
<b>Entrance Signage</b>	Highly visible community entrance signage will be erected at the west entrance to Katzie Community 1 along Wharf Street as noted on the Land Use Map. A final design will be determined by Katzie First Nation.
<b>Existing Lots and Infilling</b>	Katzie First Nation will prioritize housing development on existing residential lots, through infilling and redevelopment of residential lots where there are abandoned buildings and servicing already exists.
<b>Home-Based Businesses</b>	Home-based businesses are encouraged as an economic development tool, business incubator and income generator for members. All home-based businesses must be approved by Katzie First Nation, through the submission of an application. Home-based businesses should have their operation restricted to inside the home or accessory buildings. Home-based businesses must be lawful and shall not create any negative impacts on adjacent residents, there shall be no outside storage and there shall be no other employees than the residents of the home in which the business operates. Signage is allowed, to the satisfaction of Katzie First Nation.
<b>Housing Types</b>	Katzie First Nation generally supports low density housing types including single and duplex units. In the future, multi-family, townhouses, and low-rise apartments may be considered to meet the diverse needs of members.

## POLICIES

<b>Multi-Dwelling</b>	Katzie 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.
<b>Parkette</b>	Katzie First Nation will determine the location of new small open spaces which will be in close proximity to residential areas and community facilities.
<b>Public Art</b>	Katzie First Nation or Coast Salish art shall be incorporated into both site and building design for all non-residential and mixed use developments. This may include incorporation in the form of art installation, building and landscape architecture, signage, and/or site furniture.
<b>River Frontage</b>	Katzie First Nation supports maintaining access and enhancing the use of riverfront areas on Katzie First Nation-held lands for the enjoyment of members. Member access to the water is critical. Uses may include walking trails, picnic areas, boat launch and dock access. Non-members can access Katzie riverfront areas for a fee to support upkeep and enhancement efforts.
<b>Safe Environment</b>	<p>All development will consider the principles of Crime Prevention Through Environmental Design (CPTED) by enhancing the potential for natural surveillance. The principles include:</p> <ul style="list-style-type: none"> <li>• Design streets to increase pedestrian and bicycle traffic</li> <li>• Place windows overlooking sidewalks and parking lots</li> <li>• Use low transparent fencing</li> <li>• Use transparent materials for structures such as bus stops</li> <li>• Lighting must avoid creating blind-spots</li> <li>• Ensure pathways, stairs, entrances/exits, parking areas are well lit</li> </ul> <p>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.</p>

## LAND USES CONSIDERED

- Administration Offices;
- Community Services;
- Cultural Facilities;
- Health Centres;
- Home-based Businesses
- Longhouses;
- Parks;
- Recreation Facilities;
- Residential Uses;
- Secondary residential uses;
- Small-scale Commercial Uses (e.g. convenience store); and
- Wharf, docks, boat launch







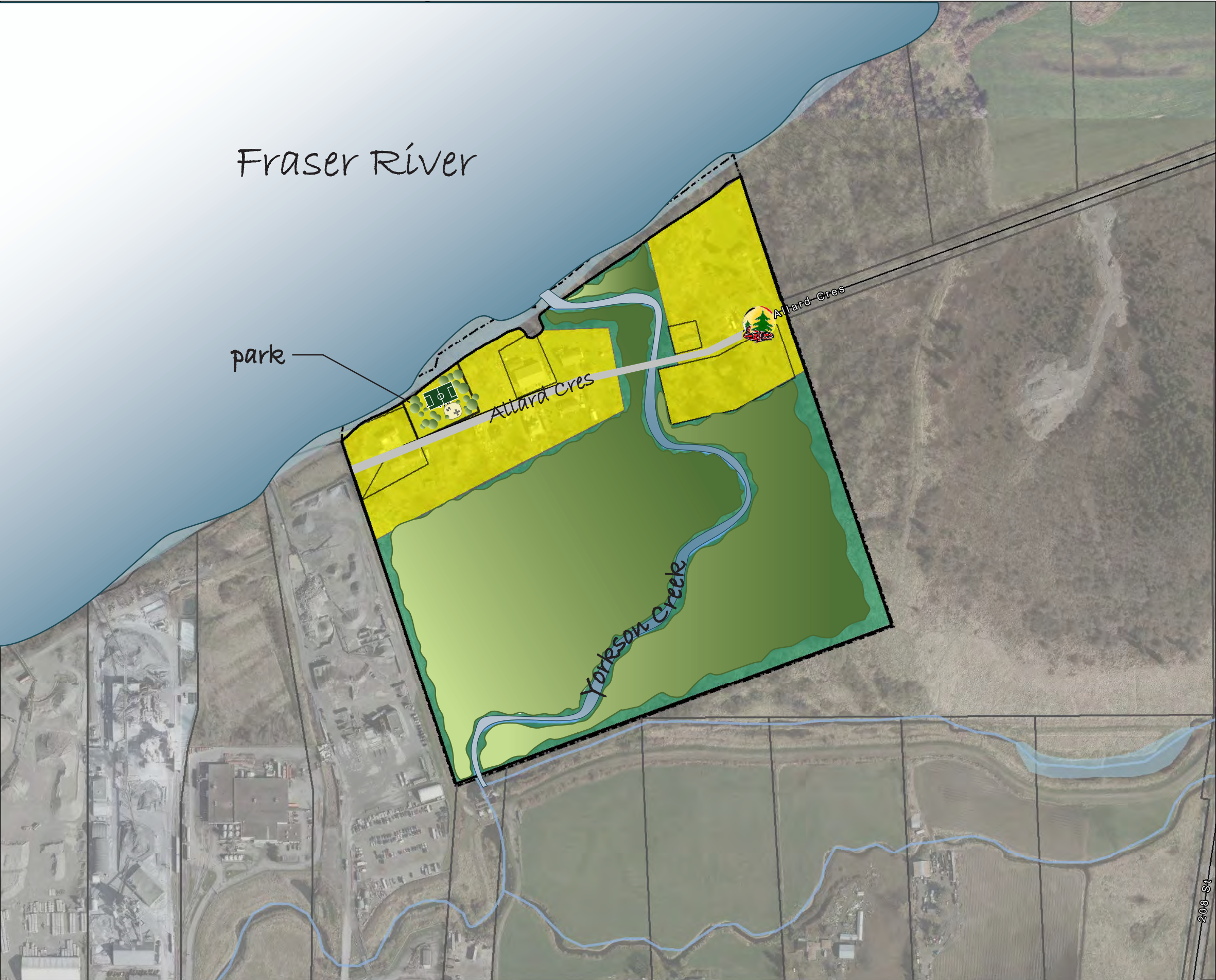
WAN-E-SET  
LONCHOUSE





# 4.0 KATZIE 2 LAND USE DESIGNATIONS





FILE LOCATION: G:\GIS\2018\188155 Katzie LUP\Katzie\_FN\MXD\July 5\188155 Katzie Proposed Land Use\_K2.mxd



Figure 4

Katzie First Nation  
Land Use Plan

Proposed Land Use  
Katzie 2

LEGEND

PROPOSED LAND USE

- KATZIE COMMUNITY 2
- YORKSON CREEK

BOUNDARIES

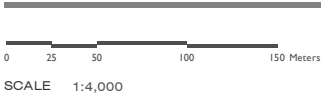
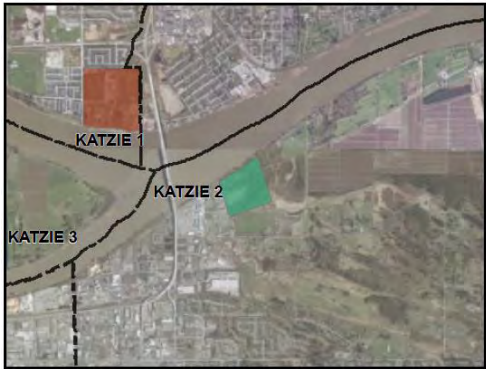
- KATZIE 2
- MUNICIPAL

HYDROLOGY

- WATERBODY
- WATERCOURSE

TRANSPORTATION

- ENTRANCE SIGNAGE
- ROAD
- HIGHWAY



MAP DRAWING INFORMATION:  
ESRI Basemaps, DATABC, INAC, Dillon Consulting Limited, Katzie First Nation, City of Maple Ridge,  
City of Surrey, City of Coquitlam, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: BR, CW  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-7439  
STATUS: FINAL  
DATE: 2019-07-08





## 4.1 YORKSON CREEK

Yorkson Creek is a significant waterway for Katzie First Nation. At one time, sloughs connecting the wetlands that existed near Yorkson Creek would have provided easy access for trade with neighbouring communities for shell fish and other foods. Today the Yorkson Creek Enhancement Area serves to preserve and enhance the natural and ecological areas surrounding Yorkson Creek and increasing the cultural value of this important area.

Uses which maintain the natural integrity of the area and respect the existing ecology will be considered. This may include uses related to recreational and cultural activities such as fishing and hiking. Environmental and cultural awareness will be captured through signage and educational programming. Existing residential houses will be permitted to be replaced one for one.





## OBJECTIVES

- Enhance and preserve the natural features of the area including vegetated and riparian areas to promote environmental stewardship.
- Provide opportunities for community members to enjoy Yorkson Creek and surrounding lands in a respectful and sustainable manner.
- Promote cultural and recreational activities such as fishing on Katzie First Nation lands.
- Protect important wildlife habitat by maintaining natural areas.
- Promote education and awareness of environmentally sensitive area.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Boats and Recreational Vehicles</b>	The use of motorized boats and recreational vehicles are prohibited within the area of Yorkson Creek and are not promoted within Yorkson Creek.
<b>Camping</b>	Overnight camping is not permitted without the express permission of Katzie First Nation.
<b>Limit Recreational Facilities</b>	Recreational facilities such as picnic shelters and docks shall not be erected without the permission of Katzie First Nation.
<b>Preservation and Enhancement</b>	Development is restricted to ensure the preservation and enhancement of significant environmental features and the promotion of the restoration of linkages between these features, such as along the Fraser River and Yorkson Creek.
<b>Recreational Uses</b>	Recreational uses must consider and respect the environmental integrity of the area, and shall not emit significant air pollution, dust, noise, or water pollution.
<b>Signage</b>	Signs that promote environmental education and awareness are permitted.
<b>Traditional Uses</b>	Katzie First Nation supports its members in pursuing traditional activities such as fishing.

## LAND USES CONSIDERED

- Environmental Protection
- Passive recreation





## 4.2 KATZIE COMMUNITY 2

Katzie Community 2 is an established single-family residential community set along the Fraser River offering a private and rural environment. This area will continue to serve as the primary residential neighbourhood on Katzie 2.

Services and amenities that enhance the quality of the residential environment and serve the local residential neighbourhood by providing services or fulfilling cultural or social needs are permitted (e.g., community buildings). The existing Riverfront Park will continue to provide outdoor recreation opportunities and serve as the Village's central park. Pathways connecting the residential area to both Yorkson Creek and the Fraser River are encouraged. Future development will protect and enhance the existing rural character, landscape and environmental qualities found in this area.





## OBJECTIVES

- Provide residential land to house present and future Katzie First Nation members.
- Maintain a private and peaceful rural residential setting.
- Accommodate future residential growth in close proximity to existing residential areas so that infrastructure is efficiently used.
- Promote infill development where appropriate.
- Maintain and enhance existing parks and recreation areas.
- Encourage and foster healthy community living.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Cultural and Traditional Use</b>	Cultural and traditional uses are permitted.
<b>Entrance Signage</b>	Highly visible community entrance signage will be established at the east entrance to Katzie Community 2 as noted on the Land Use map. The final design will be approved by Katzie First Nation.
<b>Flood Risk</b>	All development must address the flood risks and mitigate where necessary as further outlined in the General Land Use Policies.
<b>Housing Type</b>	To maintain existing community character, single-family residential development is encouraged.
<b>Parks</b>	The existing park area will be maintained and enhanced to meet community needs.
<b>Pathways and Trails</b>	Katzie First Nation will explore the development of pathways and trails connecting residents of the area to the Fraser River and Yorkson Creek.
<b>Renewable Energy</b>	The use of renewable energy for street and public lighting is encouraged.
<b>Servicing</b>	The development and placement of new housing shall be in close proximity to existing residential areas to minimize servicing costs.

## LAND USES CONSIDERED

- Parks; and
- Single Family Residential Uses.





**5.0**

**KATZIE 3  
LAND USE  
DESIGNATIONS**





Figure 5

Katzie First Nation  
Land Use Plan

Proposed Land Use  
Katzie 3

LEGEND

PROPOSED LAND USE

- KATZIE COMMUNITY 3
- COMMUNITY USE

BOUNDARIES

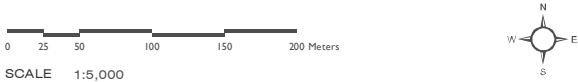
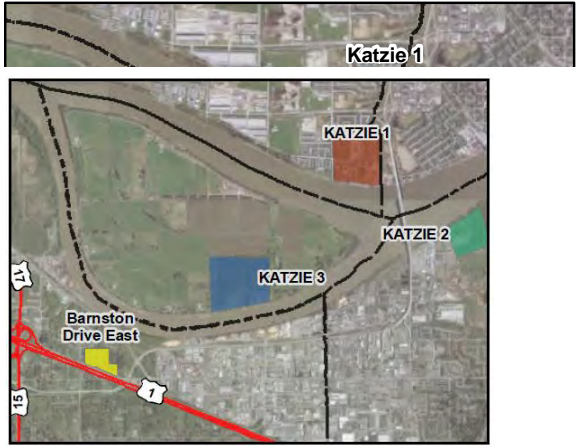
- KATZIE 3
- MUNICIPAL

HYDROLOGY

- WATERBODY
- WATERCOURSE

TRANSPORTATION

- ENTRANCE SIGNAGE
- ROAD
- HIGHWAY



MAP DRAWING INFORMATION:  
ESRI Basemaps, DATABC, INAC, Dillon Consulting Limited, Katzie First Nation, City of Maple Ridge,  
City of Surrey, City of Coquitlam, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: BR, CW  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-7439  
STATUS: FINAL  
DATE: 2019-07-08





## 5.1 KATZIE COMMUNITY 3

Situated on Barnston Island along the shores of the Fraser River, Katzie Community 3 is envisioned to be a strong, thriving, and distinctive residential community. The vision for this area is to provide for sustainable housing options in a unique environmental setting while enhancing community uses to support members living in the Village.

Residential land uses within Katzie Community 3 will consist of detached houses on rural residential lot sizes located along the riverfront and within the central core. The community will consist of pedestrian-friendly streets providing adequate street lighting, and walking and cycling pathways that connect residents to the adjacent Katzie 3 Community Use area.

Maintaining natural landscape features is encouraged with the protection and enhancement of the riverfront, vegetation, and wildlife corridors and habitat, forming a prominent aspect of existing and future development. A strong sense of place will be reinforced through Katzie First Nation entrance signage at key locations along the community's main road.





## OBJECTIVES

- Provide for different housing types to reflect the needs of present and future Katzie First Nation members.
- Create a safe, walkable community for Katzie First Nation members to live.
- Accommodate future residential growth in close proximity to existing residential areas so that infrastructure is efficiently used.
- Link residential areas to community and outdoor recreation facilities.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Connectivity</b>	New residential development shall promote connectivity through multi-use pathways and trails where possible.
<b>Entrance Signage</b>	Highly visible community entrance signage will be established at both the east and west entrances to Katzie Community 3 as noted on the land use map. A final design will be determined by Katzie First Nation.
<b>Flood Risk</b>	All development must address the flood risks and mitigate where necessary as further outlined in the General Land Use Policies.
<b>Housing Type</b>	To maintain existing community character, single-family detached-housing on rural residential lot sizes (1,000m <sup>2</sup> or more) is encouraged.
<b>Rural Character</b>	To retain the landscape character and protect wooded areas and natural habitats, all new development shall provide for lots that suit the rural nature of the area.
<b>Servicing</b>	Katzie First Nation will explore a servicing plan for the area to maximize efficiencies and minimize costs and potential environmental impacts.
<b>Tree Retention</b>	Clearing of existing trees or natural vegetation for residential development should be limited and permitted only to establish building sites.

## LAND USES CONSIDERED

- Longhouses;
- Parks;
- Recreational areas; and
- Single Family Residential Uses.







## 5.2 KATZIE 3 COMMUNITY USE

The vision for Katzie 3 Community Use area is to provide parks, recreation and community facilities that are centrally located, serve as gathering places within the community, and provide sufficient area for future expansion. Katzie Community Use area is intended to accommodate land uses that provide a variety of recreation opportunities and community services that support the community as a whole. Land uses and services that support parks, sports fields, community centre, cultural practices, social integration, childcare, Elders, and other facilities that support the overall well-being of the community are encouraged. The Katzie Community Use area will consist of pedestrian-friendly streets providing adequate street lighting, and walking and cycling pathways that connect people within the community to adjacent residential areas and the Fraser River.





## OBJECTIVES

- Promote social, recreational, and cultural activities on Katzie First Nation lands.
- Create gathering places for the community.
- Provide facilities and amenities for the use of Katzie First Nation members.
- Link residential areas to community and outdoor recreation facilities and the Fraser River.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Buildings and Facilities</b>	Buildings and facilities that support community uses, wellness, education, and social integration are permitted.
<b>Connectivity and Pathways</b>	New development and recreation areas shall promote connectivity through multi-use pathways and trails where possible.
<b>Culture</b>	Space for conducting cultural activities will be incorporated into community facilities, outdoor space, and amenities where possible.
<b>Flood Risk</b>	All development must address the flood risks and mitigate where necessary as further outlined in the General Land Use Policies.
<b>Recreation</b>	Katzie First Nation encourages the development of new parks, sports fields, playgrounds, outdoor open space.
<b>Rural Character</b>	To retain the landscape character and protect wooded areas and natural habitats, all new development shall integrate with the rural nature of the area.
<b>Signage</b>	Signage will be established to identify this community area. A final design will be determined by Katzie First Nation.
<b>Tree Retention</b>	Clearing of existing trees or natural vegetation for residential development should be limited where possible.

## LAND USES CONSIDERED

- Community Services/Facilities;
- Cultural Facilities;
- Longhouses;
- Parks; and
- Recreational Facilities.



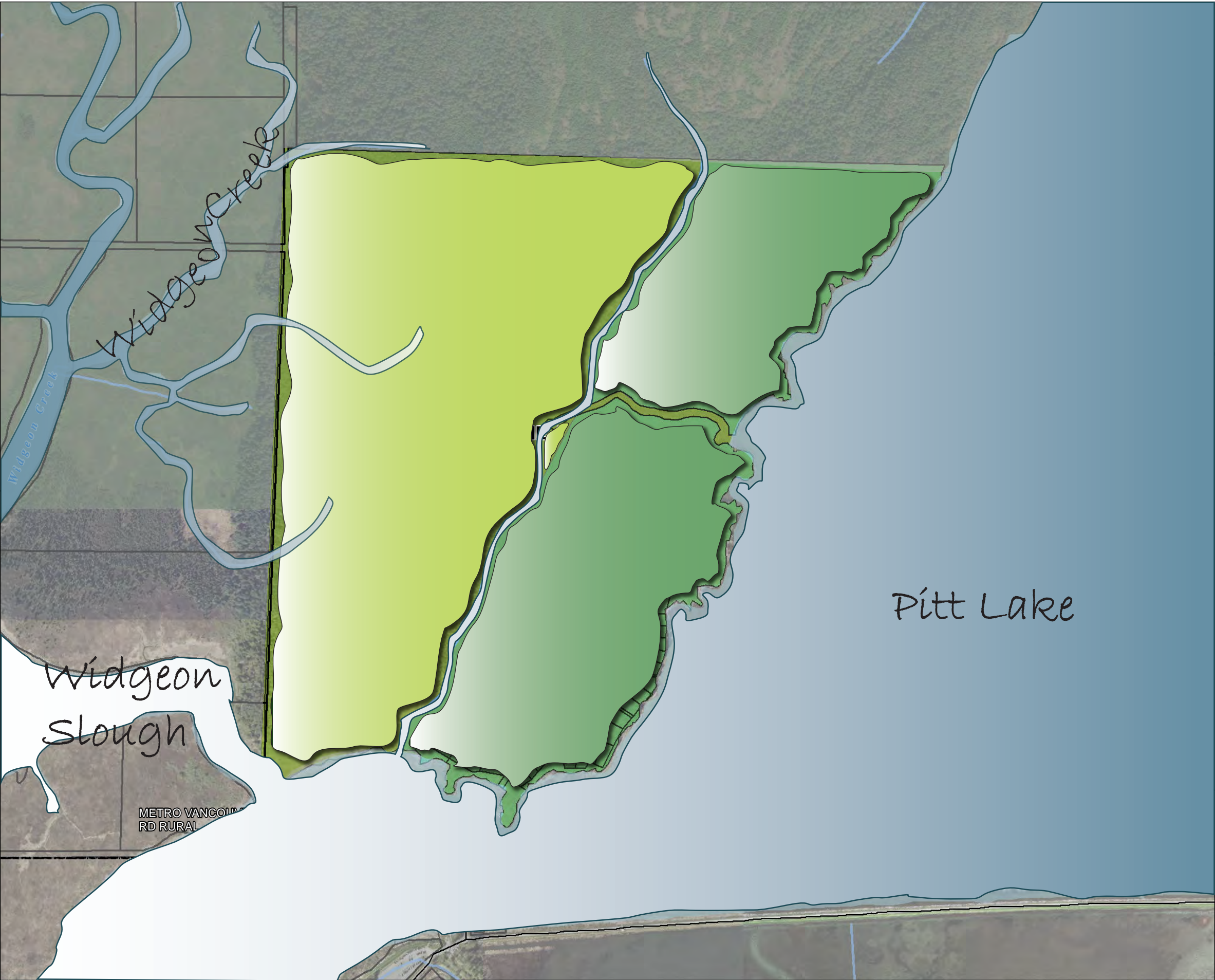


A hand holding a fishing rod over a river with a stylized fish outline overlay.

6.0

**KATZIE 4  
LAND USE  
DESIGNATIONS**





FILE LOCATION: G:\GIS\2018\188155 Katzie LUP\Katzie\_FN\MXD\July 5\188155 Katzie Proposed Land Use\_K4.mxd



Figure 6

Katzie First Nation  
Land Use Plan

Proposed Land Use  
Katzie 4

LEGEND

PROPOSED LAND USE

- KATZIE 4 PROTECTED
- KATZIE RECREATION AREA

BOUNDARIES

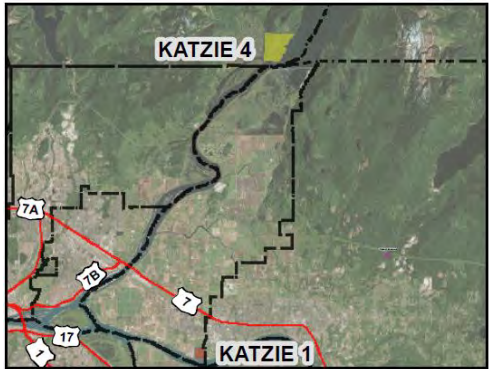
- KATZIE 4
- MUNICIPAL

HYDROLOGY

- WATERBODY
- WATERCOURSE

TRANSPORTATION

- ENTRANCE SIGNAGE
- ROAD
- HIGHWAY



0 50 100 200 300 400 Meters  
SCALE 1:10,000



MAP DRAWING INFORMATION:  
ESRI Basemaps, DATABC, INAC, Dillon Consulting Limited, Katzie First Nation, City of Maple Ridge,  
City of Surrey, City of Coquitlam, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: BR, CW  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-7439  
STATUS: FINAL  
DATE: 2019-07-08





## 6.1 KATZIE 4 PROTECTED AREA

Katzie 4 Protected Area is envisioned to be a core cultural and environmental area for Katzie First Nation members as it continues to provide members with an opportunity for cultural and recreational experiences. Lands designated Katzie 4 Protected Area are intended to protect, and where necessary, enhance the cultural and natural values of the area, while maintaining and enhancing opportunities for traditional use. Uses which both maintain the natural integrity of the area and provide opportunities for Katzie First Nation to utilize the land for cultural and recreational purposes will be considered. Uses may include activities such as camping, boating, fishing, hunting, hiking, traditional teachings, and cultural camps. Facilities supporting cultural and traditional pursuits will be considered.

### OBJECTIVES

- Promote and support the continuation of Katzie First Nation cultural activities and practices.
- Protect Katzie First Nation way of life by preserving areas for fishing and sustainable food and medicine harvesting.
- Promote and share Katzie First Nation traditional knowledge and land use among members.
- Provide opportunities for people to experience Katzie First Nation Lands in a respectful and sustainable manner.
- Enhance and preserve the natural features of the area such as vegetated and riparian areas to promote environmental stewardship.
- Provide opportunities for community members to enjoy Pitt Lake and its surrounding lands in a respectful and sustainable manner.
- Protect important wildlife habitat by maintaining natural areas.





## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Member Use</b>	Members will not be restricted from accessing the area provided the land and resources are respected.
<b>Natural State</b>	Development is not encouraged in this area as the land is to remain as close to its natural state as possible.
<b>Preservation and Enhancement</b>	Katzie First Nation supports the preservation and enhancement of significant environmental features and the promotion of the restoration of linkages between these features, such as along Widgeon Slough and Pitt Lake.
<b>Preservation and Enhancement of Foreshore</b>	Katzie First Nation champions the preservation and enhancement of water features in this area.
<b>Traditional and Cultural Uses</b>	Land uses should focus on collective benefits, uses and activities that support Katzie First Nation traditional and cultural practices.
<b>Trails</b>	Trail development shall be limited in this area. Where trails are required they shall be designed to mitigate wildlife habitat and vegetation loss as much as possible and will consist of natural materials (e.g. gravel).
<b>Signage</b>	Signs that promote environmental, cultural, and traditional education and awareness are permitted.

## LAND USES CONSIDERED

- Cultural and traditional
- Trails







## 6.2 KATZIE RECREATION AREA

The vision for Katzie Recreation lands is to promote tourism-based activities that balance economic development with environmental and cultural features. Lands designated “Katzie Recreation Area” 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 Katzie First Nation Lands.



## OBJECTIVES

- Promote the use of Katzie lands for cultural and recreational activities and experiences.
- Provide opportunities for people to experience Katzie First Nation Lands in a respectful and sustainable manner.
- Generate eco-tourism and cultural tourism opportunities by promoting the history and un-paralleled scenery of Katzie First Nation Lands.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Camping</b>	Overnight camping is not permitted without the express permission of Katzie First Nation. Camping will be limited to tents and temporary shelters and is not anticipated to include permanent structures such as cabins.
<b>Cultural Integrity</b>	Land uses and activities shall not interfere with Katzie First Nation's members' ability to use the land for traditional, cultural, and spiritual purposes.
<b>Member Use</b>	Members will not be restricted from accessing the area provided the land and resources are respected.
<b>Preservation and Enhancement</b>	Katzie First Nation supports the preservation and enhancement of significant environmental features and the promotion of the restoration of linkages between these features, such as along Widgeon Slough and Pitt Lake.
<b>Preservation and Enhancement of Foreshore</b>	Katzie First Nation champions the preservation and enhancement of foreshore areas.
<b>Recreational Facilities</b>	Recreational facilities, such as picnic shelters and docks, shall not be erected without the permission of Katzie First Nation.
<b>Recreational Uses</b>	Recreational uses must consider and respect the environmental integrity of the area, and shall not emit significant air pollution, dust, noise, or water pollution. Motorized all-terrain vehicles shall not be used without the express permission of Katzie First Nation.
<b>Signage</b>	Signs that promote environmental, cultural, and traditional education and awareness are permitted.
<b>Species at Risk</b>	Any development is subject to a proper species-at-risk assessment submitted to Katzie First Nation for review and approval prior to construction.



## POLICIES

### Traditional and Cultural Uses

Land uses should focus on collective benefits, uses and activities that support Katzie First Nation in general.

### Tourism Planning

Katzie 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.

### Trails

Trails shall be designed to mitigate wildlife habitat and vegetation loss as much as possible and will consist of natural materials (e.g. gravel).

## LAND USES CONSIDERED

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







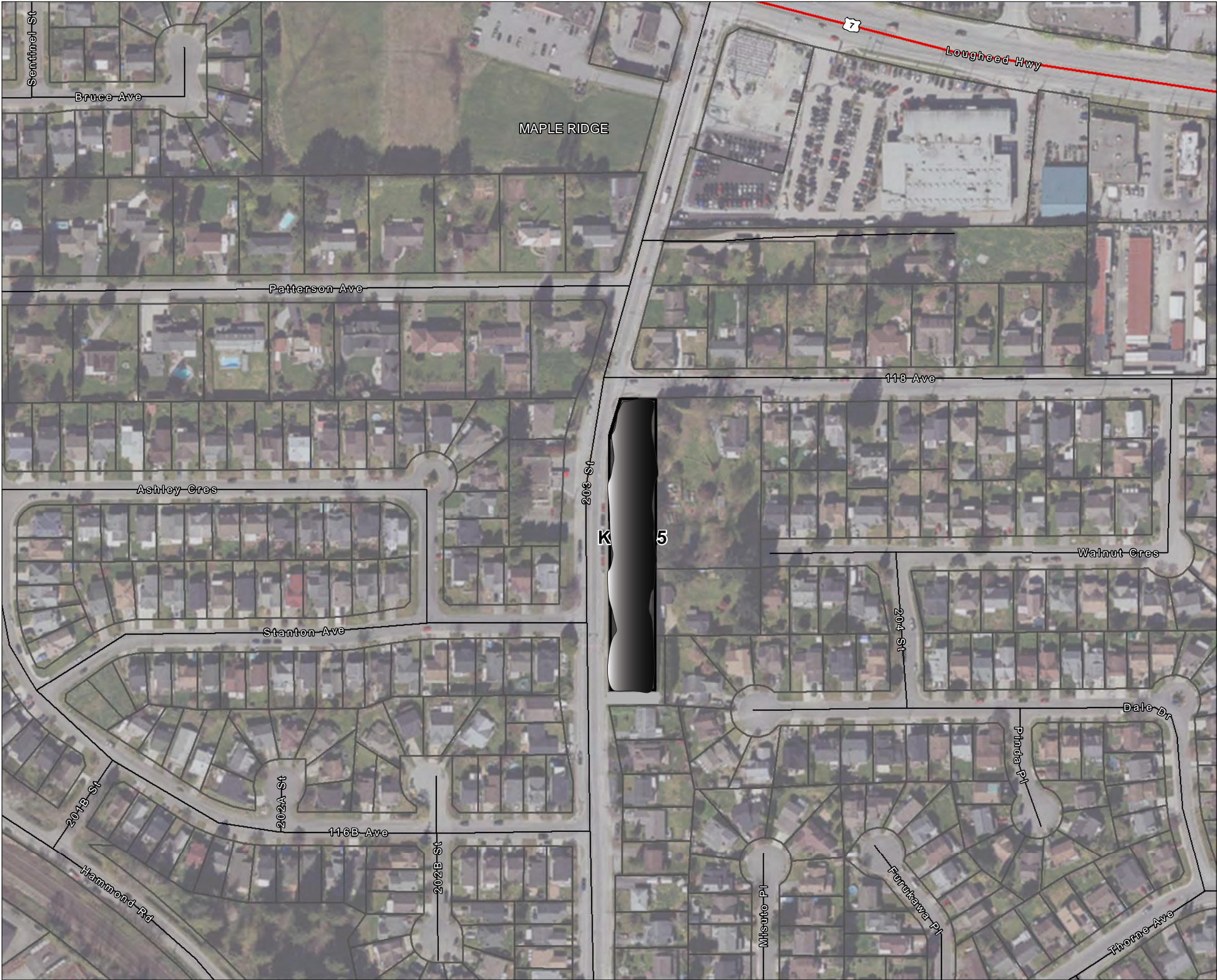


The background is a photograph of a forest with tall, thin trees. A bright light source, likely the sun, is on the left, creating a strong lens flare and illuminating the scene with warm, golden light. Overlaid on the image is a large, semi-transparent graphic. It features a stylized mountain peak on the left and a large, curved line that sweeps across the middle of the page. Below the mountain, there are stylized, wavy lines representing water or a forest floor. The overall color palette is dominated by warm yellows, oranges, and browns from the forest scene, contrasted with the cool blues and purples of the sky and the graphic's semi-transparent elements.

# 7.0

## **KATZIE 5 LAND USE DESIGNATIONS**





FILE LOCATION: G:\GIS\2018\188155 Katzie LUP\Katzie\_FN\MXD\July 5\188155 Katzie Proposed Land Use\_K5.mxd



Figure 7

Katzie First Nation  
Land Use Plan

Proposed Land Use  
Katzie 5

LEGEND

PROPOSED LAND USE

CEMETERY

BOUNDARIES

KATZIE 5

MUNICIPAL

HYDROLOGY

WATERBODY

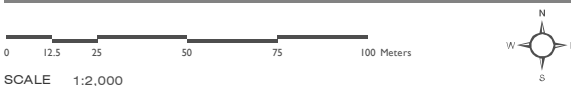
WATERCOURSE

TRANSPORTATION

ENTRANCE SIGNAGE

ROAD

HIGHWAY



MAP DRAWING INFORMATION:  
ESRI Basemaps, DATABC, INAC, Dillon Consulting Limited, Katzie First Nation, City of Maple Ridge,  
City of Surrey, City of Coquitlam, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: BR, CW  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-7439

STATUS: FINAL

DATE: 2019-07-08





# 7.1 KATZIE 5 CEMETERY

Katzie Cemetery lands are intended to preserve sacred space for burials within Katzie First Nation lands. Cemetery lands are set aside to contribute to the preservation of the cultural and spiritual heritage of Katzie First Nation.

## OBJECTIVES

- Protect and enhance the existing Katzie First Nation cemetery.
- Allocate future lands for cemetery use within Katzie First Nation.
- Preserve the cultural and social heritage of the community.
- Map and identify existing graves.



## POLICIES

General Policies	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
Entrance Signage	Entrance signage will be erected and maintained at the main cemetery entrance.
Landscaping	Sufficient, high quality landscaping will be provided to screen the cemetery from adjacent properties and public roadways.
Permanent Use	Lands used as a cemetery are considered a permanent use and may not be re-designated.

## LAND USES CONSIDERED

- Cemetery.







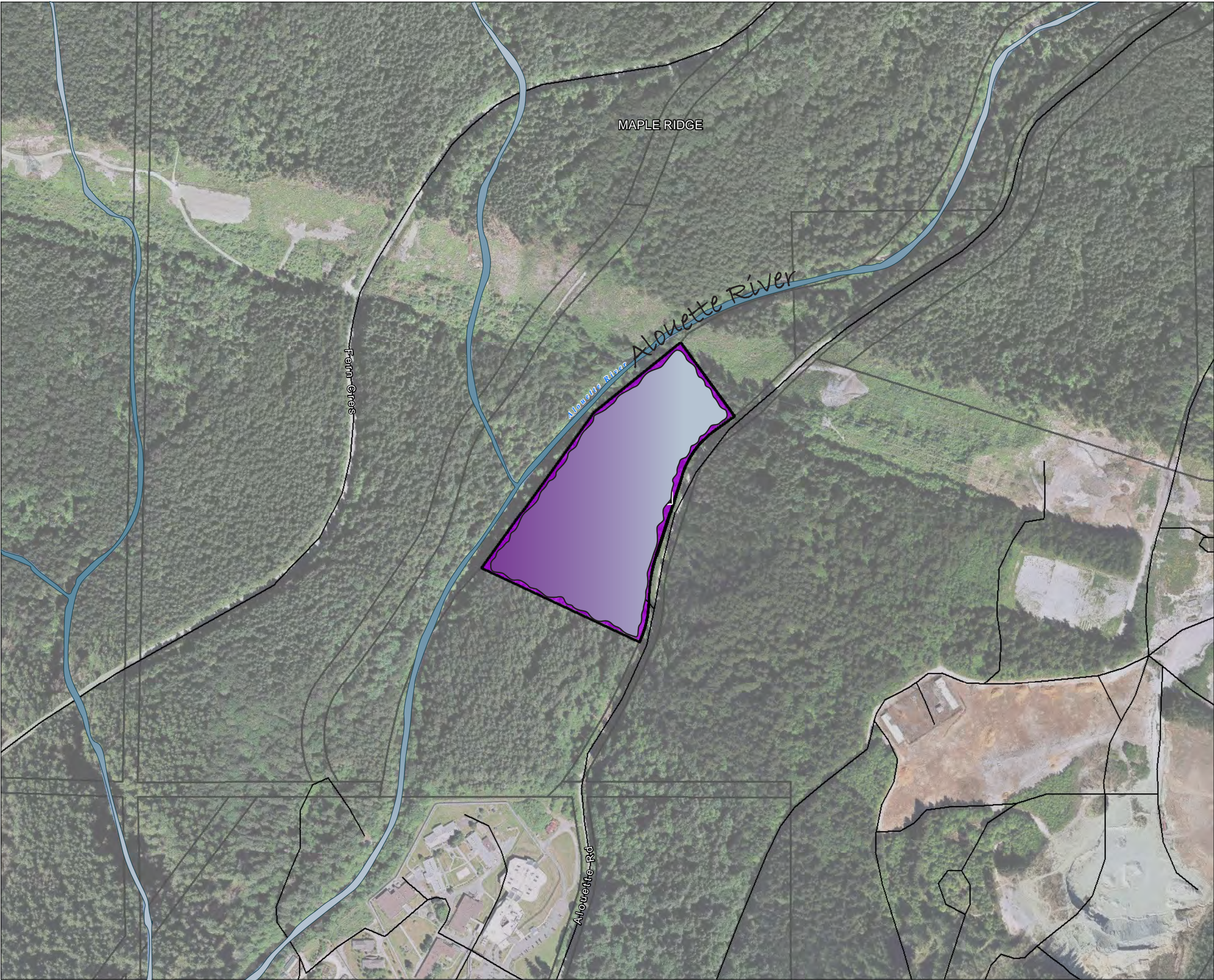




8.0

**CAMP LAKEWOOD  
LAND USE  
DESIGNATIONS**





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Figure 8

Katzie First Nation  
Land Use Plan

Proposed Land Use  
Camp Lakewood

LEGEND

PROPOSED LAND USE

CAMP LAKEWOOD

BOUNDARIES

CAMP LAKEWOOD

MUNICIPAL

HYDROLOGY

WATERBODY

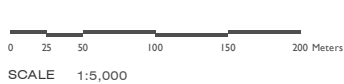
WATERCOURSE

TRANSPORTATION

ENTRANCE SIGNAGE

ROAD

HIGHWAY



MAP DRAWING INFORMATION:  
ESRI Basemaps, DATABC, INAC, Dillon Consulting Limited, Katzie First Nation, City of Maple Ridge,  
City of Surrey, City of Coquitlam, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: BR, CW  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-7439

STATUS: FINAL

DATE: 2019-07-08





## 8.1 CAMP LAKEWOOD

Camp Lakewood is envisioned to be a future wellness destination focusing on treatment facilities and cultural activities. The Camp Lakewood area is intended to provide a natural setting for people seeking treatment while fostering cultural and traditional practices and promoting outdoor recreational opportunities.

### OBJECTIVES

- Promote and support the continuation of Katzie First Nation cultural activities and practices.
- Explore opportunities for an addiction treatment facility.
- Provide opportunities for people to experience Katzie First Nation Lands in a respectful and sustainable manner.
- Enhance and preserve the natural features of the area to promote environmental stewardship.
- Explore entering the ATR process to convert “Camp Lakewood” land from fee-simple land to reserve status.





## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Addition to Reserve</b>	Katzie First Nation will explore entering the ATR process to convert this land parcel from fee simple to reserve status whereby Katzie First Nation Land Code would apply.
<b>Cemetery</b>	To meet future cemetery land demand, Katzie First Nation will work with qualified personnel to identify suitable areas for a new cemetery, if any.
<b>Community Use Facilities</b>	Katzie First Nation supports land uses, activities and facilities that support the physical, mental and spiritual well-being of community members
<b>Preservation and Enhancement</b>	Development shall be limited within natural area to those development applications that can minimize and mitigate impacts on the natural environment. Clearing of existing trees or natural vegetation for development should be limited and permitted only to establish minimum building sites.
<b>Recreational Uses</b>	Recreational uses must consider and respect the environmental integrity of the area, and shall not emit significant air pollution, dust, noise, or water pollution.
<b>Traditional and Cultural Uses</b>	Land uses should focus on collective benefits, uses and activities that support Katzie First Nation in general.
<b>Trails</b>	Trails shall be designed to mitigate wildlife habitat and vegetation loss as much as possible and will consist of natural materials (e.g. gravel).

## LAND USES CONSIDERED

- Cabins;
- Campgrounds;
- Cemetery;
- Institutional Uses;
- Lodges;
- Parks;
- Picnic shelters; and
- Trails



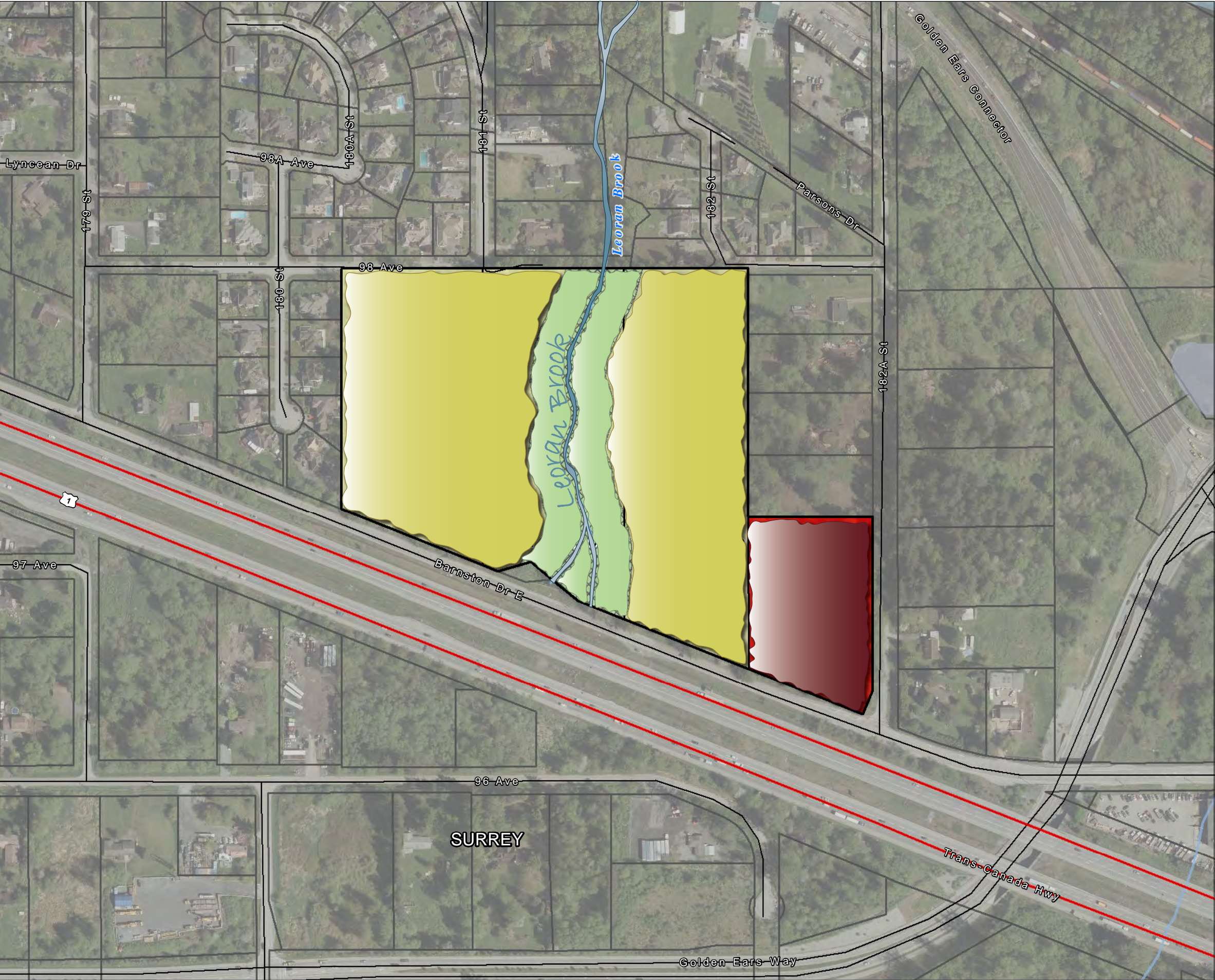




9.0

**BARNSTON DR  
LAND USE  
DESIGNATIONS**





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Figure 9

Katzie First Nation  
Land Use Plan

Proposed Land Use  
Barnston Drive East

LEGEND

PROPOSED LAND USE

- BARNSTON DRIVE COMMERCIAL
- BARNSTON DRIVE RESIDENTIAL
- STREAM-SIDE SETBACK

BOUNDARIES

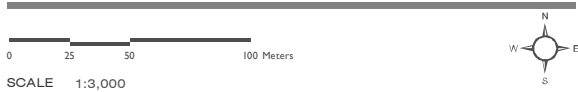
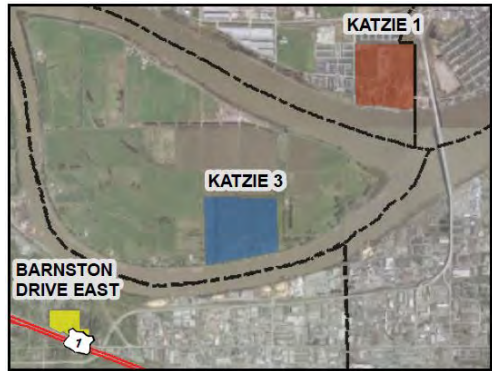
- BARNSTON DRIVE EAST
- MUNICIPAL

HYDROLOGY

- WATERBODY
- WATERCOURSE

TRANSPORTATION

- ENTRANCE SIGNAGE
- ROAD
- HIGHWAY



MAP DRAWING INFORMATION:  
ESRI Basemaps, DATABC, INAC, Dillon Consulting Limited, Katzie First Nation, City of Maple Ridge,  
City of Surrey, City of Coquitlam, City of Port Coquitlam, City of Langley, City of Pitt Meadows.

MAP CREATED BY: RBB, KV  
MAP CHECKED BY: BR, CW  
MAP PROJECTION: NAD 1983 UTM Zone 10N



PROJECT: 18-7439

STATUS: FINAL

DATE: 2019-07-08





## 9.1 BARNSTON DRIVE RESIDENTIAL

Barnston Drive Residential lands are envisioned to be a neighbourhood with a mix of housing options such as single family homes, townhouses, and apartments. The provision of substantial parks and open space along Leoran Brook will be a key feature of the neighbourhood. Environmental enhancement of Leoran Brook is important and appropriate development setbacks will be provided to protect riparian habitat.





## OBJECTIVES

- Establish a new residential area for housing.
- Provide a range of housing options to accommodate the needs of current and future generations.
- Promote active living through the provision of parks and open space.
- Preserve and enhance Leoran Brook.
- Explore economic development opportunities which complement the residential area.
- Explore entering the ATR process to convert "Barnston Drive East" land from fee-simple land to reserve status.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Addition to Reserve</b>	Katzie First Nation will explore entering the ATR process to convert this land parcel from fee simple to reserve status whereby Katzie First Nation Land Code would apply.
<b>Building Design</b>	A mix of housing types with a focus on quality, versatility, and different price points is encouraged.
<b>Community Amenities</b>	Housing development shall dedicate lands for community amenities including but not limited to roads, parks, greenspace, recreation areas, community are, and pedestrian/bike trails.
<b>Community Facilities</b>	Community facilities and services are permitted and should be sited and planned with a priority on pedestrian access and interconnections
<b>Developer Amenity Dedication</b>	Developers will be required to provide their Amenity Dedication in the form of public spaces, parks, paths and cycling trails and/or public art.
<b>Housing Types</b>	A variety of housing types including single detached, duplexes, and townhouses, shall be supported by Katzie First Nation to meet the needs of Elders, singles, young people, and families.
<b>Master Plan</b>	For all comprehensive residential development, a Master Plan shall be required for review and approval by Katzie First Nation for all developments with a developable area of 5 ha or more and 8 or more buildings. The Master Plan shall provide an overall concept for comprehensive developments including building footprints, internal road layout/ site access, phasing strategy, landscape buffering, greenspace, and pedestrian access/connectivity.



## POLICIES

<b>Playground</b>	The Barnston Drive Residential area is expected to incorporate suitable space for a neighbourhood playground.
<b>Preservation and Enhancement</b>	Development must ensure the preservation and enhancement of significant environmental features such as Leoran Brook.
<b>Lot Size</b>	New developments shall provide a variety of lot sizes.
<b>Retail</b>	Small, neighbourhood/community oriented service retail is permitted.
<b>Riparian Setback</b>	A minimum streamside setback of 30m from top of bank is required from Leoran Brook for any development, or as calculated by a Qualified Environmental Professional through a proper site investigation and report.
<b>Safe Neighbourhoods</b>	Development will include provisions for community safety including lighting, sidewalks, traffic calming measures, and emergency access.
<b>Screening</b>	A landscape buffer, with a minimum depth of 10m is expected to screen residences from Barnston Drive. Landscaping is expected to consider seasonal variation to provide visual interest throughout the year, level of maintenance required, visual screening, and weather tolerance. Hardy, perennial native plants requiring minimal maintenance are required.
<b>Streetscape</b>	New residential developments shall create safe, pedestrian friendly and aesthetically pleasing streetscapes.
<b>Trails and Pathways</b>	Pedestrian trails and pathways will be designed to mitigate wildlife habitat and vegetation loss as much as possible and will consist of natural materials (e.g. gravel).

## LAND USES CONSIDERED

- Residential;
- Secondary residential;
- Community Services;
- Cultural Facilities;
- Home-based Businesses
- Parks;
- Recreation Facilities; and
- Small-scale Commercial Uses (e.g. convenience store)







## 9.2 BARNSTON DRIVE COMMERCIAL

The Barnston Drive commercial lands will provide revenue generation and potential employment for Katzie First Nation. Commercial services which complement and service the surrounding residential area will be permitted along Barnston Drive. In addition to safe and well-designed roads for vehicles, quality connectivity to the Barnston Drive Residential lands will be provided for non-vehicular traffic including cyclists, and pedestrians.





## OBJECTIVES

- Provide a convenient neighbourhood commercial area servicing the Barnston Drive residential lands and surrounding residential areas.
- Concentrate commercial development along Barnston Drive East.
- Provide land for economic
- Create a visually appealing commercial services area.
- Integrate land use with the adjacent light industrial uses to the east.
- Explore entering the ATR process to convert “Barnston Drive East” land from fee-simple land to reserve status.



## POLICIES

<b>General Policies</b>	General Policies identified in the Katzie First Nation Land Use Plan will be adhered to.
<b>Addition to Reserve</b>	Katzie First Nation will explore entering the ATR process to convert this land parcel from fee simple to reserve status whereby Katzie First Nation Land Code would apply.
<b>Building Design</b>	Building design is expected to demonstrate visual interest and appeal from the street and adjacent properties. Incorporation of Katzie First Nation or Coast Salish design is encouraged. Large blank walls (100m <sup>2</sup> or more) will not be permitted and must be broken up through variety of colour, façade design, material, pattern, and/or variation in roofline.
<b>Compatible Use</b>	All uses are required to demonstrate compatibility with the adjacent Barnston Drive Residential area. Industrial uses are not considered appropriate.
<b>Developer Amenity Dedication</b>	Developers will be required to provide their Amenity Dedication in the form of public spaces, parks, paths and cycling trails and/or public art.
<b>Employment</b>	All uses are expected to generate employment opportunities suitable for Katzie First Nation members.



## POLICIES

### Landscaping

A landscape plan prepared by a Registered Landscape Architect may be requested by Katzie First Nation for review and approval. All land on site not taken up with buildings, parking/ loading areas, sidewalks, outdoor operation/ storage areas, or waste/ recycling bins should be landscaped. Large, continuous paved parking areas should be addressed through the use of buffers such as landscaped medians.

Landscaping is expected to consider seasonal variation to provide visual interest throughout the year, level of maintenance required, visual screening, and weather tolerance. Hardy, perennial native plants requiring minimal maintenance are required.

### Public Art

Katzie First Nation or Coast Salish art shall be incorporated into both site and building design for all commercial buildings. This may include incorporation in the form of art installation, building and landscape architecture, public art, signage, and/or site furniture.

### Screening

Landscaped screening and visual buffers shall be included in site design, such as hedges, fences, trees, and retaining walls. It is expected that mechanical equipment, operation and storage areas, recycling and waste bins, parking and loading areas, and utility areas (e.g. electrical boxes) will be appropriately screened with high quality fencing and landscaping so as not to be visible from adjacent residential and commercial areas or roads.

## LAND USES CONSIDERED

- Commercial retail;
- Commercial services;
- Gas station; and
- Storage Facilities.







## 10.0 SERVICING

Successful development of Katzie First Nation Lands cannot be achieved without the development of associated servicing and infrastructure. Quality, well planned infrastructure enables further development allowing the communities to prosper and grow.

### OBJECTIVES

- Ensure infrastructure is properly planned for and maintained to meet both current and future community needs.
- Maintain fiscal accountability by ensuring that additional infrastructure and servicing required for new development is paid for by the developer(s).
- Identify opportunities for cost-sharing methods for key capital works projects.
- Where possible, develop shared servicing agreements with neighbouring municipalities and other government agencies.
- Maintain and expand the level of emergency services throughout Katzie First Nation Lands.
- Ensure that infrastructure is planned and developed to address climate change.





## POLICIES

<b>Building Code</b>	Residential, commercial, and industrial development must meet or exceed Provincial Building Code standards.
<b>Climate Change</b>	Katzie First Nation supports planning and developing infrastructure that addresses climate change.
<b>Development Costs</b>	Servicing and infrastructure costs associated with development are the responsibility of the proponent/developer.
<b>Emergency Services</b>	To facilitate emergency service delivery throughout Katzie First Nation Lands, Katzie First Nations will continue to coordinate with other local, provincial and federal government agencies and local service providers.
<b>Engineering</b>	All infrastructure development must follow the Katzie First Nation Lands General Engineering Requirements for Land Development on Katzie First Nation Lands.
<b>Infrastructure Development and Expansion</b>	As per the Katzie First Nation Land Development Process and the Katzie First Nation General Engineering Requirements for Land Development on Katzie First Nation Lands, a Subdivision/Conceptual Development Proposal must be prepared and submitted. The concept plan is to include a full description of infrastructure requirements. The plan is required by Katzie First Nation for approval prior to development.
<b>Planned Infrastructure</b>	Katzie First Nations supports a long-term, integrated planning approach for infrastructure expansion and development.
<b>Servicing</b>	All new development must have appropriate site servicing (i.e., water, septic, sewage, fire service requirements, etc.).
<b>Servicing Agreements</b>	Katzie First Nations will continue to investigate the development of shared servicing agreements with the City of Pitt Meadows, City of Maple Ridge, City of Surrey and other potential partners (i.e., private land developers).



## 11.0 IMPLEMENTING THE PLAN

Implementing the Land Use Plan Katzie First Nation puts the land use designations and objectives into action and honours the community's efforts in creating this plan. The plan's success is dependent on integrating these policies into decision-making processes.

### 11.1 Circulate the Land Use Plan

To successfully implement the Land Use Plan, it is important that Katzie First Nation Chief and Council, administration, staff and Members, , including CP Holders, potential developers, neighbouring municipalities and other stakeholders are aware of the Plan. By circulating the Plan, stakeholders are made aware of the intended land use designations, objectives, and policies and they can proactively and effectively coordinate their efforts with Katzie First Nation. The plan should be made available on Katzie First Nation's website and in hardcopy at the Lands Department.





## 11.2 Community Involvement

Community participation is a key component of sustainable community planning. Meaningful engagement encourages respectful discussion and an open dialogue on pertinent issues, opportunities and challenges.

### OBJECTIVES

- Ensure a consistent engagement and engagement process with Katzie First Nation members for matters related to land use planning and development of Katzie First Nation Lands.
- Provide an informed, transparent, consistent, and credible process for making land uses decisions on Katzie First Nation Lands.



### POLICIES

#### Community Engagement Process

Community engagement is required on all major amendments to the Land Use Plan, including adding or removing policy or changing land use designations. Engagement must follow the requirements of the Katzie First Nation Land Code.

#### Information from Developers

Proponents of land use activities or developments which require major amendments to the Land Use Plan or at the discretion of the Lands Department are expected to generate significant public interest, will be required to consult with the community.

## 11.3 Development Process

All land development and related activities on Katzie First Nation lands must follow the applicable Katzie First Nation Development Processes including following all procedures and acquiring all necessary permits and approvals. Information on the land development procedures and permits can be found at the Katzie First Nation Lands Department.

## 11.4 Non-Conforming Use

If a land use does not conform to the designation specified in this Land Use Plan but existed prior to the adoption, it will be considered a legal non-conforming use. The use will be permitted until such time as the use is discontinued for 6 months, at which time the use cannot be re-initiated without applying for a permit and gaining approval from Katzie First Nation. Any alteration to structures under a legal non-conforming use beyond normal maintenance will require prior approval by Chief and Council and as per the Katzie First Nation Land Code.



## 11.5 Plan Variance and Amendment

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

- Improve the clarity of the Land Use Plan and thereby contribute to a better decision-making process;
- Update the Land Use Plan in respect to changes in land management processes;
- Do not compromise the vision or objectives of the land use designations;
- Would not result in a precedent (likely to lead to a number of similar requests).

A major amendment may be requested when substantial changes to the Land Use Plan are required. Major amendments are those that:

- Add lands to, or remove lands from the Katzie First Nation Land Use Plan;
- Alter the boundaries of existing land use designations;
- Add or remove land use designations;
- Add or remove land use policy; or
- Would approve a development that is not in accordance with the vision and/or objectives of its land use designation.

As outlined in the Katzie First Nation Land Code, community approval at a Meeting of Members must be obtained for:

- (a) Land Use Plan; and
- (b) A major amendment to the land use plan.



### POLICIES

<b>Amendment</b>	Major amendments to the Land Use Plan are expected to involve substantive research and discussion prior to a decision being made by Katzie First Nation.
<b>Land Code</b>	All major amendments to the Land Use Plan must follow and conform to the Katzie First Nation Land Code.
<b>Variance</b>	Minor variances to the Land Use Plan will be considered provided that they meet the standard of an unsubstantial change, as described above.



## 11.6 Monitoring and Review

The Land Use Plan will be monitored and reviewed on a regular basis to ensure that it continues to reflect the current needs of Katzie First Nation. The Land Use Plan will be reviewed approximately every five (5) years. The purpose of this review is to ensure that the vision and objectives are still valid, identify successes and potentially add policies or actions as well as modify the existing policies and actions to ensure that the Land Use Plan is current and relevant to the community.

### OBJECTIVES

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



### POLICIES

#### Review Period

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



