



An Overview of the First Nation Land Governance Registry (FNLGR)

BC Links to Learning
Vancouver – December 2-4, 2024

First Nation Land Governance Registry (FNLGR)

The FNLGR is a pivotal initiative established under the *Framework Agreement on First Nation Land Management*. It empowers First Nations to govern their land and resources independently, free from the constraints of the Indian Act.

The FNLGR aims to create a First Nation-controlled and independent land registry for Operational First Nations under the Framework Agreement and participating Self-Governing First Nations.

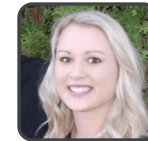
The current Canada-operated registry is outdated, unreliable, and difficult to navigate, with substandard service compared to other systems. Both First Nations and external stakeholders have expressed concerns over its instability and the quality of its data.



Presentation by:



Angie Derrickson
Registrar



Brittany Hall
Senior Registration Officer,
West

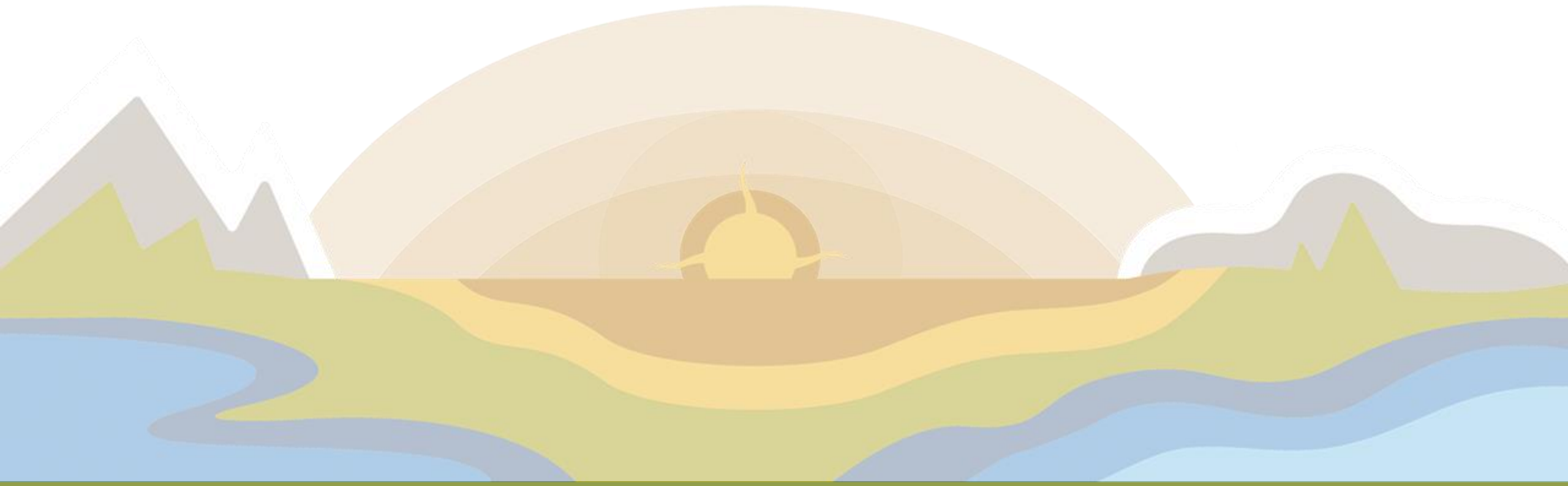
[Bios • LABRC.com](https://www.labrc.com)

Presentation to:



B.C. Links to Learning

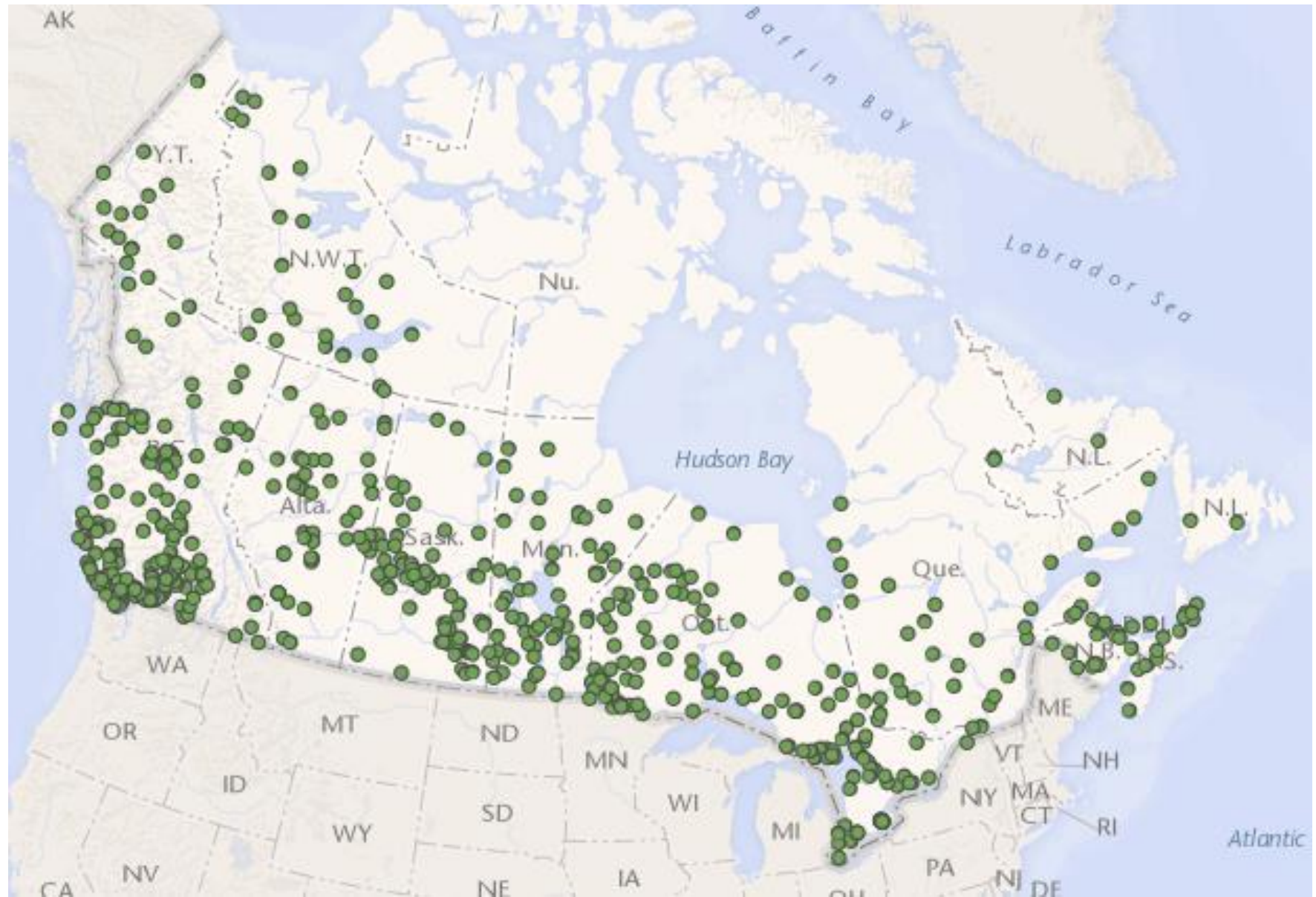
Tue, Dec 3, 2024
3:15 - 4:30 PM PT



Framework Agreement Land Code Governance Powers

First Nations across Canada 617

Yukon	16
Northwest Territories	26
British Columbia	198
Alberta	45
Saskatchewan	70
Manitoba	63
Ontario	126
Quebec	39
New Brunswick	15
Prince Edward Island	2
Nova Scotia	13
Newfoundland	4



Overview of Jurisdiction

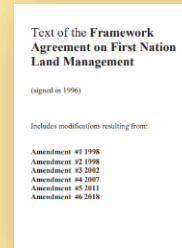
Indian Act

Indigenous Service Canada

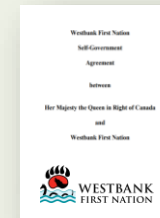


Framework Agreement

First Nation Self-Government
over Reserve Lands



Comprehensive Self-Government & Modern Treaty Agreements



LAND REGISTRY SYSTEMS



ILRS

Indian Lands
Registry System



FNLRS

First Nation Lands
Registry System



SGFNLRS

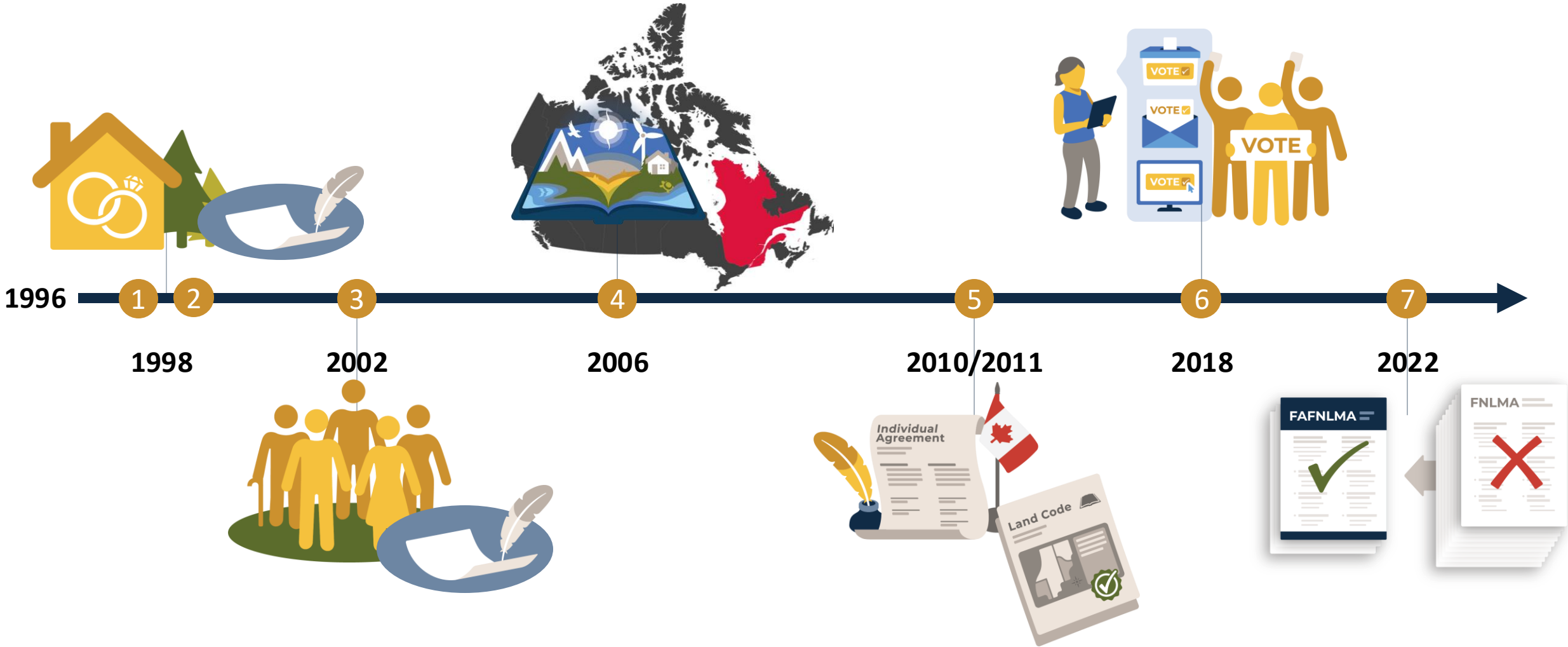
Self-Government
First Nation Lands
Registry System



LTO

Provincial
Land Titles
Office

History of Framework Agreement Amendments



Framework Agreement Amendments

Framework Agreement Signatory First Nations across Canada

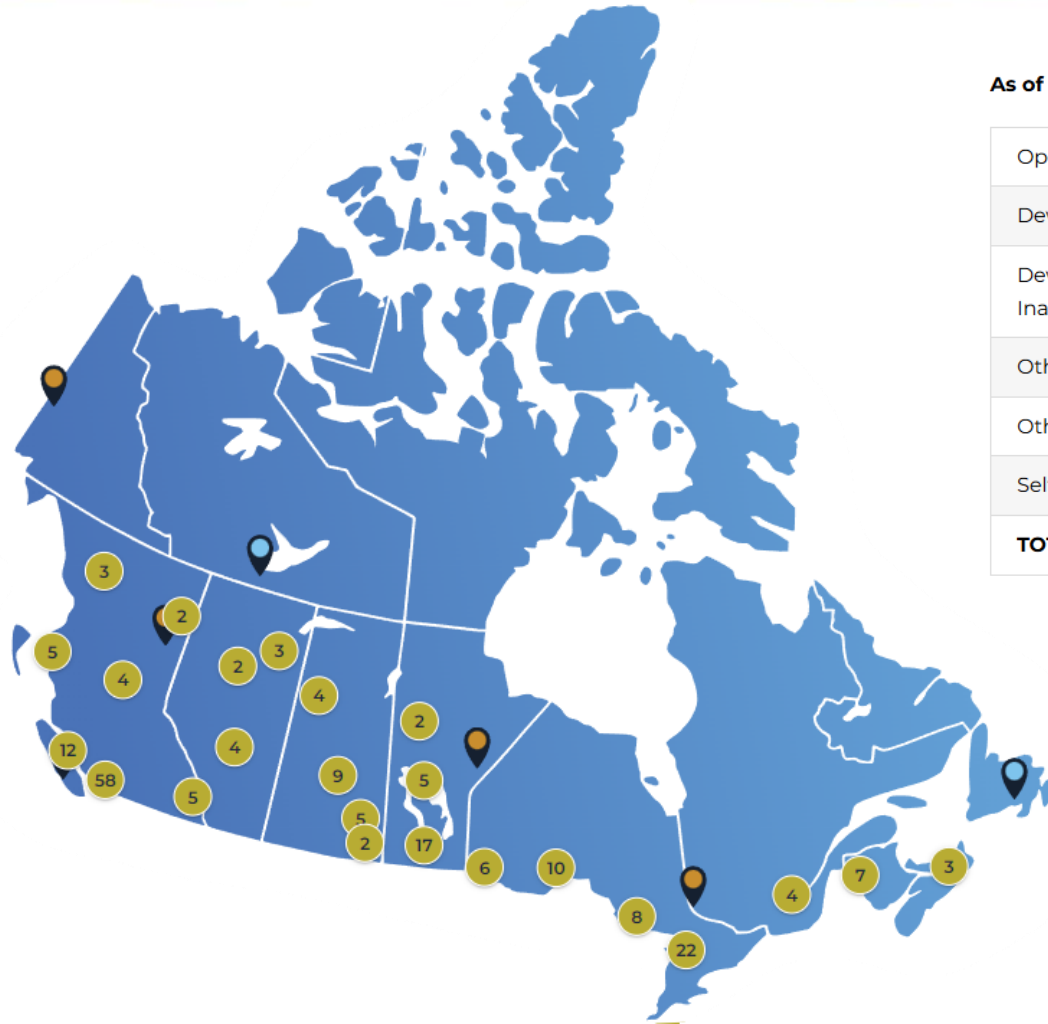
Looking for a specific community?
Search our interactive map or view the full communities list.

SIGNATORY COMMUNITIES

Find a Community

Search

- Filter by Province
- Filter by Population
- Filter by Reserve Size
- Filter by Signatory Status



As of November 22, 2024:

Operational	118
Developmental - Active	43
Developmental - Short Term Inactive	4
Other Signatories - Voted Inactive	12
Other Signatories - Inactive	31
Self Governance	4
TOTAL	212

Economic Benefits for First Nations

1 in 3



1/3 of First Nations in Canada are:

- Implementing land codes
- Developing land codes
- Interested in starting the process

More Opportunities

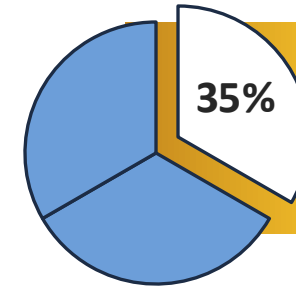
- Over 10,000 employment opportunities on and off reserve
- Numerous training and apprenticeship opportunities
- Increased economic development opportunities
- Benefits not only the Nation but the broader national economy

The Framework Agreement **IT'S WORKING**



44 Sections of the Indian Act (land management)

Under the *Framework Agreement*, 44 land related provisions of the *Indian Act* no longer apply to operational First Nations.



**35% of the
Indian Act no
longer applies!**

- Reserves (ss. 18-19)
- Possession of Lands in Reserves (ss. 20, 22-28)
- Trespass on Reserve (ss. 30-31)
- Sale or Barter of Produce (ss. 32-33)
- Roads and Bridges (s. 34)
- Lands Taken for Public Purposes (s. 35)
- Surrenders and Designations (ss. 37-41)
- Distribution of Real Property but not personal property on intestacy (ss. 49 and 50(4))
- Management of Reserves and Surrendered and Designated Lands (ss. 53-60)
- Management of Indian Moneys (ss. 61-69)
- Farms (s. 71)
- Removal of Materials from Reserves (s. 93)
- Regulations made under section 57 of the *Indian Act*; and
- Regulations under sections 42 and 73 of the *Indian Act* to the extent that they are inconsistent with the *Framework Agreement* or the land code or the laws of the First Nation

Framework Agreement & First Nation Land Codes



Empower First Nations to take jurisdiction over their lands through land codes and member ratification votes.

Enable councils to make land laws governing development, management, and conservation of their lands.

Reflect traditional governance practices while ensuring high standards for accountability and transparency.

Provide flexibility to incorporate cultural practices and unique land tenure systems.

Allow creation of regulations, policies, and enforcement measures, including environmental laws and penalties for non-compliance.



Examples of First Nation Land Laws



**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



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

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



Existing rights of locatees in possession of First Nation land (issued under Indian Act) to transfer, lease and share in natural resource revenues are defined in the land code.

New interests, land rights, or licenses can only be acquired or granted in accordance with the land code.



Interests on First Nation Lands

Community held interests only

First Nation Lands

Member held interest only (where applicable)

Allocation of Lands

Lease, Sublease, Mortgage

All interests can be held by FN, Member or Non-Member

Licence, Permit, Easement

Can apply over all lands

Types of Interests on First Nation Lands

First Nation Land

- Community uses, unique interest to a particular First Nation e.g., FN offices, halls, schools, band-owned housing, protected areas, infrastructure, cemetery, FN owned businesses



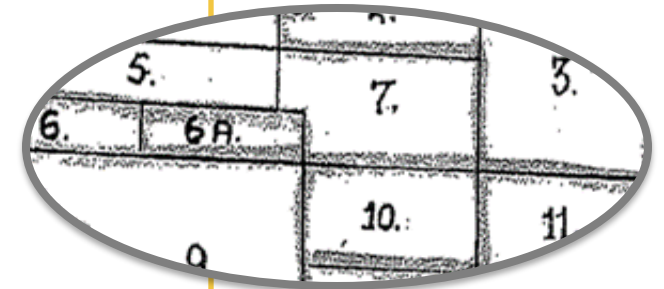
Allocation of Land to Members

- Individual First Nation Member Interests or other form of permanent allotted interest for members, may include creation of additional interests like cottage or residential agreements, or leases etc.
- Could also be commercial leases where a third-party has been granted use by an individual interest holder



Traditional, Custom or Family Holding

- An original allocation or compounded heirs
- The use may have been granted orally in the past and may have only been identified through a rough sketch or old metes or bounds description that may have been incorrect
- longstanding custom allocations issues may need to be resolved



Types of Interests on First Nation Lands (cont.)

Non-Member or third-party

- Lease, Sublease, Mortgage agreements for residential, commercial/retail space, offices rented to third party institutions, churches, healing lodges, recreational uses, post offices, etc.



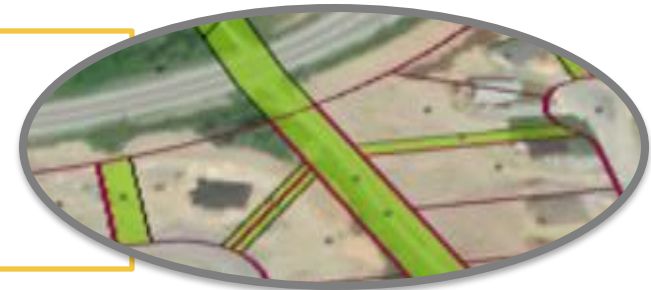
Licence

- Any right of use or occupation of that Land, other than an Interest in the Land Granted for natural resources such as timber, sand, gravel etc.



Permit, Easement or Right of Way

- e.g. utilities, roads, access, flood



Registration of Interests on First Nation Lands

Framework Agreement

First Nation Self-Government
over Reserve Lands



FNLRS

First Nation Lands
Registry System



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

FORM B Tzeachten First Nation
DEVELOPMENT PERMIT APPLICATION 2019

PART ONE
APPLICATION FOR DEVELOPMENT

Is this the first time applying for a Development Permit for this Project?
 Yes No

For Office Use Only
File #:
Date Received (YYYY/MM/DD):
Date Reviewed by Manager/Committee (YYYY/MM/DD):

1. Applicant Information:
Name: Tzeachten (TZFN) Lands Register
Form No. TZFN-02-8 (Non-Member)
(FORM AS OF July 1, 2010)

GENERAL INSTRUMENT – PART 1

1. APPLICATION	
Date	Name of Person Holding Interest to be Registered or Transferred
Address	Phone No.
Email Address	MUST BE SIGNED By Applicant, Applicants Solicitor or Agent or this will not be registered
2. PARCEL IDENTIFIER	
PIN	LOT No.
Plan No.	
3. NATURE OF INTEREST	
Description (Type of Interest & Rights)	
Person Entitled to Interest/Legal Title	
4. TERMS	
Part 2 of this instrument consists of	

Tsleil-Waututh Nation
Lands Registry
3178 Alder Court
North Vancouver, BC V7H 2V6
Tel: (604) 929-3454

Schedule of Land Administration Fees
TWN-06

LAND ADMINISTRATION FEES
In effect as of **April 01, 2020**
Fees are subject to change without notice

Please note we have a **3 business day turnaround (processing) time**.
Please make all cheques payable to "Tsleil-Waututh Nation".

Item	Fee	GST	Total
Lease	\$285.71	\$14.29	\$300.00
Sublease	\$285.71	\$14.29	\$300.00
Assignment of Lease	\$285.71	\$14.29	\$300.00
Assignment of Sublease	\$285.71	\$14.29	\$300.00
Mortgage	\$285.71	\$14.29	\$300.00
Assignment of Rents	\$285.71	\$14.29	\$300.00
Assignment of Mortgage	\$285.71	\$14.29	\$300.00



First Nation Land Governance Registry (FNLGR)

What brought us to this point?



Government
of Canada



Canada initially
unwilling to give up
control of land
records/registry

Canada's land registry
unreliable - access &
privacy issues

First Nations have built
capacity & experience
registering documents

Since 2020, AGM
Resolutions to explore a
First Nations led land
registry

What we heard from First Nations



Impact of 5-Month Registry Downtime

Challenges and disruptions faced by land managers in governance and workflow.

First Nations Running Their Own Registry

Importance of self-governance and the potential for a more reliable and relevant system.

Benefits of a New Registry

Increased efficiency, user-friendliness, and security for Land Governance Offices.

Suggestions for FNLRS Changes

Key improvements recommended for accessibility, functionality, and support services.

Voices of Land Managers

Insights from land managers, bankers, assessors, and other professionals shared during interviews and calls.

The Problem We Want to Fix

- A land registry is a cornerstone of economic development
- All other governments in Canada have a modern, reliable and trustworthy registry
- The current federal land registries are:
 - Obsolete
 - Poor standard of service
 - Major delays & outages
 - FN land registry capacity is increasing – Canada's capacity is declining



ILRS
FNLRS
SGFNLRS

Why a First Nations Led National Land Registry?



A First Nation-led land registry would address many of the deficiencies of Canada's registry.

Respects self-government and specialized First Nation organizations

Responds to needs identified by leadership and First Nations lands staff

Responds to evolving First Nations approaches

Invest in a First Nation-led approach instead of the current federal land registry

FNLGR Vision

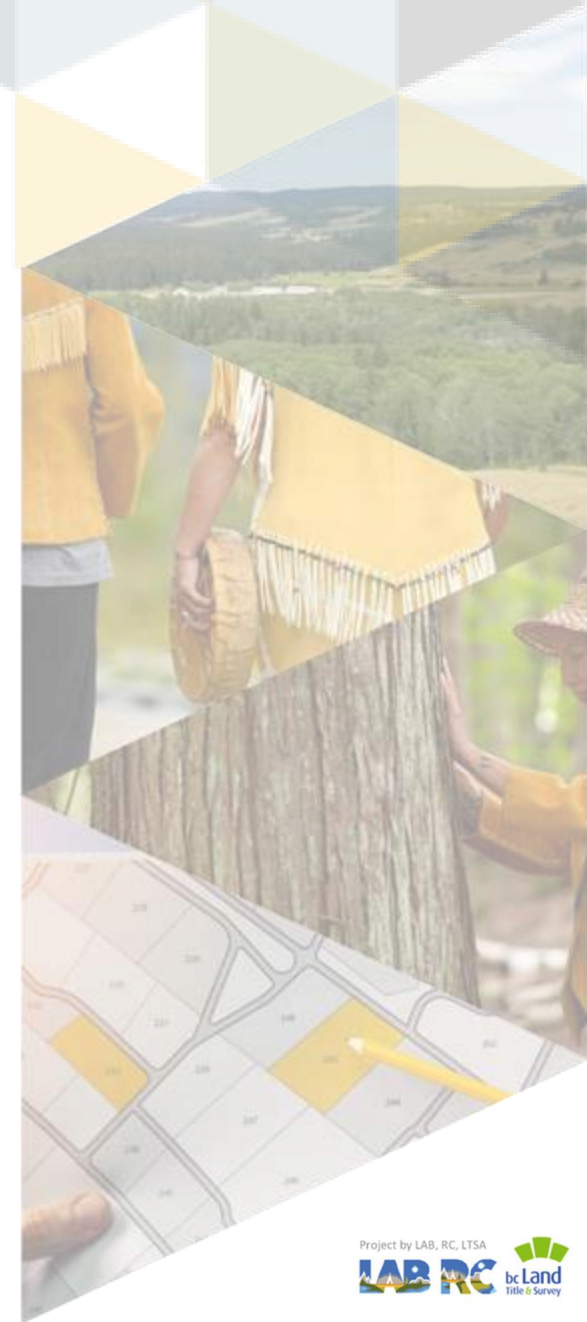
First Nations
Governed

Service
Oriented

Trusted

Comprehensive

Sustainable



FNLGR High Level Timeline

	Current Year	Year 2	Year 3	Year 4	Year 5
THEME	Build & Regulations	Build & Operations set up	Build & Transition	Transition	Transition
Build	Build IOC		Build FOC	Ongoing System Sustainment	
Testing	User Testing		User Testing		
Transition		Pilot Project	First Wave	Ongoing Transition of ready First Nations	
Regulations	Regulations Drafting		Approved		
Training	Strategy	Training Material		Deliver Training to Users	
Governance	Establish Governance	Set up Operations Staff			
Launch Activities	Operations set up and staffing	Funding Approved		Registry in Operation	
Funding	Current Funding		Operational Funding Required		

Today

Milestone:
Registry Goes Live

Milestone:
Registry Fully Built

Launch Registry

IOC: Initial Operating Capabilities
FOC: Fully Operational Capabilities

Build & Design

Goal: Expand available land information

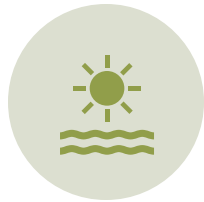
New FNLGR items with respect to the FNLRS are highlighted in white



Build Plan for Initial Operating Capability (IOC)



Two-year **Build Plan**



Must-have features
Fall 2025



Three-month
Release Plans



Set expectations for
software delivery

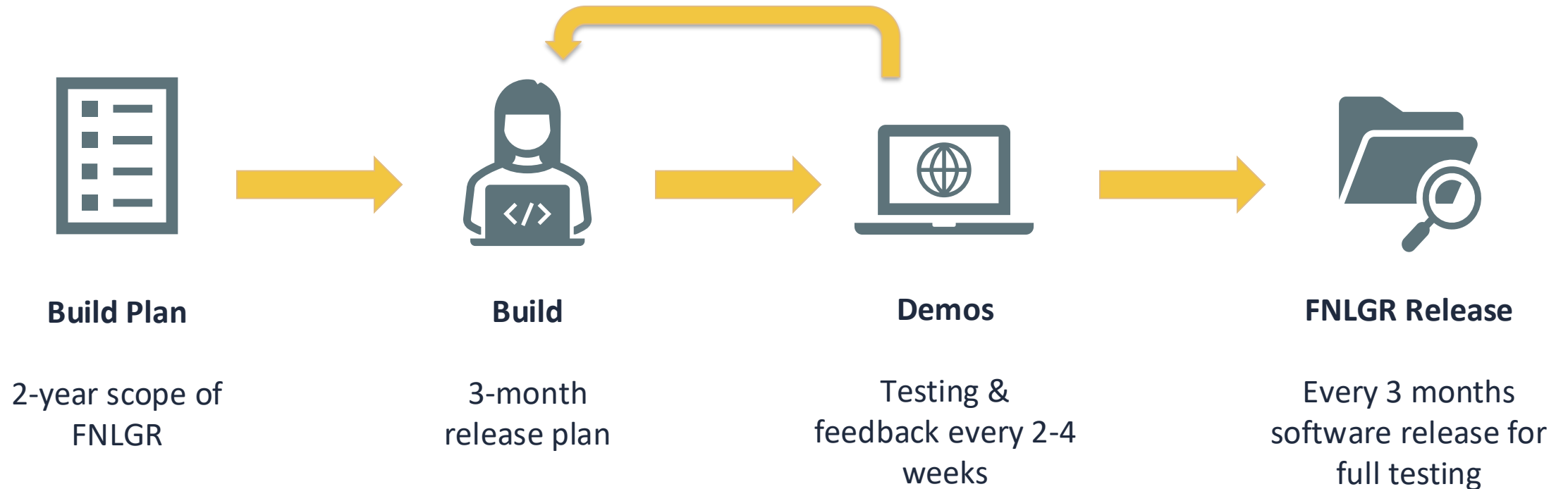


Quarterly
review & update



FNLGR Development Process

Collaborate to Build a Registry That Meets Your Needs

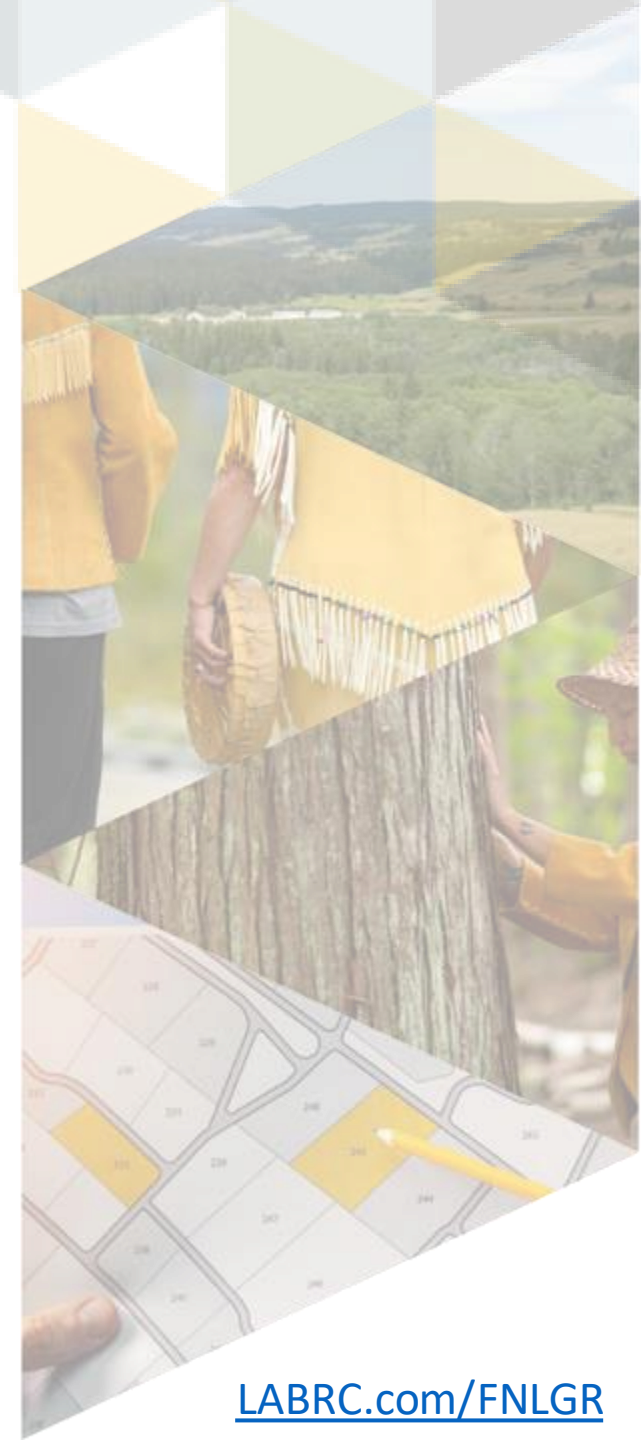


FNLGR Engagement



RC Team	Brokenhead Ojibway Nation	Chippewas of Georgina Island	Chippewas of Rama First Nation	Flying Dust First Nation	George Gordon First Nation	Hiawatha First Nation	Kwantlen First Nation
<ul style="list-style-type: none"> • Andrew Beynon • Leeanna Rhodes • Angie Derrickson • Rob Pinkerton • Kara Zemel • Dean Bear • Lise Steele • Leana Farlam • Hugh Benevides • Reuben Danakody • Alan Cunnane 	Kwikwetlem First Nation	Lac La Ronge Indian Band	Long Plain First Nation	Lower Nicola Indian Band	Madawaska Maliseet First Nation	Magnetawan First Nation	McLeod Lake Indian Band
RC Test Group	Membertou First Nation	Miawpukek Band	Mississaugas of Scugog Island First Nation	Moose Deer Point First Nation	Muskoday First Nation	Musqueam Indian Band	One Arrow First Nation
<ul style="list-style-type: none"> • Brittany Hall • Heather McIntyre • Joey Fulton • Katharina Trottier • Kiley Shebageget 	Opaskwayak Cree Nation	SAY - Aitchelitz First Nation	SAY - Skowkale First Nation	SAY - Yakwekwioose First Nation	Seabird Island Band	Sheshegwaning First Nation	Shuswap First Nation
LTSA Team	Soohwahlie First Nation	Swan Lake First Nation	Tsawout First Nation	Tsleil-Waututh First Nation	Tzeachten First Nation	We Wai Kai Nation	Westbank First Nation*
<ul style="list-style-type: none"> • Gregory Steves • Criag Utian • Vipin Thomas • Dave Rachman • Duncan Fraser • Eric Liu 	Whitecap Dakota Nation*	Williams Lake First Nation	FNLGR First Nation Focus Group				
<i>Thank you for your participation!</i>							

FNLGR Demo



FNLGR Organization Establishment and Progress Goals

Establish FNLGR
with initial board
and staff

Advance
technology build
and draft
legislation

Objectives

Establish
FNLGR
organization
with board
and staff

Build capacity
for registry
operations

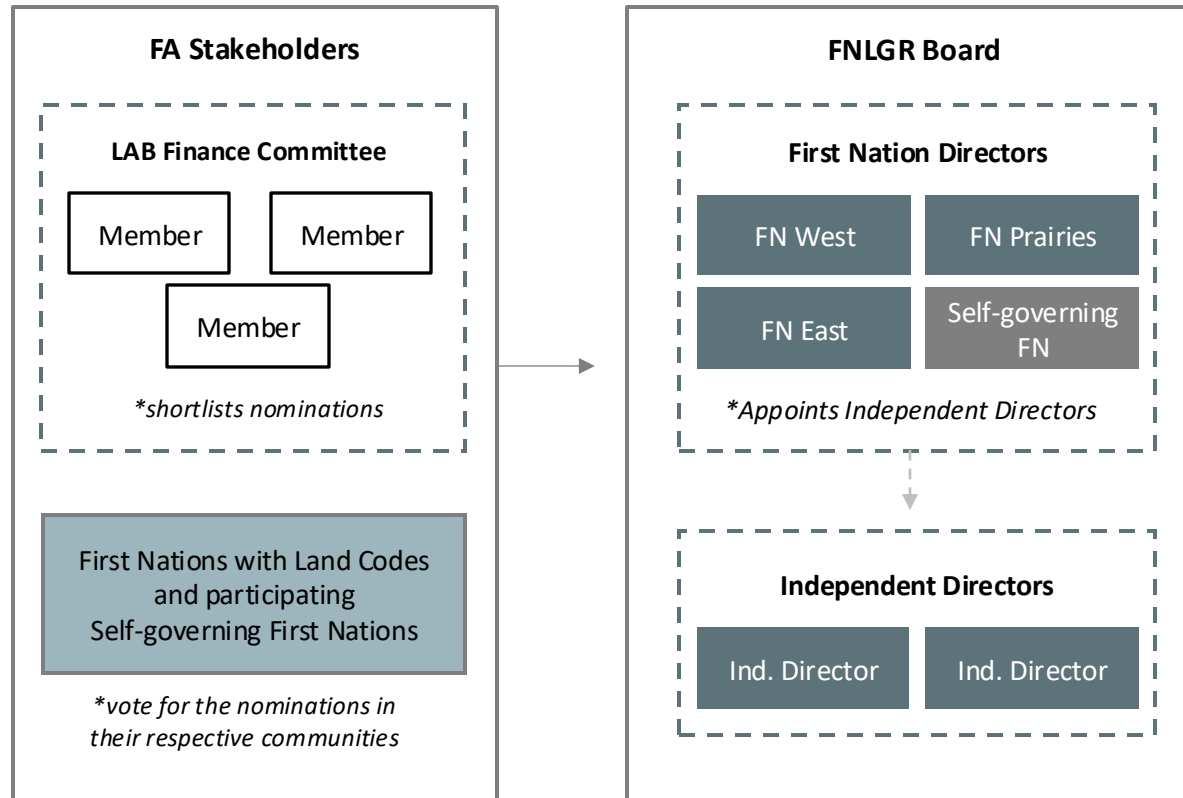
Draft
regulatory
framework
changes

Engage with
First Nations
and
stakeholders

Demonstrate
commitment
to leadership
and
governments

Continue
technology
build with
First Nations'
input

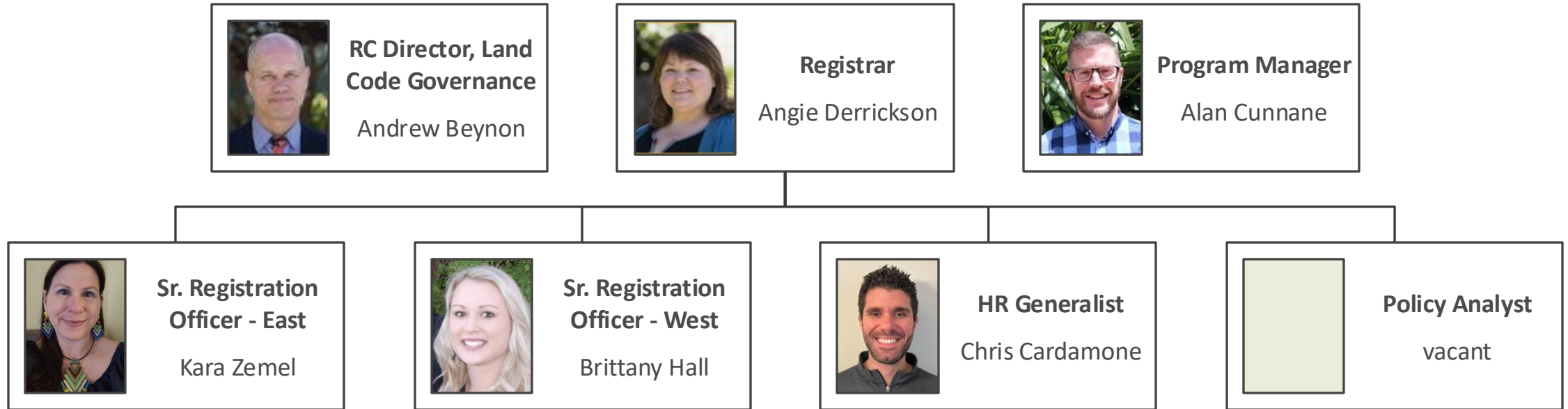
FNLGR Corporation & Board of Directors



FNLGR BOD Nominations

- [FNLGR Board Nominations](#)
- Applications Closed (Nov 4)
- Application Review (Nov 28)
- Final Selection by Operational & SGA First Nation Regional Votes (Dec 10-20)
- Announcement (TBD)

FNLGR Organizational Chart



Support Team

- Leeanna Rhodes, GIS Specialist
- Rob Pinkerton, Survey Advisor
- Luke Forbes, Legal Survey Analyst
- Hugh Benevides, Counsel, LC Governance
- Leana Farlam, TMPD Manager

Other positions will continue to be identified based on staffing needs moving forward.

Legislative & Regulatory Matters

To ensure independence, autonomy and economic prosperity for First Nations through FNLGR, the LABRC is asserting the following key strategic regulatory and policy positions:

FA Amendments

- Amend FAFNLMA to remove First Nations lands from Canada's registry and transfer them to FNLGR.
- Amend the Framework Agreement to enforce FNLGR regulations and authorize the operation of the new registry.

Registry Regulations

- FNLGR Regulations developed by LAB (not Canada) to include:
 - ✓ Application for Registration
 - ✓ Registration of Interests
 - ✓ Registration of Plans
 - ✓ Effect of Registration
 - ✓ Application to Rescind Registration
 - ✓ Lands Added to or Removed from Reserve
 - ✓ General Index

Privacy & Security

- The Federal *Privacy Act* will not apply to the new FNLGR.
- FNLGR regulations authorize ongoing information transfer by Canada without additional agreements.
- FNLGR regulations ensure safe, secure, and legally compliant information transfer.
- Partnership with LTSA will establish advanced security controls that exceed Canada's current system.

Roles & Responsibilities of the Registrar

Authorities under the FA Legislation and FNLGR Regulations



Registry
Administration



Support for
First Nations



Compliance &
Standards



Land Management
Facilitation



Education &
Outreach



Stakeholder
Coordination

FNLGR Fees & Cost Recovery

Part of the 2026 operational funding budget submission is to quantify the socio-economic impacts of a modern, digitized First Nations land registry system.

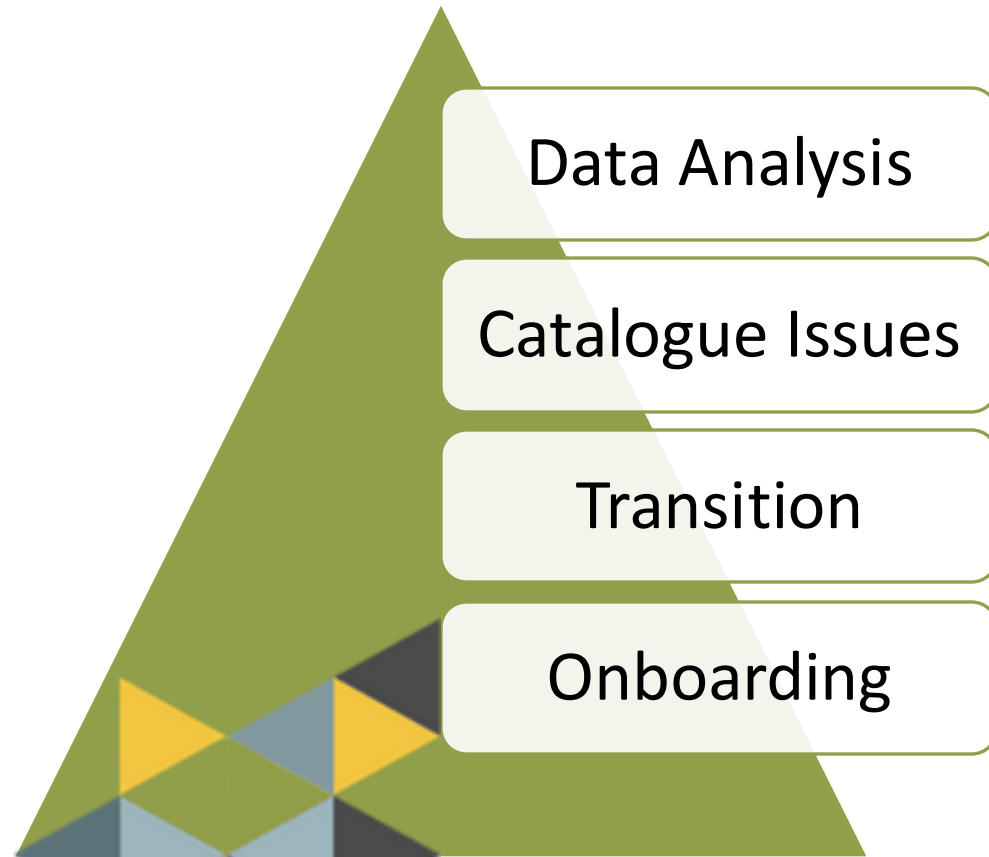
Economic Benefits Study

- Key Benefits
 - More efficient land transactions with less uncertainty.
 - Easier access to credit via clear land interests.
 - Stronger tenure security boosting reserve investment.
 - Improved community planning with accurate records.
 - Reduced liability from system errors.
 - Enhanced economic opportunities through efficient land administration.

Fee Structure Review & Cost Recovery

- Goals:
 - Align fees with the regulatory framework.
 - Balance accessibility with sustainable operations.
 - Match service standards of other Canadian land registries.
 - Consider exemptions for First Nations and their membership.
 - Include both submission and search/product fees.

FNLGR Transition



Pilot Phase

- Begins with 5 First Nations from Focus Group
- Pilot will test and refine the transitional process
- A wide range of land transactions will be selected
- This phase requires dedication and commitment
- Anticipate longer timelines during the pilot phase
- Supports next phases to have smoother processes

FNLGR Training & Support

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

- 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

Capacity Building and Training



- 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

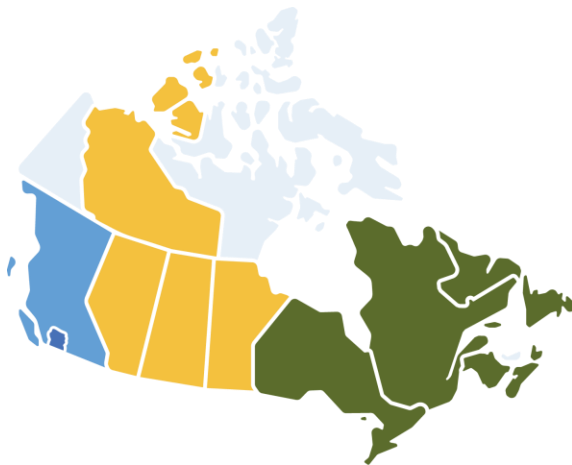
Transitional Workplan



FNLGR Launch Activities

Regional Open Houses

Details are now available, visit our website for more information.



West Region

- **January 29-30, 2025**
River Rock Resort & Casino - Richmond

Prairie Region

- **February 5-6, 2025**
Grey Eagle Resort & Casino - Calgary

East Region

- **February 26-27, 2025**
Courtyard Toronto Downtown - Toronto

Online Registration: labrc.com/events

Moving Forward





www.LABRC.com/FNLGR