FNLGR
First Nation Land Governance Registry

Project by LAB, RC, LTSA
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Empowering First Nation Development through Land Registry Procedures

First Nation Land Governance Registry (FNLGR)

OPEN HOUSE SERIES

West Region | Prairie Region | East Region | Quebec

Consulting the First Nation Land Office

A critical first step for proponents and developers

Parcel Research

Legal Surveys	Registered Interests	Outstanding Issues
Registered legal boundaries	Existing leases, licences, or right-of-way	Encumbrances or unresolved records

First Nations Laws, Plans, and Policies

Land Development Procedures

What Constitutes Land Development

Examples of activities that trigger the need for a development process or permit.

Changing, Modifying, or Restoring Landforms

- Clearing vegetation
- Tree removal, planting
- Grading & filling
- Gravel quarries
- Resources development
- Habitat restoration or enhancement

Installing or Maintaining Infrastructure and Public Works

- Water and Wastewater
- Transfer, disposal stations
- Stormwater management
- Irrigation canals, ditches
- Pipelines, Utilities

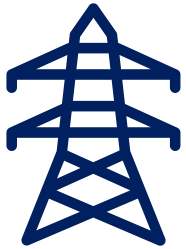
Construction, Alteration, Renovation, or Demolition of Structures

- Homes, offices and industrial facilities, hospitals, schools
- Fences, swimming pools
- Decks, sheds, garages
- Lighting and signage

Subdividing, Stratifying, or Creating Interests in Land

- Leases and sub-leases
- Licences and permits
- Easements and rights-of-way
- Land parcel creation or consolidation

Connecting to Utilities and Other Services



- Electricity
- Renewable energy
- Internet
- Telecommunications
- Natural gas, heating systems
- Water, wastewater services

Transportation infrastructure

- Roads and intersections
- Bridges and culverts
- Parking areas, driveways
- Sidewalks, public trails
- Airports and airstrips

FIRST NATIONS LAND MANAGEMENT RESOURCE CENTRE

Land Development Procedures under Land Code

Land development does not always follow a linear path. This information is provided to aid in understanding the basic stages and logic of land development procedures.

Community Engagement

Stages in Development Procedures	Administrative Tools	Example Laws, Plans & Policies
Project Conception Pre-development Application & Screening	Expression of Interest Form Site Development Application Form, Chart & Checklist Application Fee Schedule Invoice Template and Tracking	LAND USE PLAN SUBDIVISION, DEVELOPMENT & SERVICING LAW BUILDING LAW ZONING LAW
Project Assessment	Environmental Assessment Cultural Heritage Impact Assessment Geotechnical Assessment Flood Mapping Analysis Stormwater Management Plan Project Feasibility Study Servicing and Utilities Plan Site planning, layout and design	ENVIRONMENTAL MANAGEMENT PLAN ENVIRONMENTAL ASSESSMENT LAW CULTURAL HERITAGE PROTECTION LAW SOIL DEPOSIT, TRANSPORT AND REMOVAL LAW
Acquiring an Interest *Can occur at any stage	Legal Land Surveys & Subdivisions Land Registry Forms Lease template	LAND DOCUMENT REGISTRATION LAW ALLOTMENT LAW LAND INTERESTS LAW
Authorizations & Construction Compliance Monitoring	LUP Amendment/Zoning Variance Development Permit Soil & Fill Permit Business Licence Security/Performance Bond Community Monitoring Stop-work Orders Environmental Remediation Orders	ZONING, DEVELOPMENT AND BUILDING LAWS ENVIRONMENTAL LAWS
Occupancy & Post-Development Post-development Monitoring Decommissiong & Demolition Post-closure monitoring	Final Inspections As-built Drawings Certificate of Substantial Completion Final Occupancy Permit	COMMUNITY QUALITY LAW TICKETING & ENFORCEMENT LAW

Typical Land Development Process under Land Code

Illustrating the typical stages of a community-led development process under a Land Code.

1. Application & Screening

- Expression of Interest / Pre-Application submission
- Reviewed for consistency with the Land Use Plan
- Identifies project intent and basic requirements

2. Land Use Review & Rezoning

- Evaluate alignment with the Land Use Plan
- Initiate zoning or plan amendment if required
- Community input and Council authorization

3. Land Interest Registration

- Confirm or create legal land interest (lease, licence, right-of-way)
- Register under Land Interests or Registry Law

4. Subdivision & Survey

- Conduct legal surveys and parcel creation
- Certified survey and boundary confirmation under First Nation authority

5. Project Assessment

- Environmental, cultural, and geotechnical assessments
- Review for feasibility, servicing, and regulatory compliance

6. Servicing & Infrastructure Design

- Prepare plans for water, power, drainage, and access
- Reviewed for technical and environmental standards

7. Authorizations & Construction

- Development and building permits issued
- Ongoing compliance and monitoring
- Applies relevant Development, Building, and Environmental Laws

8. Occupancy & Post-Development

- Final inspection and occupancy permit
- Certificate of completion issued
- Post-development monitoring and community reporting

Examples of First Nation Land Laws

Examples of governing instruments that support land development and administration.

- **Land Use, Zoning, and Development**
- **Allotment, Interests, & Licences**
- **Environmental Assessment & Protection**
- **Natural Resource Management**
- **Trespass, Enforcement, & Ticketing**
- **Residential Tenancy**
- **Business Permitting & Licencing**
- **First Nation Expropriation**

Land Code Governance: Managing Interests and Rights

Continuing Interests
Interests active when the land code comes into force will continue under their current terms and conditions.

Designated Lands
First Nations are not restricted by the terms of a designation if no interests were granted on the designated lands.

Members' Rights
Existing rights of members in lawful possession of First Nation land, including the ability to transfer, lease and share in natural resource revenues, are defined in the land code.

New Interests and Licences
New interests, land rights, or licences can only be acquired or granted in accordance with the land code.

Hierarchy of Interests on First Nation Lands

Types of First Nation & Member Interests

First Nation Land

- Managed for the use and benefit of the community.
- Zoning laws guide land use for: Schools, Health and Government Offices, Housing, Infrastructure, Conservation areas, First Nation-owned businesses

Individual Holdings

- Governed by a First Nation's Land Code and related laws/policies.
- Not all First Nations grant individual holdings; this depends on their specific Land Code.
- Member interests may include: Residential, Recreational, Commercial holdings
- Non-Members cannot hold permanent interests in First Nation land.

Types of Development Interests

Lease, Sublease, Mortgage

- Applies to third-party interests on First Nation land.
- Interests granted under a First Nation's Land Code, including leases, subleases, and mortgages.
- Examples of leased land use include commercial or retail spaces, offices rented to third-party institutions, and recreational facilities.

Permit, Easement, or Right of Way

- Used for infrastructure and access, including utilities, roads, and access paths or corridors.
- Common uses for permits include cutting timber and removing minerals, stone, sand, gravel, clay, soil, or other materials.

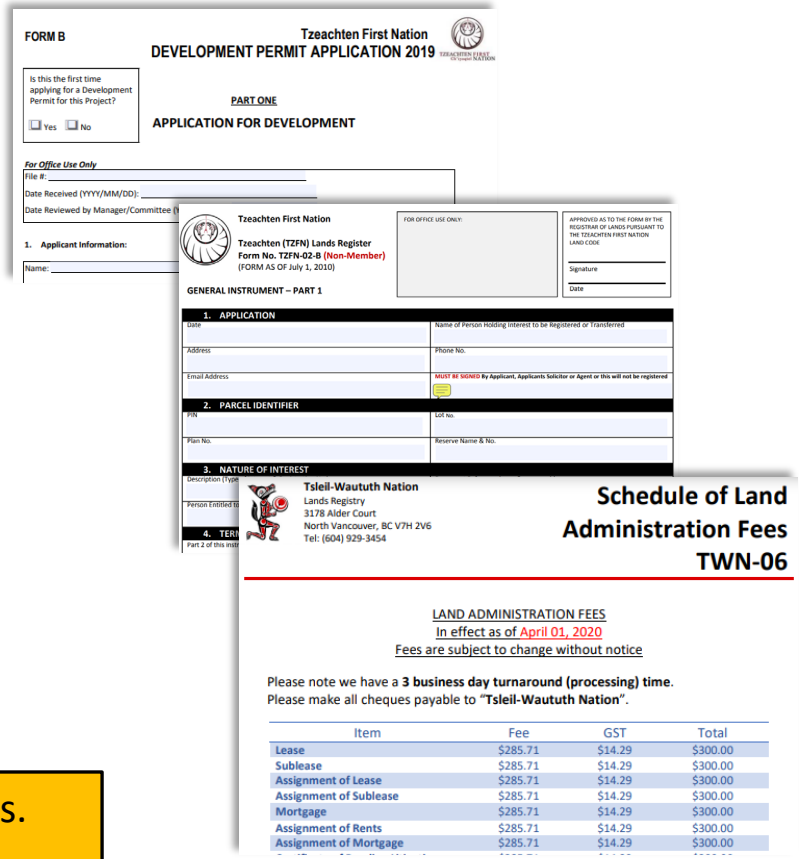
Current State: Registration of Interests on First Nation Lands

Land Development

- Laws, Policies & Procedures
- Development Applications
- Environmental Approvals
- Development Permits & Fees

Land Registry

- Land Code, Laws, Policy & Procedure
- Land Survey and Subdivision
- Land Registry Forms
- Registration Fees



Each First Nation will have their own processes.
It is important to contact the appropriate
First Nation Land Governance Office

Future State: First Nation Land Governance Registry

Goal: Expand available land information

New FNLGR items with respect to the FNLRS are highlighted in white

FNLGR
First Nation Land Governance Registry

Land Maps

- Reserves
- Parcels
  - Including Sub-PINs
  - Surveyed & mapped
- Primary Instrument / Interest
- Land Code exclusion areas
- FN-specific map features

Land Records

Select data regarding:

1. Civic addresses
2. Valuation / taxation data
3. Land use / zoning data
4. Environmental concerns
5. Property notes

Core Land Register

- First Nations - prominence
- Land Laws, e.g., Land Code
- Land Admin Roles

- Reserves
- Lands Set Aside
- Parcels
- Instruments - categorized
- Property
- Interests
- Excluded lands

- EOTs
- Certificates
- First Nation & General Index

FNLGR Training & Support

More information available as we progress from build plan to launch date

Ongoing Updates

- Train-the-Trainer Materials (in progress)
- Refinement with Pilot Projects
- FNLO & Public Training Workshops
- 1:1 Support
- Capacity Building & Training
- Transitional Workplan
- FNLO onboarding schedule (TBD)

Capacity Building & Training

- RC will continue to support training needs
- Support First Nations as they effectively manage land registries
- RC will continue to fund legacy projects to reinforce long-term land governance

RC-TMPD

Transitional Workplan & Onboarding

- Support First Nations transition from FNLRS to FNLGR system, including data and survey fabric
- Project team will develop tailored work plans for tracking registry errors/omissions
- Aligns with onboarding and training efforts scheduled for Q2-2025

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bc Land Title & Survey

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