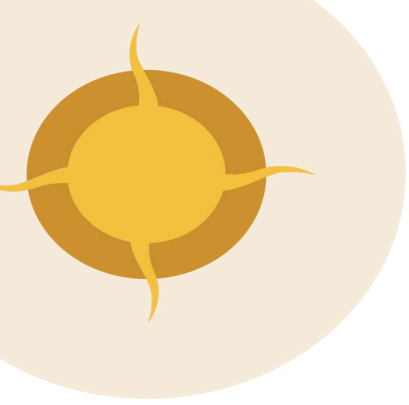




Registry & Land Interest Considerations

Presented by:

Brittany Hall (FNLGR Senior Registration Officer) &
Rob Pinkerton (RC Survey Advisor)



Presentation Overview

- Land Registry Considerations: The Importance of Research
 - Using the Public Site
- Land Registry Considerations: The Importance of Registration
 - Types of interests (First Nation/Member/Development)
- Land Surveys – A critical role in land development



Land Registry Considerations: The Importance of Research

Consulting the First Nation Land Office

A critical initial step in the development process



Parcel Research

Legal Surveys

Registered Interests

First Nation records
for outstanding
issues

**First Nations Laws,
Plans, and Policies**

**Land Development
Procedures**

Land Registry Systems

Acquiring an Interest in First Nation Land

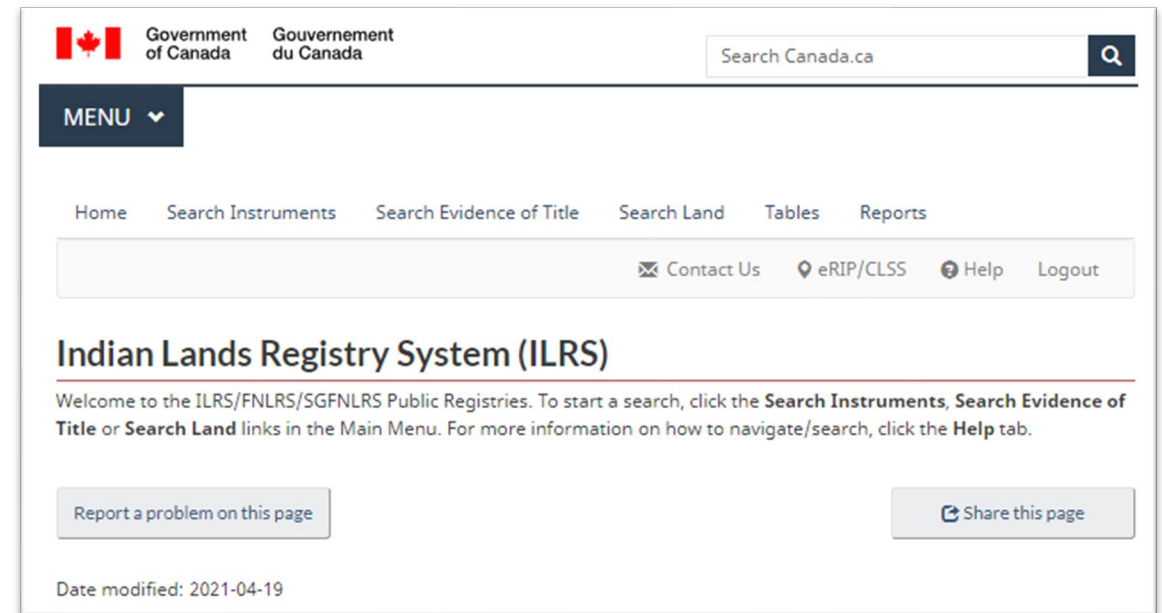
- In accordance with First Nation's Land Code
- Has proper approvals required under Land Code
- Submitted to the First Nation for registration in the First Nation Land Registry System (FNLRS)

First Nation Land Office

- Contact the First Nation for applicable Laws, Policy and Procedure (Forms, Checklists, Fees, etc.)
- Each First Nation will have their own processes for proposed developments and registration of interests

ILRS-FNLRS-SGFNLRS Public Registries

- maintained by Canada and accessed online
https://services.aadnc-aandc.gc.ca/ILRS_Public/home/home.aspx



ILRS-FNLRS-SGFNLRs Public Site



Government of Canada
Gouvernement du Canada

Search Canada.ca

Q

MENU

Home > Reports

Registry:
FNLRS
ILRS
SGFNLRs

Home Search Instruments Search Evidence of Title Search Land Tables Reports

Contact Us eRIP/CLSS Help Logout

Reports

Search Criteria:

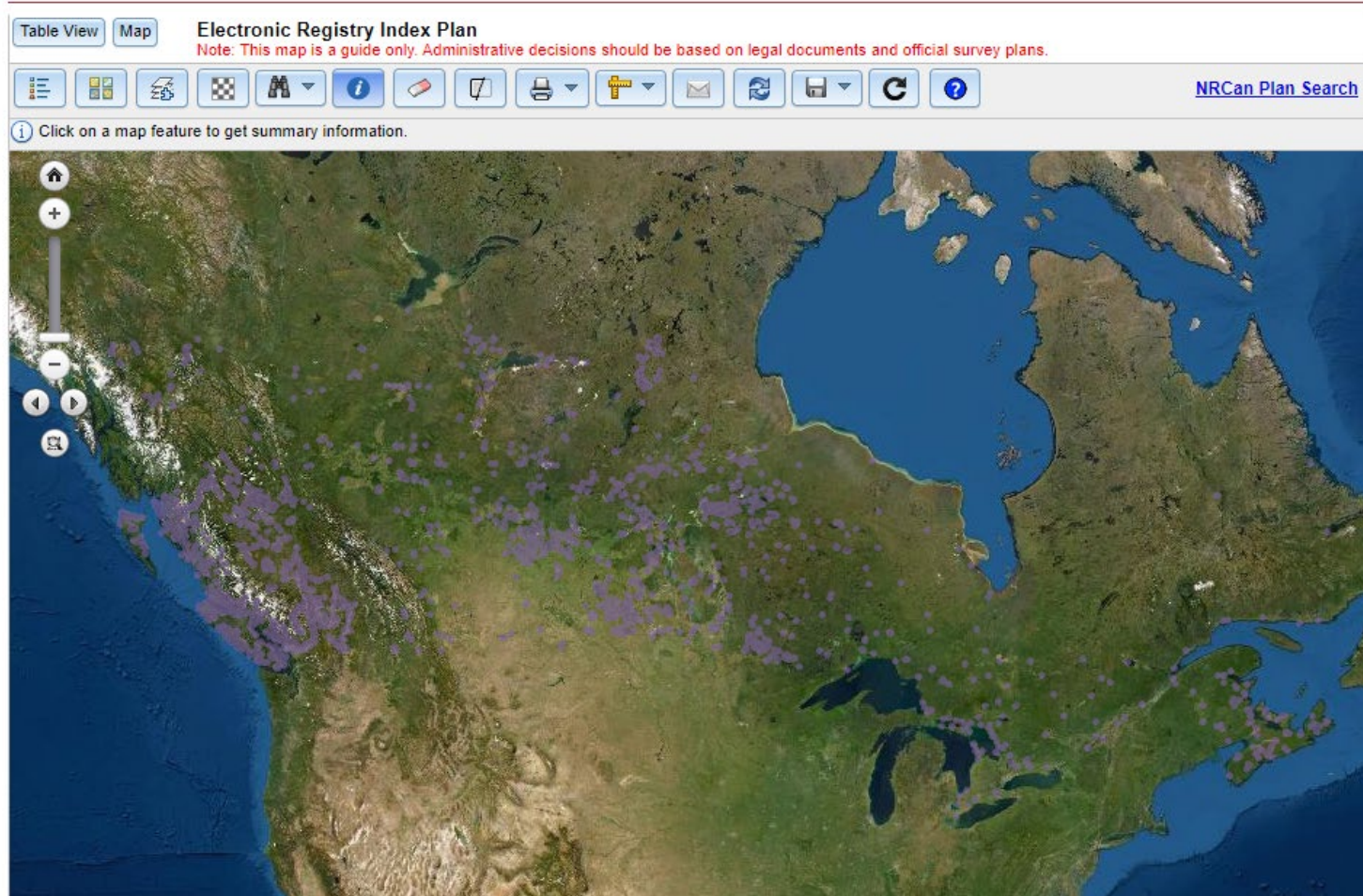
- Identify Registry
ILRS, FNLRS, SGFNLRs
- PIN - Parcel Identification Number
- Legal Description
- First Nation
- Reserve
- Plan Type
- Plan Number
- Instrument Date

Advanced Search Criteria

- Grantor / Grantee
- Instrument Type
- Instrument Date
- Parcel Status
- Registration Date

ILRS-FNLRS-SGFNLRS Public Site

eRIP



Legend

- Parcels
- Annotations
- Indian Reserve

Map Tools

- Base Map Gallery
- Manage Layers
- Layers Transparency
- Find
- Information
- Selection
- Print
- Measure
- Email
- Save
- Help

ILRS-FNLRS-SGFNLRS Public Site

Canada Lands surveys:
Tools and data

[Survey Standards](#)

[Survey Plan Search](#)

[Survey Project Search](#)

[Map Browser](#)

[Grid Converter Tool](#)

[Well Offsets Tool](#)

[Cadastral Data](#)

[Getting a Survey Done](#)

Survey Plan Search



Please refer to the [Survey Plan Search user guide](#) (PDF, 1.14MB) for more information on the tool.

See our [placemat](#) to help choose the right tool.

For definition of search attributes, hover your cursor over the word.

Keyword

Plan Number, Title, Description

Plan Number

Search starts after first 2 characters typed.

Related Plan

Search starts after first 2 characters typed.

Survey Plan Search

- Plan Number
- SGB Number
- Surveyor
- Date

Filter search

- Province/Territory
- Survey Plan Type
- Survey Plan Purposes

Tools and Data

- Survey Standards
- Survey Plan Search
- Survey Project Search
- Map Browser
- Grid Converter Tool
- Well Offsets Tool
- Cadastral Data
- Getting a Survey Done

Land Registry Considerations: The Importance of Registrations

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



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 ~~right of way~~ 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

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:

1. Applicant Information:
Name:

Tzeachten First Nation
Tzeachten (TZFN) Lands Register
Form No. TZFN-02-B (Non-Member)
(FORM AS OF July 1, 2010)

FOR OFFICE USE ONLY:
APPROVED AS TO THE FORM BY THE REGISTER OF LANDS PURSUANT TO THE TZEACHTEN FIRST NATION LAND CODE
Signature:
Date:

GENERAL INSTRUMENT - PART 1

1. APPLICATION
Name of Person Holding Interest to be Registered or Transferred:
Address:
Phone No.:
Email Address: **MUST BE SIGNED** By Applicant, Applicant's Solicitor or Agent or this will not be registered

2. PARCEL IDENTIFIER
PIN:
Lot No.:
Plan No.:
Reserve Name & No.:

3. NATURE OF INTEREST
Description (Type):
Person Entitled:

4. TERM
Part 2 of this instrument

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

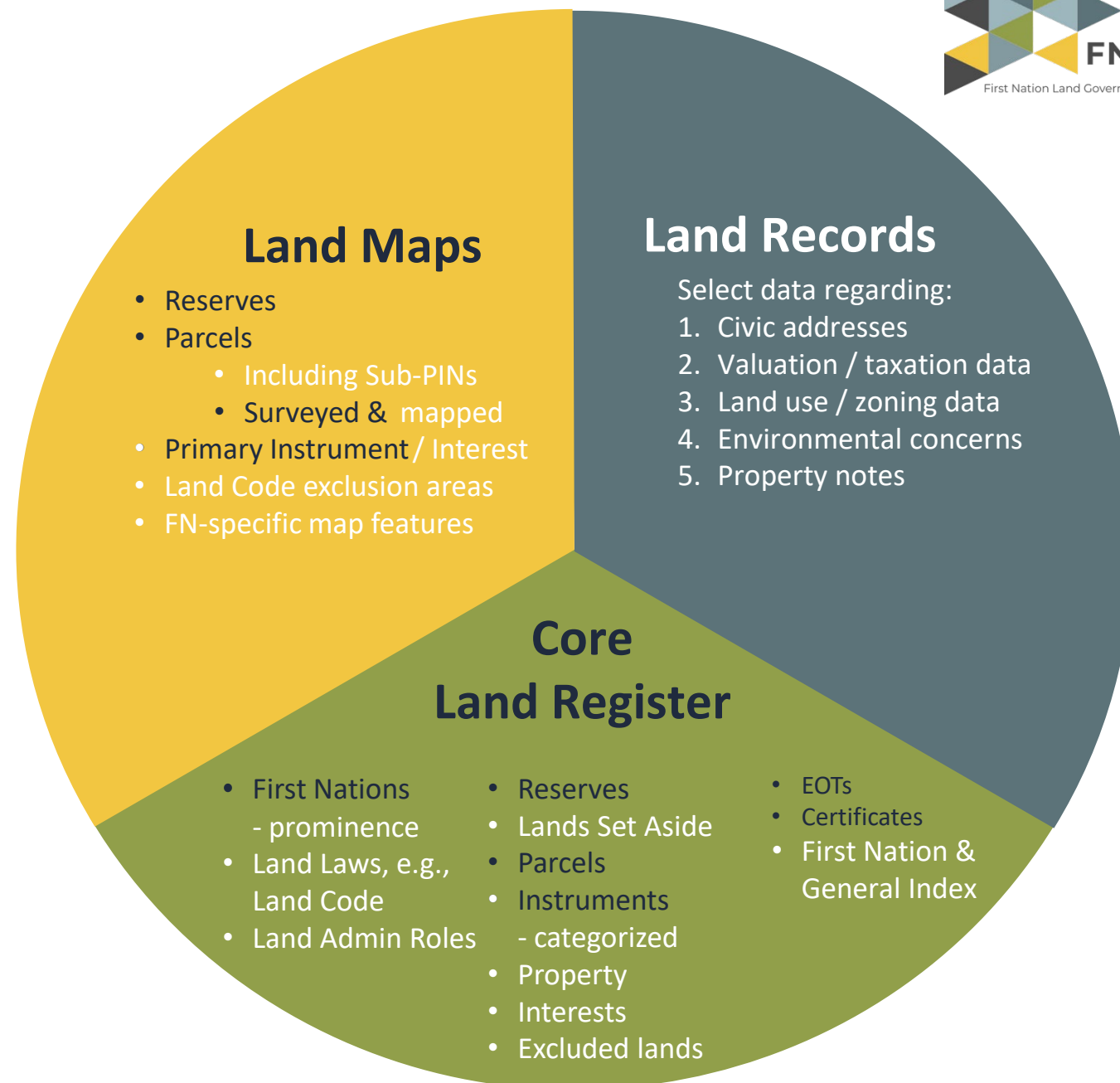
Please note we have a **3 business day turnaround (processing) time**.
Please make all cheques payable to "Tsleil-Waututh Nation".

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

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 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

FNLGR



Land Surveys: Critical Role in Land Development



“Laying the Foundation”

Why is a survey recommended for land development?

A survey informs the engineering design throughout the project.

Begin the project with accurate data.

This includes:

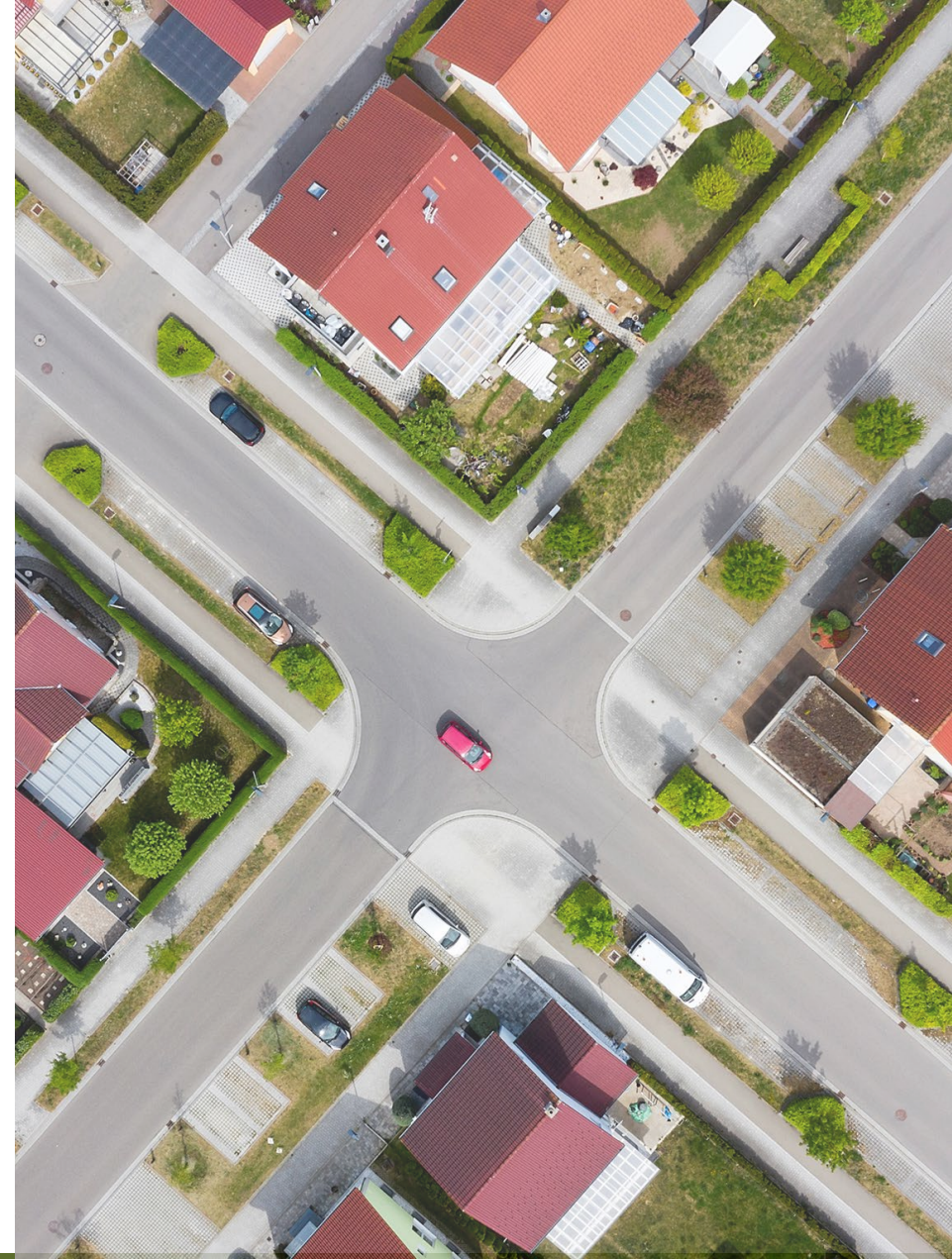
- **Boundaries**
- **Project control**
- **Topography**



Boundary Identification

Boundary identification is a fundamental step in any land development project.

The survey provides a clear identification of project limits ensuring all project partners are working with the same boundary data.



Project Control

What benchmarks are established on the site?

What datum did the design use?



Image Source: <https://celebrating200years.noaa.gov/magazine/tct/welcome.html>

Topographical Information

Surveys showing the natural and man-made features is vital for planning.

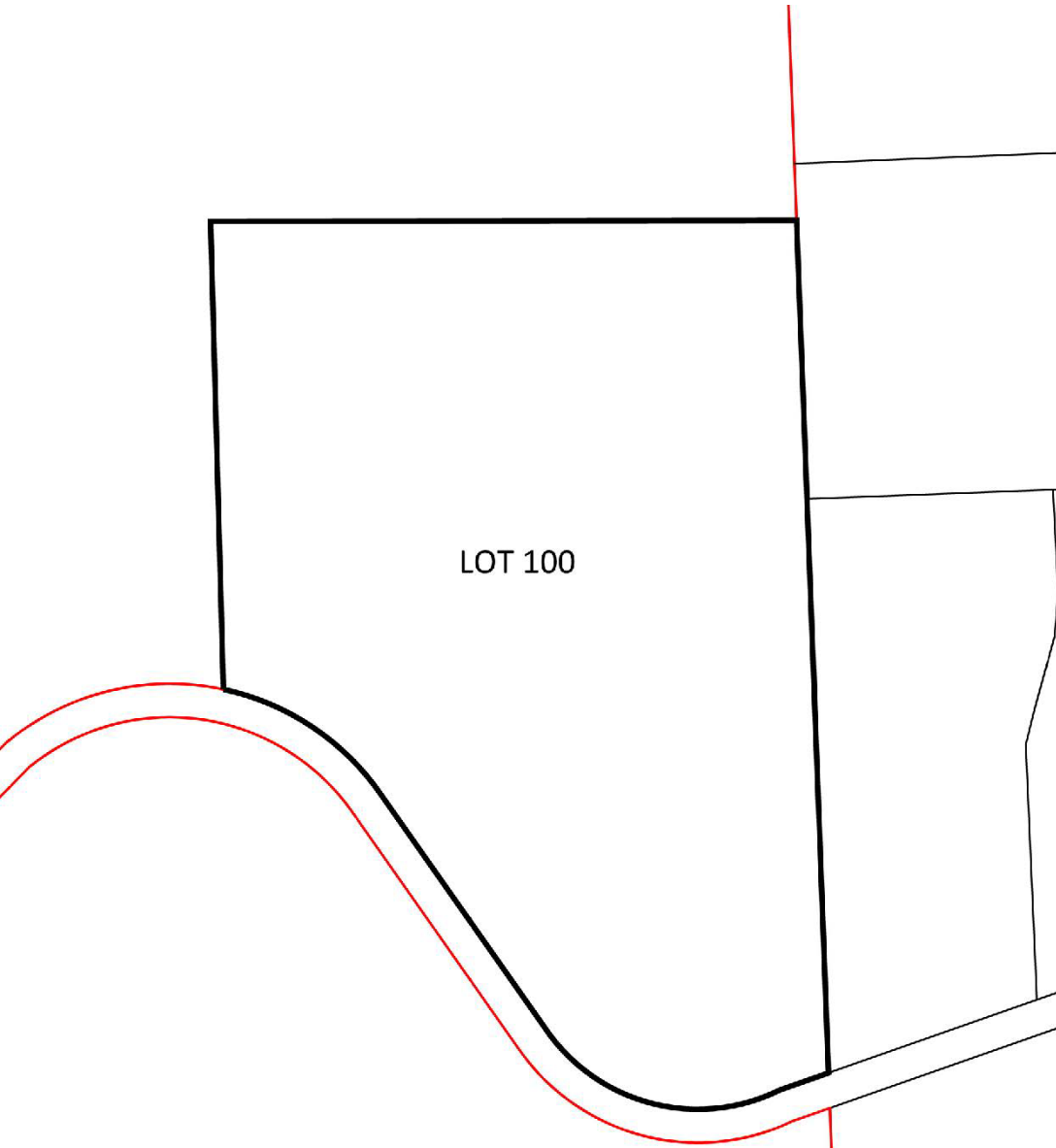
Accurate topographical information reduces unexpected issues that can impact costs, schedules and future modifications.



This Photo by Unknown Author is licensed under CC BY-SA

What can go wrong?





Proposed Development

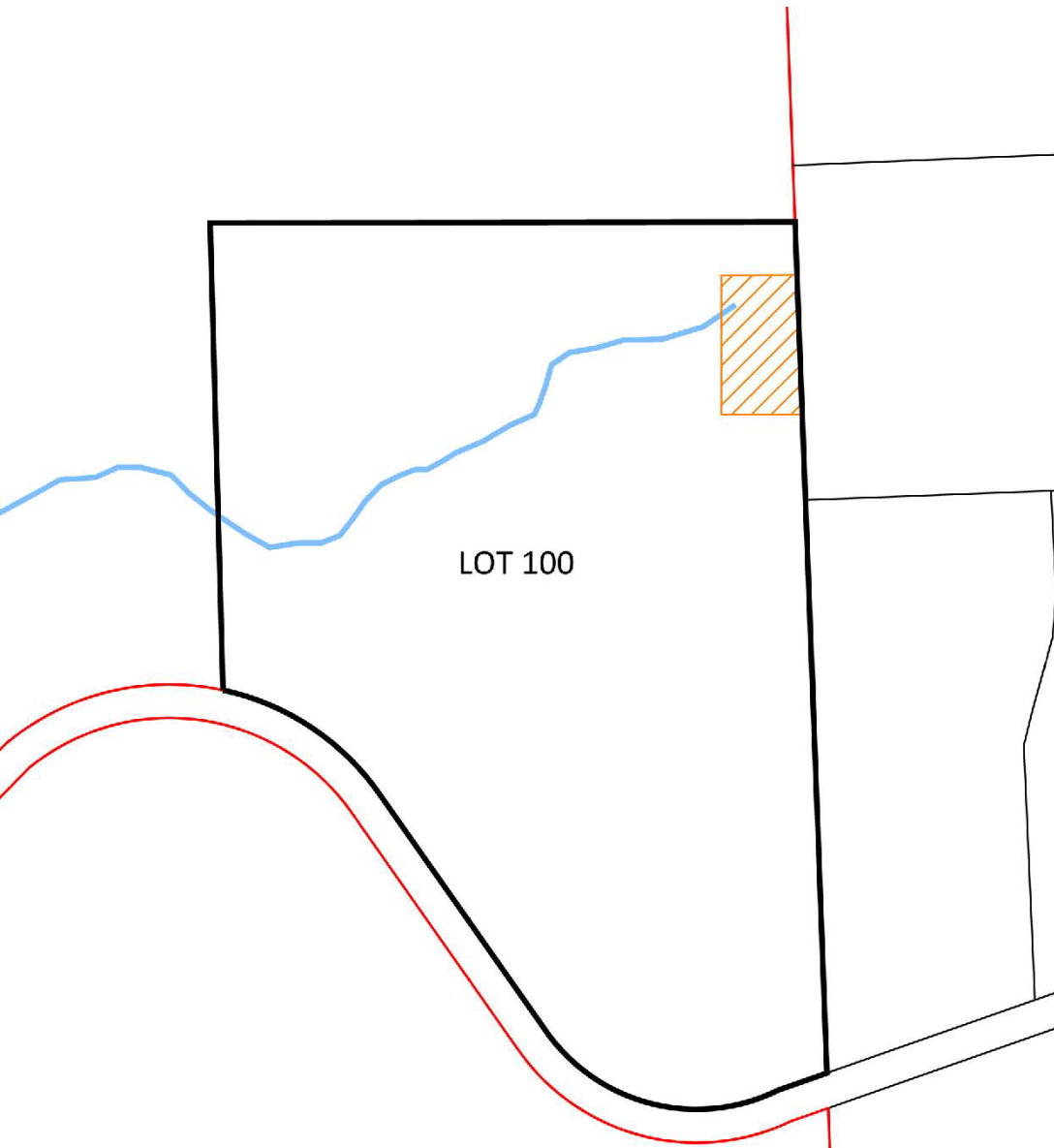
Developing Lot 100



Proposed Development

Developing Lot 100

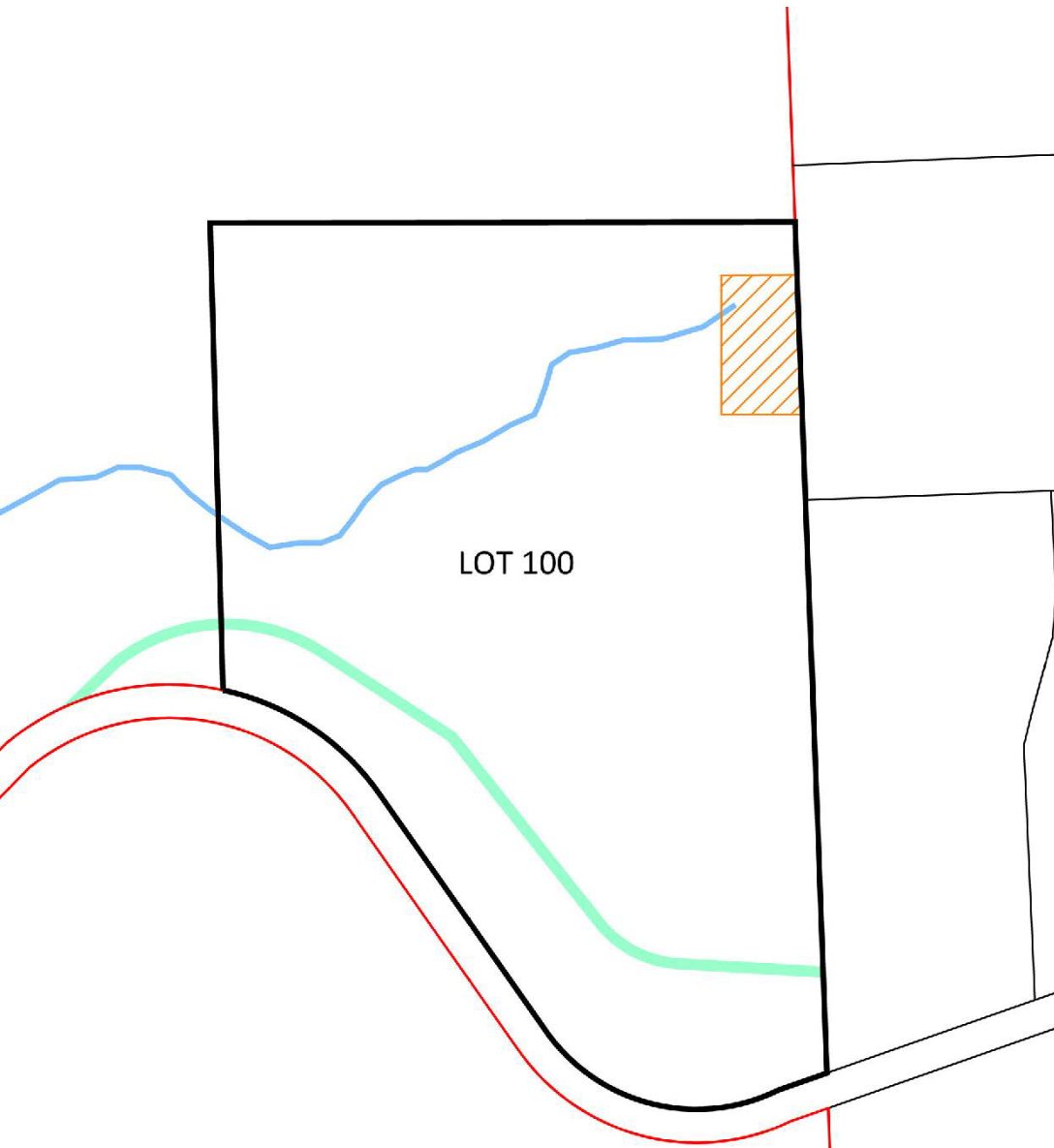
- Drainage channel running through Lot 100



Proposed Development

Developing Lot 100

- Drainage channel running through Lot 100
- Encroachment along eastern boundary



Proposed Development

Developing Lot 100

- Drainage channel running through Lot 100
- Encroachment along eastern boundary
- Old Road bed near southern boundary



Proposed Development

Developing Lot 100

- Drainage channel running through Lot 100
- Encroachment along eastern boundary
- Old Road bed near southern boundary

Beginning with Confidence

- Surveys can help reduce long-term costs, prevent legal disputes, avoid redesigns and enhance project efficiency.
- Determining property boundaries, assessing topography and terrain, showing existing utility and easement locations give clarity to the design team.



You can pay now or pay later!

Planning with good data
helps avoid rework and
potential problems.



Contact Information

Survey Support

Rob Pinkerton, Survey Advisor

rob.pinkerton@labrc.com

FNLRS Support

Leana Farlam, TMPD Manager

leana.farlam@labrc.com

FNLGR Support

Angie Derrickson, Registrar

angie.derrickson@labrc.com

Questions & Discussion



Thank you

