

PIMACHIOWIN AKI – COMMUNITY LAND USE PLAN

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1.0 INTRODUCTION

In 2012, we, the Chippewas of Georgina Island First Nation, began the process of drafting our Community Land Use Plan, with support from Landmark Associates. In 2015, we revised the plan with Incite Planning. The plan was again updated in 2018, by a Lands Advisory Committee convened for the purpose of adding more recent land studies, improving readability, and better aligning the plan with the community's vision.

In 2023, we updated this draft once again to create a workable living document, that can be used by our Nation's staff, leadership, and community members alike. We built upon the previous versions of this plan, with further community input, to create this Community Land Use Plan, our *Pimachiowin Aki – The Land That Gives Life*. We are being supported in this work by Shared Value Solutions Ltd. In 2026, we are updating this draft to work alongside the Community Land Use Law prepared by Falls Law Group to allow for enforcement of both the plan and the law.

1.1 PURPOSE

Our People describe Georgina Island First Nation as a closeknit community of good people and a beautiful place. Our ancestors have lived on and stewarded the lands around Lake Simcoe since time immemorial. As we do today, our ancestors worked to live in balance with the lands and waters we call home, preserving our culture and community, in harmony with the natural beauty of Georgina Island and with the plants and animals that also call this land home.

Through input from our Band members during the creation of this Community Land Use Plan, we also heard that many of our people would like to see more affordable housing and sustainable infrastructure in our community. This development would allow our community to grow and for off-reserve members to return home. In this Community Land Use Plan, we strive to balance the importance of preserving our cultural heritage and the natural beauty of our lands with responsible and sustainable development that will support our People for generations to come.

Our Community Land Use Plan will help facilitate and streamline the growth and development of our community in a way that reflects the interests of the members of the Chippewas of Georgina Island First Nation and the land base we live on. It is intended to guide our stewardship and development of our reserve lands, including Georgina Island, Snake Island, Fox Island, Virginia Beach Marina, and any lands that we add to our reserve base in the future.

1.2 HOW TO READ THIS PLAN

The Community Land Use Plan belongs to all Georgina Island Band members and is a record of our collective commitment to our lands and waters. To reflect our ownership of the Community Land Use Plan, it has been written from the perspective of all Georgina Island Band members, using “we” and “our.”



The Community Land Use Plan should be read in conjunction with the Community Land Use Law for a complete understanding of the planning guidelines, designations, and policies that apply to our reserve lands.

If you are reading the Community Land Use Plan to understand the policies and guidelines that apply to a specific parcel of land or for a proposed development, follow these steps:

1. Locate the land in question in Appendix A to determine what use the land has been designated for. A land use designation determines what types of development and activities are either permitted or discouraged on that land, based on our vision for the future of our community.
2. Once you know the designation, find and review the relevant guidelines in the appropriate Land Use Designations (Section 4.2) to understand what land uses are appropriate for the parcel in question and which land uses are discouraged.
3. Review the relevant General Protections and Guidelines (Section 4.1) as they apply to the land use you are considering. The Environmental Protection Guidelines, Climate Change Adaption Guidelines, and Infrastructure Guidelines apply to all land use designations and potential land development.
4. Once you have reviewed the relevant sections of the plan and would like to proceed with a land use application, review the Land Use Permit Applications (Section 5.0) procedure and contact the Lands Department to get started.

The Community Land Use Plan should be read in conjunction with the Community Land Use Law for a complete understanding of the planning guidelines, designations, and policies that apply to our reserve lands.

1.3 STRUCTURE OF THIS PLAN

The following describes the purpose of each section of our Community Land Use Plan:

Section 1.0 (Introduction): Information about the purpose of the Community Land Use Plan, and directions for how to read the plan.

Section 2.0 (Chippewas of Georgina Island First Nation): Information about our lands, our community and our current membership trends.

Section 3.0 (Envisioning the Future): Our vision for our future and the guiding principles that will inform how we make decisions over our lands and waters for our collective future.

Section 4.0 (Land Use Guidelines and Designations): Contains the policies and guidelines that apply to all of our lands, as well as details about accepted uses within each land use designation. This



section provides the direction that our Lands Department and Chief and Council will consider when evaluating land use applications. It contains guidelines and recommendations for environmental protection and climate change adaptation, protecting our cultural heritage, economic development, transportation and trails, recreational spaces, and infrastructure.

Section 5.0 (Land Use Permit Applications): Information about the process that Band members and non-members will follow when applying for Land Use Permits. This section includes information about the Environmental Review and Assessment processes, and the process for appealing decisions.

Section 6.0 (Review and Amendment): Details how Georgina Island First Nation may update and make changes to the Community Land Use Plan. It outlines the steps we will take to ensure that the plan is regularly reviewed and updated to ensure that it is always current and continues to reflect the vision and values of our membership.

Section 7.0 (Compliance): Explains how Georgina Island First Nation will work to ensure all land users on our lands follow the policies and guidelines set out in our Community Land Use Plan.

Section 8.0 (Implementation Strategy): Explains how to implement the Community Land Use Plan and includes recommended actions that will further strengthen the governance and management of our lands.

Section 9.0 (Definitions): Definitions for terms that are used throughout this plan.

Section 10.0 (Reference List): Sources cited throughout this plan.

Appendix A: (Land Use Designations Maps): A map of Georgina Island First Nation's lands that shows where the land use designations described in Section 4.0 (Land Use Guidelines and Designations) apply.

Appendix B: (Additional Development Requirements): Supplementary development requirements for accessory buildings and structures (boathouses, boat launches, garages, utility sheds, etc.). It also outlines transportation standards (minimum right-of-way, lane widths, etc.).

Appendix C: (Land Use Designations for Hadden Road): A map of Hadden Road that shows where land use designations apply.

Appendix D: (All Additions to Reserve Parcels): Maps that show all properties owned by Georgina Island First Nation that are currently in the additions to reserve process.

Community Land Use Law: the law that accompanies the Land Use Plan for the purposes of enforcement.



2.0 CHIPPEWAS OF GEORGINA ISLAND FIRST NATION

We, the Chippewas of Georgina Island First Nation, are an Anishinaabe Nation on the southern shores of Lake Simcoe (see Figure 1: The regional context of Georgina Island, home of the Chippewas of Georgina Island First Nation, on the southern shore of Lake Simcoe, and within 100km from the city of Toronto.). Our ancestors have lived in the Lake Simcoe region for hundreds of years. Before moving to Georgina Island, Chief Joseph Snake and our ancestors lived on Snake Island. They were moved to Coldwater in 1830, during the Coldwater Narrows Experiment, and returned to Snake Island six years later. As the community began to outgrow Snake Island, Chief Snake moved the community to Georgina Island.



Figure 1: The regional context of Georgina Island, home of the Chippewas of Georgina Island First Nation, on the southern shore of Lake Simcoe, and within 100km from the city of Toronto.

We have settled three treaties over the course of our Nation's history – the Collins' Purchase of 1778, Williams Treaty of 1923, and the Coldwater Narrows claim, which was settled in 2012. We are a signatory to the Framework Agreement on First Nations Land Management. After the Ratification Vote held in 1997, our Land Code came into force. We exercise our sovereignty through the *Chi-Naaknigewin*, our Nation's constitution.

2.1 THE LAND

Our ancestors have lived on the lands and waters around Lake Simcoe since time immemorial and we continue to live in and steward our lands and waters. However, our Community Land Use Plan focuses solely on the management of the reserve lands as set out in our *Chippewas of Georgina Island First Nation Land Management Code*, which gives Georgina Island First Nation's Council the authority to make Plans respecting our First Nation lands.

Our main community is on Georgina Island, recognized by the federal government as Indian Reserve No. 33. The island is 70% forested and home to over 400 species of plants. It is 1,353 hectares, or 3,342 acres in size, with a population density of 17.9 people per square kilometre. Approximately 500 hectares (39%) of land on Georgina Island is held collectively by the Band, and the rest of the land is held by individual Band members through Certificates of Possession (CPs). We take great pride in Georgina Island.

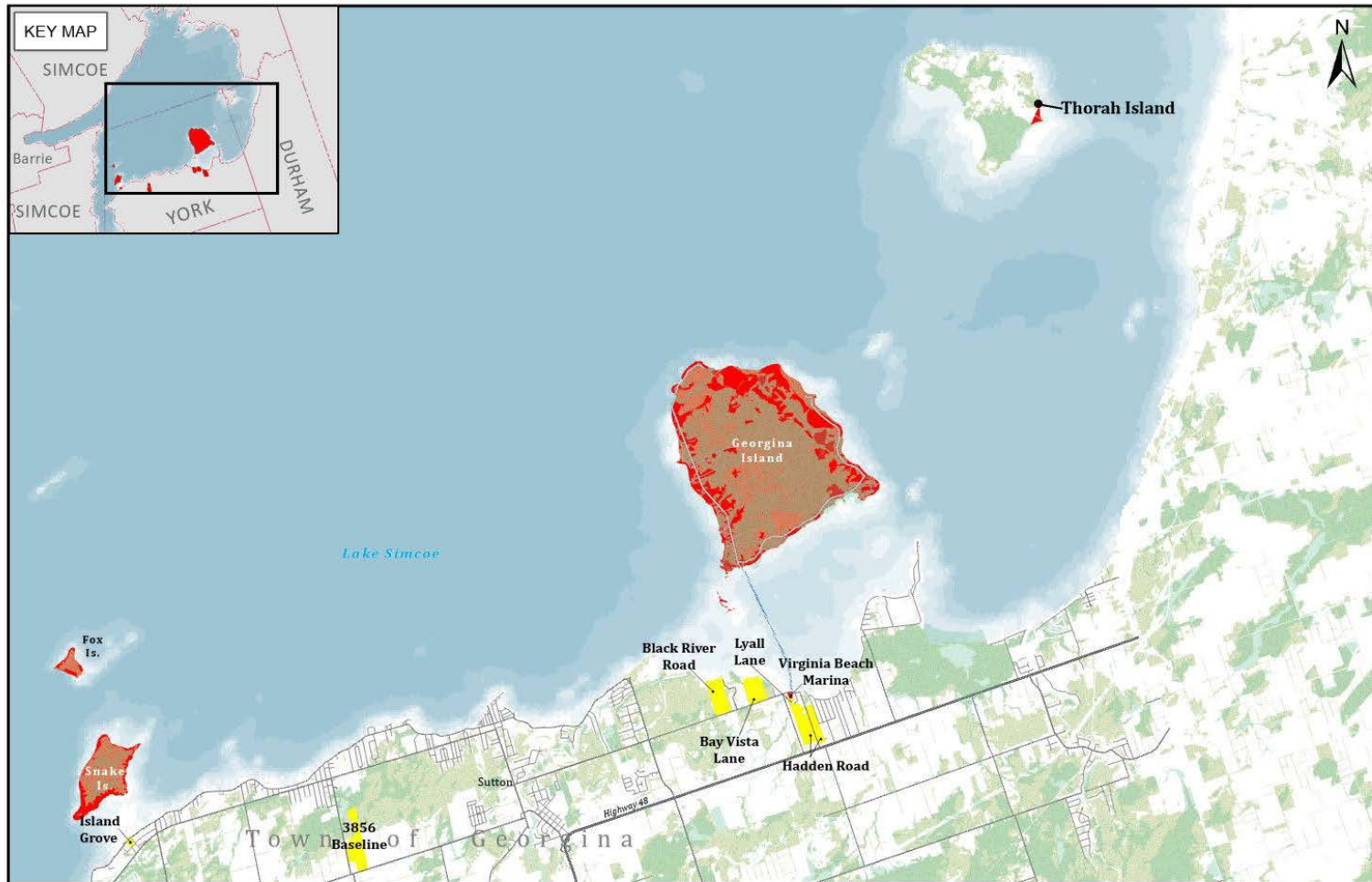


Figure 2: Georgina Island First Nation's welcome sign

In addition to Georgina Island, our reserve lands also include Snake Island (135 hectares), the majority of Fox Island (20 hectares, excluding an RCMP-owned lot on the southeastern point of the island), and the Virginia Beach Marina. While our members live on Georgina Island, lands on Snake Island and Fox Island were classified as "surrendered lands" for leasing purposes and are currently leased out by the Band to cottagers, with the exception of one Certificate of Possession (CP) on Snake Island.

In recent years Georgina Island First Nation has grown our land base by acquiring additional parcels of land on the mainland. These acquisitions include the 3856 Baseline Road property, located south of Willow Beach Conservation Area (34.7 hectares), the 26319 Kennedy Road property (0.29 hectares), the Black River Road property near Sibbald Point Provincial Park (16 hectares), the Hadden Road property (13.4 hectares), the Island Grove property (1.28 hectares), a property at Lyall

Lane (0.93 hectares), and at Bay Vista Lane (23.55 hectares). These lands are currently considered *fee simple* lands and are subject to the provincial and county planning process. All of these properties are indicated on the map below (see Figure 3). We are currently in the process of formally adding these properties to our reserve lands, at which point they will be subject to the Community Land Use Plan.



Produced by the Chippewas of Georgina Island First Nation using information licensed under the Open Government License - Ontario, and Open Government License - Canada.
For illustration purposes only. All distances must be verified by survey.
Map edited by D. Cotton, 2024.

CHIPPEWAS OF GEORGINA ISLAND FIRST NATION

0 0.75 1.5 3 4.5 6
Kilometers

1:125,000

Legend

- GIFN Reserve Land
- Band Owned - In ATR Process
- wetland
- treed area



Figure 3: Map of Chippewas of Georgina Island First Nation reserve lands.

CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
Pimachiowin Aki - Community Land Use Plan

2.2 THE COMMUNITY

There are a number of services on GIFN lands that our members have access to including a community centre, a health centre, Biindigen Wellness Centre, Anishnaabeen Coffee, Niigaan Naabiwag Daycare, Waabgon Gamig First Nation School, Nam'ewigamig Georgina Island Native United Church, Buzzy Big Canoe Memorial Arena, Sandy Beach and splash pad, a transportation building, a water treatment plant, a fire department, police station, public works buildings, administration offices, and the Aazhaawe Simcoe Ferry Landing. Waabgon Gamig First Nation School accomodates kindergarten to grade 5 and houses our community library and a new playground.

Most of our community buildings and residential areas are on the eastern and western shores of the island. Our Lands Department manages the leasing of cottages on three islands. Snake Island has 260 leased cottage properties, Fox Island has 60 leased cottages, and Georgina Island has 120 leased cottages.

Our Georgina Island Water Treatment Plant provides water to around 109 households on Georgina Island. This water supply system has been operational since 1993, using water sourced from Lake Simcoe. Upgrades to our water supply system began in 2022. As of 2024, all band members have access to safe drinking water. This water is collected from a point roughly 345 metres to the west of Georgina Island and is then treated at the water plant. Our commitment to safe drinking water underscores our dedication to the well-being of our community.

The main method that our Band members use for travelling between the mainland and Georgina Island is the Aazhaawe Ferry during the spring, summer, fall, and occasionally winter, depending on the weather conditions. Typically, in the winter months, access is restricted to scoot or ice road travel. The Band-owned and operated ferry has a capacity to accommodate up to 18 cars and around 50 walk-on passengers, providing a vital link that ensures the accessibility and connectivity of the Georgina Island community with the surrounding areas. The ferry travels between Virginia Beach Marina, on the mainland, to Aazhaawe Simcoe Ferry Landing, on the Island. In addition to the ferry, water taxis are available to members. In 2020, Georgina Island First Nation began the impact assessment process for a fixed link between Georgina Island and the mainland; a bridge and causeway. As of 2026, the community voted in favour of a fixed link and the Detailed Project Description was submitted to the Impact Assessment Agency of Canada (IAAC). After review, IAAC decided that no further assessment is required.

Health care is of the utmost importance to Georgina Island First Nation. We are committed to ensuring our members receive good care, despite challenges. During the winter, there are often obstacles in getting to and from the island. The rest of the year, our reliance on a single ferry with limited capacity can pose logistical issues for emergency services. Winter ambulance services face obstacles due to icy conditions and scoot limitations. These circumstances lead to higher costs and barriers for members seeking care.

2.3 MEMBERSHIP AND POPULATION TRENDS

DEMOGRAPHICS

As of 2026, Georgina Island First Nation has around 970 members, of which about 212 members reside on Georgina Island, while 758 members live off the island (Crown-Indigenous Relations and Northern Affairs Canada, 2023). Indigenous Services Canada has registered 970 individuals to the Chippewas of Georgina Island, while there are 855 registered who have gone through the Georgina Island First Nation membership process. Those who have gone through the membership process can vote and hold land.

The Canadian census data shows a consistent decline in the Georgina Island First Nation population from 2006 to 2021 on-reserve (see Figure 4). Over a 15-year span from 2006 to 2021, our population experienced a gradual decline at a yearly rate of 2.3%. During the last two census periods, we observed a population percentage change of -5.1% between 2011 to 2016 and a population percentage change of -11.5% between 2016 and 2021 (Statistics Canada, 2016; Statistics Canada, 2021**).

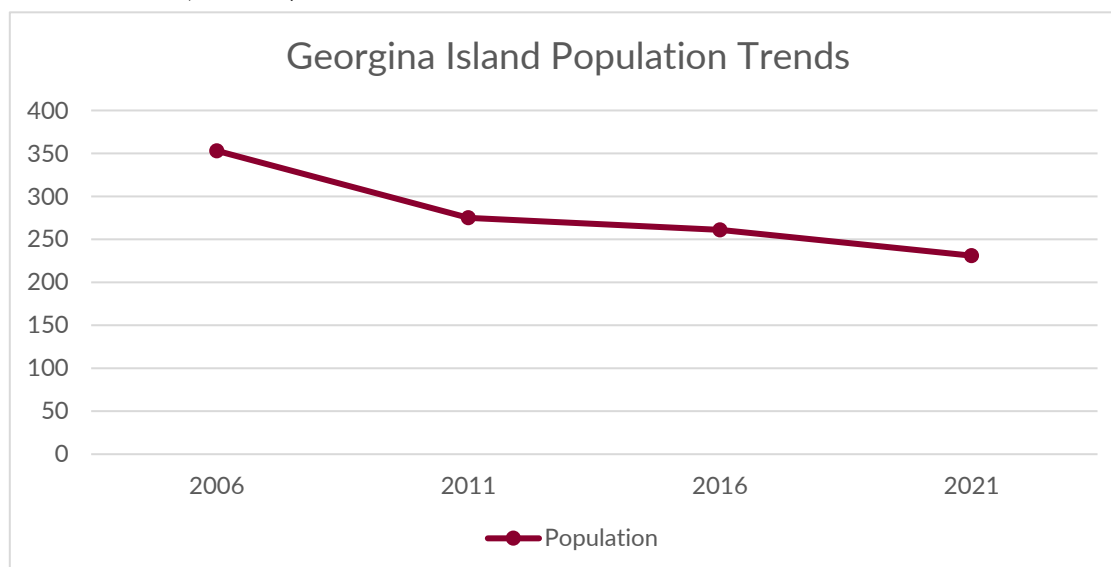


Figure 4: Population Trends on Georgina Island from 2006 –2021.

**Statistics Canada data may be unreliable due to the accuracy of census surveys

EDUCATION

In 2021, almost all of our members over the age of 15 held a high school diploma or equivalent (Statistics Canada, 2023). Within our community in 2021, 7.8% of individuals over the age of 15 had a bachelor's degree or higher. Moreover, 23.7% had a college, or similar non-university certificate or diploma as their highest education level, while 13.2% had an apprenticeship or trades certificate or diploma (see Figure 5) (Statistics Canada, 2023). These educational statistics underscore the diverse educational paths we have taken as a community.

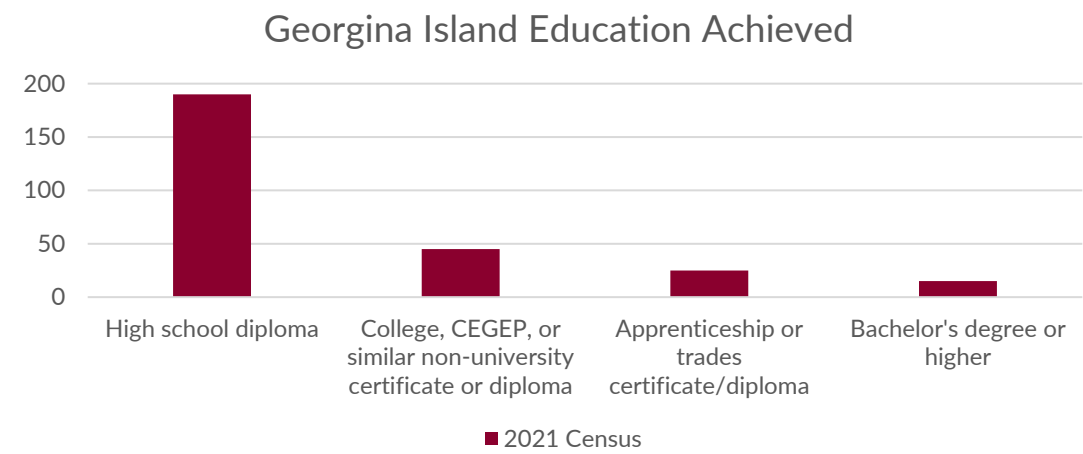


Figure 5: Education achievements of Georgina Island residents over the age of 15 in 2021.

LABOUR

In 2021, 190 Georgina Island First Nation Band members living on-reserve were in the labour force. Of those, 23.8% worked in public administration, while the remaining 76% worked across many industries, including 14.3% in health care and social assistance, and 9.5% each in transportation and warehousing, retail, manufacturing, real estate and leasing, professional, scientific, and technical services, educational services, arts, entertainment and recreation, and other services (see Figure 6) (Statistics Canada, 2021).

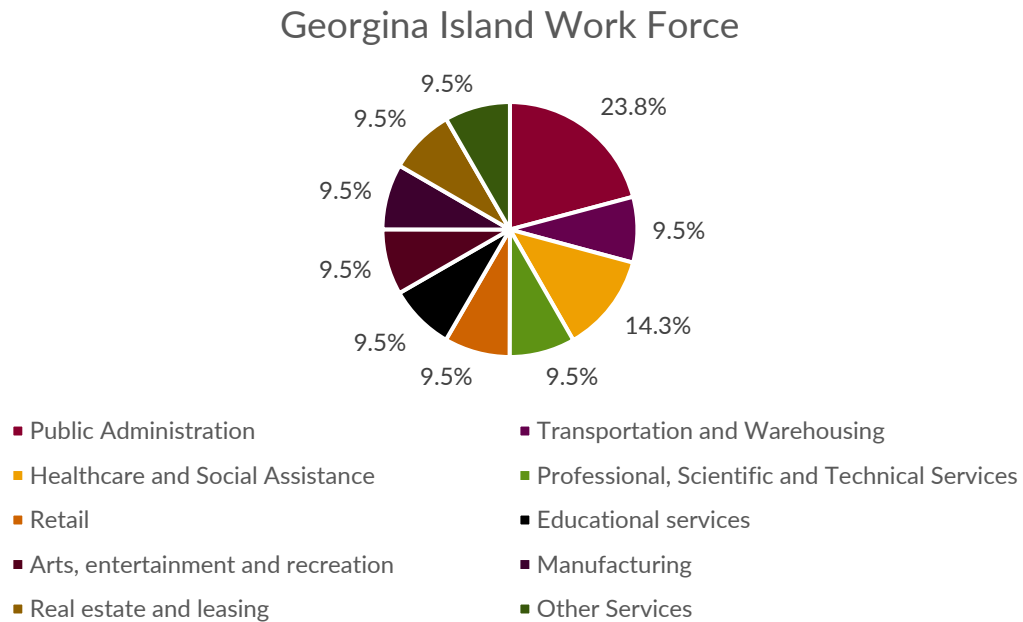


Figure 6: Georgina Island First Nation members' occupation within the work force in 2021.

3.0 ENVISIONING THE FUTURE

In 2018, we drafted a vision statement and guiding principles based on feedback from community members. In 2023, we asked members, through a community-wide survey, if the original vision and principles still align with their vision for Georgina Island First Nation. The survey was circulated online and in person through youth and Elders meetings. A high majority of participants agreed with the vision statement and felt that the principles still reflect the community's priorities. As a result, the following vision and principles remain from the 2018 plan.

3.1 VISION

We, the Chippewas of Georgina Island First Nation recognize and accept our duty to protect, manage, care, and use our land in an environmentally sustainable manner now and for future generations. We recall our original instructions given to us by our Creator for our relationship with the land: *weweni bimosen akiingi*¹.

3.2 GUIDING PRINCIPLES



Community Well-being

To promote the health and social well-being of community members through opportunities for spiritual, educational, and recreational development.



Cultural and Heritage Resources

To restore, conserve and promote Georgina Island First Nation cultural and heritage resources through education and community initiatives.



Natural Environment

To encourage the preservation and conservation of the natural environment of the community by adopting land use and development policies which ensure the protection and enhancement of the water, land, and air.

To encourage the preservation of the natural character of Lake Simcoe and its shoreline to ensure minimal adverse impacts on the lake.

¹ *Weweni bimosen akiing* means "go walk gently upon the Earth" in Anishinaabemowin.



Development and Support of Youth

To promote and support the development of our community's youth through education and conservation efforts.



Community Diversity and Economic Development

To encourage development that promotes a sense of community identity and sets the stage for the expansion and diversification of community economic opportunities.



Infrastructure

To provide an appropriate level of transportation, utilities, and infrastructure to meet the current and future needs of the community in an efficient, safe, and environmentally sustainable manner.



Energy Conservation

To promote energy conservation and opportunities for renewable energy generation.



Efficient and Sustainable Land Uses

To promote sustainable, compatible, and efficient development patterns which supply an appropriate mix of housing types that provide safe and affordable living for community members.

4.0 LAND USE GUIDELINES AND DESIGNATIONS

This section has two main parts:

Section 4.1, General protections and guidelines, instructions around how we will use our lands and waters, protect our lands, and grow our community.

Section 4.2, Land Use Designations are more specific, outlining what lands we will allocate for what purpose, what uses will be permitted and what uses we will avoid.

They are both devised from our community vision and guiding principles (see Section 3.0).

4.1 GENERAL PROTECTIONS AND GUIDELINES

By adhering to the following guidelines, we, the members of Georgina Island First Nation, are showing our commitment to each other regarding how we will preserve what is important to us, honour our lands and waters, and look after each other.

4.1.1 LAND USE DEVELOPMENT

GENERAL DEVELOPMENT GUIDELINES

The following guidelines are intended for all new development, and where feasible, all existing development.

- We will preserve the natural environment around existing and new development, to protect our natural resources. This includes only removing vegetation within building footprints, replanting with native species, and identifying important habitat in need of protection on-site.
- We will avoid removing or compacting soils during the construction of new buildings so that trees, natural features, and gardens can grow in these sites.
- We will avoid developments near ecologically or culturally sensitive areas.
 - This includes a 30-m buffer from all waterbodies and wetlands, a 15-m buffer from all forested areas, and a 10-m buffer for all other ecological areas (Beacon Environmental Ltd., 2012; WSP, 2016). If an area is ecologically sensitive due to the presence of a habitat for species at risk or culturally significant species, an appropriate species-specific buffer will be determined on a case-by-case basis.

- Buffers around culturally sensitive areas will depend on the nature of the cultural practice and significance but should be a minimum of five metres.
- Developers who wish to develop within the buffer zone, will be required to conduct an Environmental Review (see Section 5.2).
- When designing new buildings, we will use land efficiently to maximize space and reduce impact on the environment.
- When designing new buildings, we will ensure they fit the character of the community, both in regard to design and size.
 - The maximum height for any new structure must not exceed 3 storeys, or 12 meters, in height.
- We will reduce our environmental impact by developing effective monitoring programs and protocols.
- We will reduce our environmental impact by considering effective stormwater management that utilize passive best management practices where possible.
- We will build new developments to last, with quality materials and with sustainability and human comfort and health in mind.
- We will consider how to maximize energy efficiency for all new development, including renewable energy sources, insulation, and sourcing materials locally.
- We will orient new buildings with consideration to sun and wind exposure, to maximize passive solar benefits and to enable future potential of installing solar panels or roof wind turbines.
- We will encourage all buildings to develop adequate on-site parking. On-site parking should be designed in a manner that prioritizes the safety of people and the aesthetics of the neighbourhood. For any new community facilities or commercial buildings, we will prioritize site accessibility by car, foot, bike, and wheelchair, so that all our members can access services.
- For any new community facilities or commercial buildings, we will consider designing them to allow for changes of use over time, depending on community and staff needs.
- We will integrate cultural revitalization into new developments through place-naming (streets, community facilities, public spaces) in our language and culturally appropriate design, where applicable.

HOUSING GUIDELINES

The following guidelines are intended for all new housing, and where feasible, for existing housing.



- While the Ontario Building Code is provincial legislation and does not apply on First Nation Lands, best efforts will be made to build housing that complies with the standards of the Ontario Building Code (until such a time as we adopt another building code).
- We will build new housing with consideration for how that housing will fit into the existing neighbourhood fabric. We aim to create neighbourhoods that reflect our community identity, that are, and support connectivity across the community that does not rely on cars.
- We will build housing that accommodates a variety of housing types, to offer our diverse community options. This could include apartments, semi-detached homes, single family homes, or communal living homes (such as seniors' housing). Shipping container homes and mobile homes are prohibited.
- We will build accessible housing to ensure all members can live self-sufficiently and with dignity.
- Where appropriate, we will support interested Band members to work toward home ownership through rent-to-own programs and mortgage support.

ACCESSORY BUILDINGS AND STRUCTURES

The following guidelines are intended to regulate all accessory buildings, such as boathouses, boat launches, garages, utility sheds, and fire escapes.

- All new accessory buildings should be built with the best standards and efforts to comply with the standards of the Ontario Building Code.
- All accessory buildings should be designed to enhance the community.
- We will allow members who wish to use or build accessory buildings for home businesses, provided the businesses do not create disturbances for neighbours. See Section 9.0, for the definition of a home-based business and what uses are permitted.
- All utility sheds must be built in either side or back-yards. They should be setback at a sufficient distance to ensure any roof runoff can be directed away from adjacent properties.
- Any standalone, private garage is considered an accessory building. If the garage is connected to the residence, it is considered part of the house.

For more detailed requirements for accessory buildings, please see Appendix B.

PRE-EXISTING USES

The following guidelines are intended to regulate pre-existing land uses that do not conform to the designations in the Community Land Use Plan.

- Anyone who possesses land that does not conform to the designations (Appendix A), when the Community Land Use Plan comes into effect, is encouraged to update the land uses to align with the Plan as appropriate.



- If anyone who possess land with pre-existing land uses decides to change the land use, the new use must conform with the Community Land Use Plan. Once the land use has been changed, it may not return to the pre-existing use.
- If the title of a land parcel with a pre-existing land use that does not conform to the Land Use Designations (Section 4.2) in the Community Land Use Plan changes ownership, the new owner must follow the Development and Building Approval process (Section 5.1) to obtain a Land Use Permit and may be subject to an Environmental Review (Section 5.2). Chief and Council and/or the Lands Department may require the new owner to update the land use to conform with the Community Land Use Plan.
- Chief and Council have the authority to temporarily prohibit any existing land use that has the potential to cause significant negative environmental, cultural, social, or economic impacts.
- In the situation that Chief and Council wish to permanently prohibit any existing land use, they will follow the Amendment process outlined in Section 6.3 of this Plan.

4.1.2 ENVIRONMENTAL PROTECTION

The following guidelines outline how we will protect and conserve our environment for future generations, and for the animals and plants we share our lands with.

GENERAL PROTECTION GUIDELINES

- Where development may occur near important areas, developers must follow the steps outlined in the Environmental Review and Assessment section (see Section 4.2).
- We will prioritize development on existing cleared sites or brownfield sites, to minimize our impact on intact ecosystems and greenfield sites.
 - A brownfield site is a site previously used for industrial or commercial purposes, which may have left contamination (MECP, 2023). These sites can be repurposed through remediation.
- Where developing on existing cleared sites or brownfield sites is not possible, we will avoid unnecessary tree cutting and protect tree cover by only clearing the areas needed for building footprints, roads, and servicing.
- We will follow sustainable harvesting practices so that our forests and wetlands maintain their character and ecological function.
- We will maintain habitat connectivity by being conscious of the patterns of the roads we build and where we choose to develop.
- We will maintain an adequate setback from all of our wetlands and waterbodies, to protect their important functions.

- Any heavy machinery and equipment used on our lands, must be cleaned to avoid the introduction of invasive species into our lands, wetlands, and water.
- Where there are existing development impacts to wetlands, we will work to restore them.
- Where there is existing contamination and impact to our lands and waters, we will work to remediate them.
- We will avoid placing development that may impact water quality, near the shoreline of Lake Simcoe, the shorelines of other water bodies, and near areas with high water tables. We will encourage developers to support monitoring programs, where their proposed development could impact water quality.
- Where applicable, federal laws will continue to be abided by in all decisions pertaining to environmental management, including but not limited to: *Fisheries Act, 1985; Migratory Bird Conventions Act, 1994; Species at Risk Act, 2002; Impact Assessment Act, 2019; Canadian Environmental Protection Act, 1999, and where it applies to environmental-related acts, the Criminal Code, 1985;*

SHORELINE CONSERVATION

We will protect Lake Simcoe as we protect the rest of our lands and waters, to ensure there is minimal impact on the lake, the species in the lake, and the ecosystems and character of the shoreline. To do so, we will follow these guidelines:

- We will build all new development, including septic systems, at least 30 m (100 ft.) from the high-water mark. Exceptions to this (such as boat launches, boathouses, water access facilities, and potentially accessory buildings) will be required to complete an Environmental Review (see Section 5.2).
- Where development within the setback is permitted, developers will be asked to contribute to shoreline restoration efforts in other locations on our reserve lands. This could include replanting native species, managing invasive species, erosion control, or other protective measures.
- We will not permit any development within the 30m (100 ft.) setback that is likely to have a significant impact on the environment.
 - During the Five-Year Review process (Section 6.2), we will assess if our setbacks are still sufficient, given updated climate predictions.
- We will protect shoreline access for all members by ensuring we maintain beach and waterfront access, solely for Band members.

SOURCE WATER PROTECTION

Source water protection guidelines are intended to protect drinking water sources for current and future generations of Georgina Island First Nation.



- We will continue to maintain our water distribution system and continue to test and monitor our drinking water quality, from the five beaches of Georgina Island.
- We will develop an emergency response plan should contamination of a water source occur.

SPECIES-AT-RISK

Georgina Island, Snake Island and Fox Island are home to a number of species at risk, both avian and terrestrial species. Our role as stewards of these lands and waters requires us to protect the habitat of all plants and animals, particularly those that are threatened and at risk.

- We will protect species at risk and their habitat according to our Species at Risk Protocol and will consider relevant provincial and federal laws as appropriate (*Endangered Species Act, 2007; Species at Risk Act, 2002*).
- We will follow, and require all developers to follow, our Species-At-Risk Protocol for all future development.
- We will build all new development away from the habitat occupied by species at risk during all or any part of its life cycle. When development is proposed adjacent to or on a species at risk habitat, developers must demonstrate how they will mitigate any negative impacts on species at risk.

4.1.3 CLIMATE CHANGE ADAPTATION

Climate conditions across Georgina Island First Nation's Traditional Territory is expected to change significantly over the next seven generations. We must plan for impacts to our natural environment, to members' health and safety, to our economy and to the growth of our community. As a response to growing climate concern, we have developed a climate change adaptation plan. In addition to implementing our adaptation plan, we will do the following:

- We will require all proposed developments to consider climate change mitigations, adaptations, and disaster risk reduction.
- We will aim to update all First Nation owned and operated buildings to reduce our carbon footprint by retrofitting existing buildings, moving to renewable energy sources, increasing energy efficiency, and reducing water usage.
- We will encourage new developments to use locally sourced materials, increase energy efficiency, use renewable energy sources, and minimize impermeable surfaces.
- We will encourage developers to plant native plants around new buildings, and adding green roofs to new buildings, increasing the resiliency of our local environment.
- We will examine how we can increase our community's food security through community gardens, and other food production models.

- We will work toward preparing our emergency response services for climate-related disasters like floods, wildfires, and heat waves.

4.1.4 INFRASTRUCTURE

As our community continues to grow, our infrastructure needs will grow as well. The following guidelines outline how we will ensure this growth is sustainable.

PHASING

- We will approve new development projects contingent on the limitations and location of our existing infrastructure and servicing. Chief and Council reserve the authority to decline or delay land use applications based on infrastructure limitations.
- We will develop a phased approach to development, to ensure that community infrastructure and services are sufficient and adequate. Many members have expressed their desire to build on their land in the next five years, and we will work to update our infrastructure over phases, to meet that goal.
- We will allocate a number of Land Use Permits that will be issued per year. If a Land Use Permit is revoked or expires, a subsequent application will be treated as a new application and will be considered within the development allotment of the new application year.
- The Lands Department will not issue more than two Land Use Permits per person, at a given time.

WATER AND WASTEWATER INFRASTRUCTURE

- We will aim to connect all new and existing band member development to our First Nation water system.
- If connection to our water system is not possible, developers will need to provide private water supply and sewage treatment systems, to service their development.
 - All private water supply and sewage treatment systems will meet the requirements outlined in the Chippewas of Georgina Island First Nation Building By-Law.
- We will develop a mandatory septic system reinspection program to ensure that our septic systems are not impacting lake health. This program will apply to all septic systems on reserve, including band member properties.

STORMWATER MANAGEMENT AND SURFACE DRAINAGE

- We will update our existing infrastructure to withstand stormwater from a 100-year storm, as climate change increases the likelihood of large storm and flood events occurring.
- We will require all new developments to withstand stormwater runoff from a 100-year storm within the property boundaries.

- We will not allow development to occur if it will negatively impact water quality, quantity, or drainage patterns onto adjacent properties. Developers can accommodate runoff by:
 - Retaining tree cover and vegetation where possible, particularly near the shoreline, watercourses and in low-lying areas;
 - Using permeable paving and reducing impermeable surfaces;
 - Minimizing extreme grading changes.
- Where large-scale developments require impermeable surfaces for parking lots or streets, we will require developers to provide a stormwater management plan, demonstrating that the development will manage stormwater drainage on-site, and will not increase the pre-development runoff rate. Developers can accommodate runoff by:
 - Providing swales, rain gardens, or other landscapes buffers on-site;
 - Developing stormwater management facilities on-site or at an acceptable alternative location, as agreed upon by Chief and Council.

POWER AND RENEWABLE ENERGY

The following guidelines outline how we will manage our power usage, and how we will work toward establishing renewable energy sources.

- We will work toward retrofitting existing Band owned and operated buildings to maximize energy efficiency and reduce power consumption. Where possible, we will consider alternative energy sources.
- We will encourage new development to explore renewable energy generation, or renewable energy use.
- We will support economic development proposals that involve renewable energy generation.
- Where private small-scale, behind-the-meter, renewable energy systems are built, they will be sited in a manner that will not negatively impact adjacent land users.
- We will support small-scale, grid-connected renewable energy systems. They will be required to meet Ontario Power Authority and/or Hydro One requirements.
- We will explore opportunities for geothermal heating/cooling systems and district heating where appropriate.
- We will support community-wide, grid-connected renewable energy systems. We will assess the environmental impact of a proposed system, determine its most appropriate location based on maximizing land use compatibility, and assess its commercial viability, as necessary.

- Larger, utility-scale (region-wide) grid-connected renewable energy proposals will need to complete the Environmental Review and Assessment process, as outlined in Section 4.2.

4.1.5 CULTURAL HERITAGE AND ARCHAEOLOGY

The following guidelines will encompass all of Georgina Island First Nation's surveyed reserve lands and apply to any area where development will occur or where archaeological evidence is discovered.

- We will not permit development at or near any identified burial sites.
- In areas where known cultural heritage resources are located (such as cultural or historic sites, or sites where artifacts are located), or where there is archaeological potential, before any new development occurs, developers must follow the steps outlined in the Environmental Review and Assessment section (see Section 4.2). Developers may be required to conduct an archaeological assessment or oral history study.
- Where archaeological evidence or other cultural heritage resources are uncovered, we will immediately suspend all site activity and report to Chief and Council, and the Band Manager.
- Where archaeological evidence or other cultural heritage resources are uncovered or identified by community, we may delay new development and require developers to undertake further study. Where appropriate, Chief and Council may decide that development can proceed and to incorporate artifacts or cultural sites in the development, in a culturally sensitive and meaningful manner.
- We will install signage at important but non-confidential cultural sites so they can be formally recognized within the community by future generations.
- We will develop a space to educate community members and visitors on Georgina Island First Nation's history, culture, and traditional practices.
- We will record traditional placenames and create placename signage, where possible.

4.1.6 ECONOMIC DEVELOPMENT

The following guidelines outline how we will prioritize economic growth within our community – balancing the self-sufficiency of our Nation with our role as stewards over the lands and waters.

- We will prioritize economic development activities that have been identified as a need by Georgina Island First Nation's members, and that align with our communal vision and goals.
- We will prioritize economic development activities that provide training and/or employment for members on-reserve.
- We will consider leasing land to businesses that are owned or operated by Georgina Island First Nation members.

- We will ensure new economic partnerships benefit our community and Band members and support our Vision and Guiding Principles (Section 3.0).
- We encourage new businesses to understand their environmental impacts, and as appropriate, ensure mitigation measures are implemented.
- We will prioritize establishing small-scale businesses near existing commercial businesses, community facilities, or other services that members regularly access, to encourage pedestrian-friendly development and community identity.
- We will encourage agricultural, light industrial, and other noisy or potentially nuisance causing commercial and industrial enterprises, to be located away from the community core and residential areas, preferably adjacent to arterial roads.

4.1.7 TRANSPORTATION AND TRAILS

The following guidelines detail how we will manage our roadways and trails.

- We will build new roads according to the Provincial Ministry of Transportation (MTO) standards or other standards developed by Georgina Island First Nation.
- We will build any new roads away from ecologically and culturally sensitive areas.
- We will designate arterial and local roads. Arterial roads will have capacity for higher traffic, including business deliveries and tourism, while local roads will be for residential access to preserve peace and reduce noise pollution.
- We will upgrade existing roads as necessary.
- Where we propose trails over saturated soils or sensitive ecosystems, we will build boardwalks to protect our natural areas.
- We will develop educational signage to encourage visitors to stay on the trail and protect our natural areas.
- Where possible, we will incorporate Traditional Knowledge in our educational signage.
- We will build trail signage written in English and Anishinaabemowin. We will ask language speakers in the community and Elders to support with language translation.
- We will maintain multi-use trails for pedestrians, bicycles, wheelchairs, snowshoes, and skis.
- We will strive to develop trails that meet the Accessibility for Ontarians with Disabilities Act standards or other safety standards developed by Georgina Island. This could involve lighting, safe slopes, seating, rest areas, and handrails.

For more detailed requirements for transportation, please see Appendix B.

4.1.8 RECREATION AND OPEN SPACE

The following guidelines are intended to govern all land that is not developed or in need of protection.

- We will prioritize establishing new recreation and open areas based on the needs of Georgina Island First Nation.
- We will only build on recreation and open space lands where necessary, to provide facilities that would increase use of those spaces – such as washrooms, pavilions, playground structures, etc.
- We will prioritize planting native species in our parks and open spaces.
- We will establish adequate buffers around riparian zones.

4.2 LAND USE DESIGNATIONS

Land use designations are classifications of land that we are using to identify our goals for the land in the long-term. The land use designations described in this section will help us organize and plan developments and activities on our land. The designations outline expectations for specific areas of our reserve lands and will ensure that sensitive areas are protected from certain types of development.

The land use designations have been developed to reflect the vision and wishes of Georgina Island First Nation Band members and will ensure that we balance our need to grow and develop with the importance of being good stewards of our lands and waters.

The land use designations described in this section can also be found in Appendix A. The designations are:

- Environmental Protection
- Residential
- Seasonal Recreational
- Community Facility
- Commercial
- Industrial
- Recreation and Open Space

4.2.1 ENVIRONMENTAL PROTECTION DESIGNATION

Environmental Protection lands include buffered natural heritage features and areas of biological and/or ecological significance or sensitivity. This designation includes wetlands and important habitats for endangered and threatened species, fish, prairie habitat, and other wildlife habitat.

The goal of this designation is to protect important environmental areas and sacred lands.

These places are also important for our members, to connect with the land.

This designation aligns with the following guiding principles (see Section 3.2):



Community Well-being



Natural Environment

Permitted Uses:

- Passive, low-impact recreation – e.g. trails (walking, cycling, cross-country skiing)
- Conservation activities – e.g. tree planting, species-at-risk monitoring
- Harvesting activities – e.g. trapping, hunting, gathering plants and medicines
- Cultural activities – e.g. medicine walks
- Development is only permitted when it supports or enhances protection, preservation, and conservation of the natural environment

Non-Permitted Uses:

- Active recreation
- Industrial activities
- Commercial activities
- Resource extraction

Development and Design Considerations:

- Any proposed development within this designation will be subject to an Environmental Review (Section 4.2)

4.2.2 RESIDENTIAL DESIGNATION

Residential land is reserved for year-round residential dwellings on the islands, occupied by Georgina Island First Nation members, or for year-round residential dwellings on the mainland for members and non-members. This designation includes single family homes, townhomes, apartment buildings, and seniors' housing. It may also include community amenities, like neighbourhood parks.

The goal of this designation is to allocate areas on our surveyed reserve lands to accommodate our growing membership. Additionally, residential areas on the mainland may be used as rentals for non-members, at the discretion of Georgina Island First Nation's administration.

This designation aligns with the following guiding principles (see Section 3.2):



Infrastructure



Efficient and Sustainable Land Uses

Permitted Uses:

- Single family homes
- Multi-unit homes
- Community living dwellings – e.g. seniors' housing
- Home-based businesses (see Section 9.0 for definition of home-based businesses and permitted uses)
- Accessory buildings
- Small-scale community amenities
- Small-scale recreational facilities
- Commercial businesses that service the neighbourhood – e.g. a convenience store

Non-Permitted Uses:

- Seasonally occupied dwellings, if the dwelling is the primary unit on the lot
- Mobile and container dwellings
- Nuisance-causing commercial businesses, or businesses that attract large amounts of traffic
- Industrial development

Development and Design Considerations:

- We will prioritize residential development on vacant lots in existing residential areas, particularly those that have access to existing infrastructure (roads, water, sewage, electricity). Refer to Section 5.1.4 for more on infrastructure.
- We will build new residential areas with a focus on placemaking, creating neighbourhoods that have a sense of identity and are thoughtfully designed. This includes walkability,

wayfinding signage, and implementing Crime Prevention Through Environmental Design principles (see Section 9.0 for definition).

- We will allow for some commercial plots within our residential designation, while ensuring that commercial developments will not remove existing residential units or negatively impact available land for future housing needs.
- Where commercial businesses are located within residential areas, developers and business owners should ensure there is a noise and visual buffer between the business and adjacent dwellings.
- We will ensure that the inclusion of commercial units in the residential designation will contribute to creating walkable neighbourhoods.
- Where residences are built along the shoreline, we will ensure they have an adequate setback from the high-water mark, to protect our natural environment. See shoreline guidelines in Section 4.1.2.

4.2.3 SEASONAL RECREATIONAL DESIGNATION

Seasonal Recreational land is used for residential dwellings that are occupied for less than half the year. This includes cottages and other non-primary residences. The lands with this designation may or may not have access to servicing and utilities and are likely located along the lakefront.

The goal of this designation is to create additional residential areas that do not require year-round servicing and accommodate membership that does not live on-reserve but wishes to spend time on the land seasonally, particularly along the waterfront.

This designation aligns with the following guiding principles (see Section 3.2):



Community Well-being



Community Diversity and Economic Development



Natural Environment



Efficient and Sustainable Land Uses

Permitted Uses:

- Seasonal dwellings – e.g. cottages
- Accessory buildings
- Small-scale community amenities
- Small-scale recreational facilities

Non-Permitted Uses:

- Mobile and container dwellings
- Nuisance-causing commercial businesses, or businesses that attract large amounts of traffic
- Industrial development
- Commercial development

Development and Design Considerations:

- Where seasonal residences are built along the shoreline, we will ensure they have an adequate setback from the high-water mark and include erosion control measures, where necessary. See shoreline guidelines in Section 4.1.2.
- New seasonal recreational development should be in keeping with the character of our community, both in design and size.

4.2.4 COMMUNITY FACILITY DESIGNATION

Community Facility land is for public services, facilities, and amenities. This includes the community centre, health centre, fitness centre, splashpad, transportation building, Niigaan Naabwag Daycare, Waabgon Gamig First Nation School, Nam'ewigamig G.I. United Church, Buzzy Big Canoe Memorial Arena, water treatment plant, fire department, police station, public works buildings, administration offices, the Aazhaawe Simcoe Ferry Landing, and any future cultural spaces.

The goal of this designation is to provide Georgina Island First Nation members with the facilities and services that improve their quality of life. This designation creates space for cultural activities, supports marginalized groups, and manages the safety and well-being of membership.

This designation aligns with the following guiding principles (see Section 3.2):



Community Well-being



Development and Support of Youth



Cultural and Heritage Resources



Community Diversity and Economic Development

Permitted Uses:

- Community services – e.g. Band office, schools, fire station, roads department, food bank
- Community facilities – e.g. workshop space, training space, cultural space for ceremonies and feasts, community centre, health centre, museum, community kitchen, library, cemetery
- Community amenities – e.g. playgrounds, parks, gathering space, community garden

- Commercial businesses that provide services for community members
- Any other use that is intended for the general use and enjoyment of Georgina Island First Nation members

Non-Permitted Uses:

- Residential development
- Nuisance-causing commercial businesses, or businesses that attract large amounts of traffic
- Industrial development

Development and Design Considerations:

- We will aim to group community services and facilities together, for the convenience of our members and for efficient use of land.
- We will aim to create pedestrian connections between community services and facilities to promote a walkable community and ensuring service accessibility to the highest number of members.
- Where community facilities are built along the shoreline, we will ensure they have an adequate setback from the high-water mark, to protect our natural environment. See shoreline guidelines in Section 4.1.2).

4.2.5 COMMERCIAL DESIGNATION

Commercial land is for all businesses that are selling goods or providing services, either to Georgina Island First Nation members, or non-members. This designation excludes home businesses, which falls under the residential designation, and commercial businesses with potential major environmental impacts (including nuisance), which belongs to the industrial designation.

The goal of this designation is to allot land for Georgina Island First Nation to run band-owned businesses within the community. This will support employment within the community and advance our economic goals. Additionally, on the mainland, businesses run by members or non-members may be permitted on leased commercial land, at the discretion of Georgina Island First Nation's administration.

This designation aligns with the following guiding principles (see Section 3.2):



Community Diversity and
Economic Development



Infrastructure

Permitted Uses:

- General commercial that serves the community and visitors – e.g. retail, restaurant, hairdresser, office

Non-Permitted Uses:

- Parcels of land with exclusive use as residential development
- Industrial development

Development and Design Considerations:

- We will aim to group commercial buildings together, or with community facilities, for the convenience of our members and to make efficient use of land.
- We will aim to create pedestrian connections between commercial businesses to promote a walkable community.
- Where commercial buildings are built along the shoreline, we will ensure they have an adequate setback from the high-water mark, to protect our natural environment. See shoreline guidelines in Section 4.1.2).
- Where commercial businesses are adjacent to residential areas, or environmentally sensitive areas, developers and business owners should ensure there is a noise and visual buffer between the business and adjacent dwellings.

4.2.6 INDUSTRIAL DESIGNATION

Industrial land is for all businesses that are related to assembling, storing, processing, manufacturing, packing, or shipping substances, foods, or raw materials. Industrial land uses may have major environmental impacts and be disruptive to surrounding land uses. This includes gas bars, commercial storage, trade shops, warehouses, and renewable energy (e.g. solar farms).

Industrial land uses are solely permitted on reserve lands on the mainland.

The goal of this designation is to allot land for Georgina Island First Nation to run band-owned industrial businesses. This will support employment within the community and advance our economic goals. Additionally, on the mainland, businesses run by members or non-members may be permitted on leased industrial land, at the discretion of Georgina Island First Nation's administration.

This designation aligns with the following guiding principles (see Section 3.2):



Community Diversity and
Economic Development



Infrastructure

Permitted Uses:

- Light industrial that supports the economic goals of Georgina Island First Nation – e.g. gas bar, autobody shops, construction companies
- Mixed use of industrial and commercial businesses

Non-Permitted Uses:

- Residential development

Development and Design Considerations:

- We will not allow industrial businesses on Georgina Island, Fox Island, Snake Island, or other future island reserve parcels. Industrial uses will only be permitted on the mainland to protect our natural environment and maintain the character of our community.
- We will aim to group industrial land uses together, or with commercial businesses, to concentrate potential noise or smell disruptions and other potential nuisances within a certain area, and to make efficient use of land.
- Where industrial buildings are built along the shoreline, we will ensure they have an adequate setback from the high-water mark, to protect our natural environment. See shoreline guidelines in Section 4.1.2).
- Where industrial businesses are adjacent to residential areas, or environmentally sensitive areas, developers and business owners should ensure there is a noise and visual buffer between the business and adjacent dwellings.

4.2.7 RECREATION AND OPEN SPACE DESIGNATION

Recreation and Open Space land is for all undeveloped land that does not require the protections of the Environmental Protection designation. This includes community harvesting areas, pow wow grounds, park land, trail systems, campgrounds, community beaches, sport courts, and playgrounds.

The goal of this designation is to provide members with a place to connect with the land, to engage in cultural practices, to gather as a community, and improve well-being and health, both mental and physical.

This designation aligns with the following guiding principles (see Section 3.2):



Community Well-being



Development and Support of Youth



Natural Environment

Permitted Uses:

- Passive recreation – e.g. trails, harvesting areas, community beaches
- Active recreation – e.g. sports fields, playgrounds
- Cultural uses – e.g. pow wow grounds, medicine gardens
- Low-impact commercial – e.g. concession booth
- Low-impact community facilities – e.g. pavilion, pow wow stands, public bathrooms, campground facilities

Non-Permitted Uses:

- High-impact commercial – e.g. any commercial that requires significant development or changes to the landscape
- Residential development
- Industrial development
- Campgrounds

Development and Design Considerations:

- We will aim to design all recreation facilities in an accessible manner, to allow all Georgina Island First Nation members to participate in cultural and recreational activities.
- We will preserve the natural environment around existing and new recreational development to protect our natural resources. This includes only building facilities on recreation sites where necessary, only eliminating trees within building envelopes, replanting with native species, and identifying important habitat in need of protection on-site.
- We will seek to maintain community access to the waterfront in many places around Georgina Island, Fox Island, and Snake Island.

4.2.8 COMMUNITY GROWTH AREA

Community Growth Areas are land that have been identified by the Lands Department or Chief and Council as areas to prioritize for future development. These areas are considered secondary designations and may also be designated with a primary land use designation (See **Sections 4.2.1 – 4.2.7**). Georgina Island First Nation will, when appropriate, direct development to these areas. Any proposed development within the Community Growth Area will be subject to the applicable Land Use Guidelines and Land Use Designation considerations. Land Use Permit applications in Community Growth Areas should be prioritized in the permit application process (**Section 5.0**) when appropriate.

5.0 LAND USE PERMIT APPLICATIONS

The Community Land Use Plan will be used by the Lands Department to support them in making decisions about land use on our reserve lands that ensure development is consistent with our vision and guiding principles. To ensure that Lands Manager and/or Council are able to achieve these objectives we require that all proposed developments seek and obtain a Land Use Permit prior to beginning development on their land.

This section outlines the process that GIFN Band members and non-Band members will follow in order to obtain a Land Use Permit approved by the Lands Manager or Chief and Council. It also outlines additional processes for conducting an Environmental Review or an Environmental Assessment as part of the application process. This section also describes the process by which an applicant may appeal a decision that they do not agree with.

5.1 DEVELOPMENT AND BUILDING APPROVAL

The Development and Building Approval Process describes how Georgina Island Band members, as well as non-Band members can seek permission to use land, construct new buildings, or renovate old structures for new purposes, by obtaining a Land Use Permit. This building approval process ensures that all interested parties have a common understanding of the process required to develop on our lands. It also ensures that all developments occur in appropriate locations and in a way that meet the long-term goals of our community.

The Development and Building Approval Process is required for proposed developments on all GIFN reserve lands. If our development and building approval process specified in this plan are not adhered to, Georgina Island First Nation reserves the right to restrict contractors' access to Georgina Island First Nation Lands.

In accordance with our *Chippewas of Georgina Island First Nation Land Management Code*, Chief and Council are the authorized decision-makers regarding interests in our reserve lands. They may delegate certain authorities to the Lands Manager and Lands Department as outlined in this section.

If any individual member of Chief and Council or the Lands Department staff have a conflict of interest in the parcel of land subject to a permit application, they must recuse themselves from the Development and Building Approval Process, including any appeals under Section 5.3.

STEP 1: PRE-APPLICATION/ INITIAL MEETING

- Anyone interested in seeking permission to use Georgina Island First Nation reserve lands, construct new buildings, or renovate old structures for new purposes should contact the Lands Department to discuss their plans. The purpose of this discussion is to ensure the availability of lands, as well as to discuss the eligibility of the proposed development based on the guiding principles and guidelines of the Community Land Use Plan;



- The Lands Department will determine if other background information or supporting studies may be required and may request an informal meeting with the interested party, to hear their proposal.

STEP 2: APPLICATION

- The interested party will apply to the Lands Manager for a Land Use Permit. This will include any relevant information requested as part of Step 1.
- If the applicant is seeking a building permit for a land parcel in the Seasonal Residential Designation (Section 5.2.3) they may refer to the application process overseen by Georgina Island First Nation's Building Inspector.
- The applicant will provide the Lands Department with any applicable fees for their application (as set by the Lands Department). Band members will not be required to pay a fee.
- The Lands Department will review the application to ensure that all required information has been collected. They will notify the applicant that all documentation has been received, or if more documentation is required to complete the application.

STEP 3: SCREENING

- The Lands Department and the Environmental Department will review the application to determine what level of assessment will be required before a Land Use Permit is issued.
 - The review will consider the category of proposed development, as well as the nature of the applicant (Georgina Island First Nation, Band member, or non-member applicant) and any environmental and land use impacts.
- Chief and Council and/or the Lands Department and Environmental Department may also require an application to undertake an Environmental Review, in accordance with Section 4.2 Environmental Review. They may also require a full Environmental Assessment in accordance with Section 4.2.1.
- The Lands Department and Environmental Department may require one or more rounds of information requests to ensure they have sufficient information to assess the application.
- The applicant will be informed of the level of assessment required, and whether they will be required to consult with the community (Georgina Island Band members) to secure Land Use Permits.

STEP 4: ASSESSMENT

- Based on the recommendations put forward by the Lands Department, and in accordance with parameters established in the *Chippewas of Georgina Island First Nation Land Management Code*, the application will be reviewed through one or more of the following processes:



Lands Department Review

- Applications that may be subject to a Lands Department Review include applications by Georgina Island First Nation Band members who already have licence over the parcel of land in question, and transfers of interests or licences between Band members, in accordance with the *Chippewas of Georgina Island First Nation Land Management Code*.
- Lands Department staff will review the application and any supporting information and materials. Lands Department staff may consult with other Georgina Island First Nation departments and/or require third-party technical advice at the expense of the applicant.
- The Lands Manager will make one of the following decisions:
 - Accept the application and remove the assessment condition for a Land Use Permit
 - Accept the application and remove the assessment condition for a Land Use Permit subject to conditions;
 - Send the application back to the applicant with a request for more information or revisions prior to further review;
- The Lands Manager retains the ability to upgrade the level of assessment required.

Chief and Council Review

- Applications that may be subject to Chief and Council review include leases up to 49 years, or resource extraction applications up to one year, as well as all applications by non-Georgina Island Band members.
- The application will be reviewed by Chief and Council within 30 days after submission. In the case that Chief and Council are unable to meet this deadline the Lands Department will inform the applicant and an alternative review process may be agreed upon. Following Chief and Council's review they will determine if the application requires further study or Environmental Assessment prior to being permitted.
- Chief and Council may ask the Lands Department staff to review the application and provide recommendations.
- Chief and Council will then make one of the following decisions:
 - Accept the application and remove the assessment condition for a Land Use Permit
 - Accept the application and remove the assessment condition for a Land Use Permit subject to conditions;
 - Send the application back to the applicant with a request for more information or revisions prior to further review;
 - Trigger the need for an Environmental Assessment of the proposed development.

Public Consultation and Review

- Applications that will be subject to public consultation and review include leases that exceed 49 years and permits to extract resources greater than one year.
- Applications may also be subject to public consultation at the discretion of the Lands Manager and/or Chief and Council. Either party may determine that an application requires public consultation if there is reason to believe that the proposed land use could impact the well-being or peace of neighbouring land users or the community. Potential impacts could include noise or potential nuisance, safety issues, type of land use activity, compatibility of land uses, pollution, potential contamination, and others. If public consultation is required, the applicant will be informed in writing by the Lands Department of the justification for their decision;
- The Lands Manager will determine the necessary degree of public consultation necessary during Step 3: Screening. The applicant will be responsible for funding and organizing all engagements. Broadly, the levels of public consultation are as follows:
 - **Minimal consultation**, which requires:
 - Public notice will be posted and made available to all Georgina Island Band members at the beginning of the process;
 - The Lands Department staff will solicit input as needed from other departments and Band members;
 - **Focused consultation**, which requires:
 - Public notice will be posted and made available to all Georgina Island Band members at the beginning of the process;
 - The Lands Department may identify specific land holders, Georgina Island Band members, groups or organizations that may be impacted by the proposed development and require that the applicant must consult with. Consultation may take the form of community meetings, interviews, workshops or other methods of public engagement. The applicant must submit a record of engagements to the Lands Department which will be evaluated to ensure that engagements have been conducted legitimately and community comments have been accurately recorded;
 - **Broad and in-depth consultation**, required if an Environmental Assessment is triggered. This level of consultation requires:
 - Multiple opportunities and stages of engagement for a broad range of community members to provide input throughout the assessment process
 - Adherence to all consultation requirements of the Minimal and Focused consultation levels
- The final decision to approve the application will be subject to a community vote in accordance with the *Chippewas of Georgina Island First Nation Land Management Code*.

STEP 5: LAND USE PERMIT DECISION

- Once the condition of assessment selected in Step 3: Screening is satisfied and any applicable Environmental Review and/or Environmental Assessment has been completed, the Lands Manager and/or Chief and Council will issue one of the following decisions:
 - Accept the application and issue a Land Use Permit;
 - Accept the application and issue a Land Use Permit subject to any conditions considered appropriate;
 - Send the application back to the applicant with a request for more information or revisions prior to further review;
 - Reject the application on the basis that it does not adhere to the Guiding Principles and guidelines set out in this Community Land Use Plan.
- The applicant will be notified of the final decision in writing and will be given an opportunity to appeal the decision, as outlined in Section 4.4 Appeals.

EXPIRY

- Georgina Island First Nation may include, as a condition of approval, a deadline for beginning development, to ensure it begins within a reasonable period. The recommendation for this deadline is two (2) years from the date of approval, but this may be adjusted by the deciding body if there is reason to extend or limit the timeframe;
- Georgina Island First Nation may also include, as a condition of approval, a deadline for the completion of the proposed development, to ensure that developments are completed in a timely manner and not stalled in a half-finished state. This deadline will be subject to the scale and complexity of the proposed development.

5.2 ENVIRONMENTAL REVIEW AND ASSESSMENT

Georgina Island First Nation leadership and staff have a responsibility and mandate to protect the environmental health and cultural heritage of Georgina Island. Either Chief and Council or the Environmental Department may at any time require the applicant to conduct an Environmental Review, if they have reason to believe that a proposed development may have a negative impact on the environmental health or cultural heritage of Georgina Island. Environmental protection includes the quality of lands and waters, the health of plants, animals and *all our relations*; species at risk and species of interest to our members.

To conduct an Environmental Review, the applicant may be required to complete studies to better understand the potential environmental impacts of their proposed development. Chief and Council or the Environmental Department may request specific studies as appropriate and will outline what needs to be included in those studies. Studies will be completed at the expense of the applicant and the results shall be submitted to the Lands Department, who may engage other departments as

necessary for review. Studies and assessment documents submitted as part of an Environmental Review shall be made available to any interested band member upon request, with exceptions for documents deemed confidential by Chief and Council or the Lands Manager due to the inclusion of sensitive information including but not limited to Species at Risk habitats. Development permits will only be given following the successful completion of the Environmental Review process.

Environmental Department staff will review the study results with a focus on the following:

- The promotion of health, safety, convenience, and socioeconomic welfare of all Georgina Island First Nation members, residents and occupants and other persons who have a lawful interest in the lands in question;
- The protection of the environment, including lands, waters, air, plants and animals, with special attention to species at risk;
- The prevention of the overcrowding of land, taking into account projected population trends of the community, and the preservation of the amenities specific to the lands in question, and;
- The development of the lands in question, for the general economic and social welfare and the advancement of Georgina Island First Nation.

5.2.1 ADDITIONAL STUDY REQUIREMENTS

Prior to making a final decision on any development or site alteration proposals, Chief and Council and/or the Environmental Department may require additional studies, special engineering works, or design controls to ensure that the resulting development or land use will have limited impact on the environment and/or physical hazards, sensitive or significant natural features. If such studies, works or controls are required, details about what needs to be included in them will be communicated to the project proponent.

5.2.2 ENVIRONMENTAL ASSESSMENT

WHEN AN ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED

Chief and Council and/or the Environmental Department may determine that a full Environmental Assessment must be undertaken by the applicant before the application receives a Land Use Permit. Instances where an Environmental Assessment may be required include:

- The development activity is proposed on lands within the “Environmental Protection Designation” category (see Section 5.2.1);
- Federal monies will be used to complete the construction of any building on reserve;
- The proposed development activity is anticipated to have an adverse impact on the natural environment or socioeconomic conditions of Georgina Island Band members;

- A change in ownership or licence on any land that has an existing land use that does not conform to the Community Land Use Plan.

ENVIRONMENTAL ASSESSMENT PROCESS AND REVIEW

If an Environmental Assessment is required, the applicant will undertake a full assessment in accordance with the federal *Impact Assessment Act, 2019*, and will be responsible for all associated costs. The applicant will be expected to work with the Environmental Department and Georgina Island First Nation Band members throughout the process. The applicant will submit an Impact Statement to the Environmental Department that should meet or surpass the standards required by federal legislation.

Upon receipt, Environmental Department staff will review the final Impact Statement (IS) and provide recommendations to Chief and Council, to either:

- Approve the Assessment with or without conditions,
- Return the Impact Statement to the applicant with a request for more information or revisions prior to further review, or,
- Reject the Impact Statement and deny approvals for the land use application, due to consideration of the promotion of health, safety, convenience, and socioeconomic welfare of all Georgina Island First Nation members, residents and occupants and other persons who have a lawful interest in the lands in question.

5.3 APPEALS

If an application is rejected, or the applicant is otherwise unsatisfied with the final decision, the Lands Department will continue to work with willing applicants to bring their application into alignment with the Community Land Use Plan. If the applicant does not wish to amend their application, they may initiate an appeal to the Lands Advisory Committee. The applicant must then complete an Appeals Application, and submit the completed application and any applicable fees to the Lands Department for review by the Lands Advisory Committee.

The Lands Manager will review the Appeals Application and comment on the extent to which the application is in alignment with the Community Land Use Plan. They may also suggest measures to improve the application. If the application is determined to be incompatible with one or more of the guidelines, policies, or land use designations, the Lands Manager may recommend that the applicant submit a request for an amendment to the Community Land Use Plan as outlined in Section 6.3 Amendments.

If an applicant is unsatisfied with the process or decision, they may appeal to the Lands Advisory Committee who will make a final determination on the issue.

6.0 REVIEW AND AMENDMENT

The Pimachiowin Aki, or Community Land Use Plan, is a living document that will evolve as needed over time. The following sections outline how we will review the Community Land Use Plan and amend it, as necessary.

6.1 ANNUAL REVIEW

The Lands Advisory Committee will evaluate the following, through an annual review:

- a. How well the vision and guiding principles are being followed;
- b. How many applications were received, the decisions that were made, and whether the results conform to the Plan;
- c. Any appeals that were received and the resolution of the appeals.

The Lands Advisory Committee will prepare a report that summarizes the above information and present it to Chief and Council. If any amendments to the plan need to be made based on the review, we will follow the amendment process outlined in Section 6.3 Amendments.

6.2 FIVE-YEAR REVIEW

The Lands Advisory Committee will conduct a comprehensive review of the Community Land Use Plan every five years, beginning five years after the date of the ratification of the Plan. The goal of this comprehensive review is to ensure that the plan still reflects Georgina Island First Nation's priorities and interests.

The five-year review will include:

- a. Vision and guiding principles – is community development still aligned with our vision and guiding principles? Do community members still feel like the vision and guiding principles accurately represent their hopes for the future of the community? This may require seeking membership feedback through a survey or open house.
- b. Development review process – is the process working? Do community members understand the Community Land Use Plan and approvals process? Do they understand the Environmental Review and appeals process? Answering these questions may require seeking membership feedback through a survey or open house.
- c. Protections – are environmentally and culturally sensitive areas being adequately protected? If not, do we need to amend the plan to add additional protections, or ensure enforcement of our existing guidelines?
- d. Population projections – are the projected numbers still valid? If not, do we need to add policies around increasing housing, services, and infrastructure?

- e. Map reviews – are the maps up-to-date and accurate?
- f. Implementation review – does Band staff have adequate resources to implement the plan? If not, how can we better support implementation?
- g. Plan updates – have new policies or plans been adopted that should be referenced in the Community Land Use Plan?
- h. Amendments – have amendments that have been made over the last five years been successful? Any amendments made prior to the five-year review should be consolidated and incorporated into the Community Land Use Plan.
- i. Compliance – have there been any issues managing or enforcing the plan?
- j. Additional policies – do we need to develop further policies, plans, or other additional work to guide how our community grows? E.g. capital studies, infrastructure plans, housing policies

After the review is complete, the Lands Advisory Committee will facilitate a community meeting to present the findings of the review, and to hear from community members on their satisfaction of the plan. Where members are unsatisfied or have issues with the plan, the Lands Advisory Committee will provide this feedback to Chief and Council for potential action, and amendment where necessary (see Section 6.3).

The Lands Advisory Committee may decide that additional community consultation is required as part of the five-year review. The committee will inform Chief and Council of their consultation recommendations.

6.3 AMENDMENTS

The Community Land Use Plan may need to evolve as Georgina Island First Nation changes over time and the needs and wants of community members changes. The amendment process is intended to establish a means for the plan to change and evolve accordingly. For example, once the Hadden Road sites are added to Georgina Island First Nation's reserve lands, the Land Use Plan can be amended to formally include them, with the land use designations as allotted in Appendix C. Amendments to this Community Land Use Plan will require the approval of Chief and Council and the Lands Advisory Committee.

- Amendments to the Land Use Plan may be requested by the Lands Manager, Lands Advisory Committee, Chief and Council or any individual GIFN Band member.
- The Lands Advisory Committee may recommend that Georgina Island First Nation Band members be consulted through a community consultation process, to provide feedback on any proposed amendment. Chief and Council will consider recommendations and make the final decision on the need for community consultation, including the length of time and depth of consultation required.

- Regardless of whether the amendment is proposed by a Georgina Island First Nation Band member, the Lands Manager, the Lands Advisory Committee, or Chief and Council, to change any of the guidelines, land use designations, or policies described in the Land Use Plan, they will be required to follow the amendment process:
 1. Submit a request for amendment to the Lands Manager that describes the impacted sections of the Land Use Plan, including any new, edited or removed language, a brief description of the land use challenge that the proposed amendment seeks to address and the rationale for how it will achieve the change. The Lands Manager may request more information, clarifications, or details from the party requesting the amendment;
 2. The Lands Manager will review the request and its potential impact on the Land Use Plan, and provide written recommendations to the Lands Advisory Committee. The recommendations could include further study;
 3. The Lands Advisory Committee will prepare a report to Chief and Council that:
 - a. Recommends a course of action, including the level and depth of community consultation they determine should be conducted prior to ratifying the amendment;
 - b. Provides reasons for its conclusions;
 - c. Identifies cost/benefit to the GIFN Community;
 - d. Cites appropriate sections of the Land Use Plan;
 - e. Includes a complete side-by-side comparison of the original and amended text for each section of the Land Use Plan that would be impacted.
 4. The Lands Advisory Committee will also provide a copy of the report to the requestor and share a summary of the request and report with GIFN Band members, for comment. Upon request, any GIFN Band member will be able to review the full report;
 5. Chief and Council will review community feedback and determine if further community consultation is needed. If not, they will ratify or reject the request.
 6. If the amendment is ratified, Chief & Council will accept it by a duly adopted Motion.
- Any party that seeks to propose an amendment that would permit a new development that is not in compliance with current land use designations or guidelines, must demonstrate in a written report that the factors in the list that follows have been adequately considered. The Lands Advisory Committee may request further details or require that the interested party conduct further studies before determining that the proposed amendment is ready for consideration. The interested party assumes all costs required to complete the report and any required studies, as necessary.
- The proposed development would be in accordance with our Vision and Guiding Principles (Section 3.0);

- The compatibility of the proposed development with adjacent land uses, including adequate buffering and building setbacks as appropriate;
- The impact of the proposed development on the natural environment, the open space character and the scenic qualities of the island;
- The convenience, accessibility, and safety of the site for vehicular and pedestrian traffic;
- Infrastructure requirements are adequately met, including water and sewage servicing requirements;
- New commercial development shall front on either a navigable waterway or an assumed public road which is currently maintained on a year-round basis.

7.0 COMPLIANCE

As the stewards of our lands and waters, all Georgina Island First Nation Band members, as well as non-Band members that choose to spend time on our Reserves, have a responsibility to uphold the vision and guiding principles of our Community Land Use Plan. We broadly encourage people to adhere to the policies and guidelines of the Community Land Use Plan. For those lands and decisions covered by this plan, compliance with the plan is mandatory and will be strictly enforced by the Land Use Law.

For greater clarity on enforcement provisions, offences, and penalties see the Land Use Law.

8.0 IMPLEMENTATION STRATEGY

The Implementation Strategy is our road map, a series of steps that will put the Community Land Use Plan into operation.

The Pimachiowin Aki, or Community Land Use Plan, will support our community's growth and help us make land use decisions. In order to ensure the successful application of the Community Land Use Plan, we must undertake a number of actions to ensure that our staff are prepared to implement the Plan and have all of the necessary tools to succeed. The Implementation Strategy provides a road map to putting the Community Land Use Plan in action and future work that aligns with our goals for the future.

8.1 PRIORITY ACTIONS

The following table outlines the required actions we need to take to implement our Community Land Use Plan. The table is organized by:

- Action – the task or activity that will support the implementation to the Community Land Use Plan
- Key result – measurable outcome of the action
- Responsible party – the person or people who will oversee the action
- Priority – recommended order to start the action

ACTION	KEY RESULT(S)	RESPONSIBLE PARTY	PRIORITY
Obtain community approval for the Pimachiowin Aki in accordance with Land Code Section 23	Hold community vote	Lands Manager	Step 1
Print at least two (2) hard copies of the Pimachiowin Aki to be kept in the Band Office	Two (2) copies of the Pimachiowin Aki are held in the Band Office	Lands Manager	Step 2
Provide online access to the Pimachiowin Aki and communicate location to the community	Upload Pimachiowin Aki to Band website	Lands Manager	Step 3
Develop data management procedures for the Pimachiowin Aki to ensure that Land Use data and documents are stored and secured in an organized and easy to access manner	Data Management Protocol Organize Pimachiowin Aki files into database as prescribed in the protocol	Lands Manager	Step 4
Develop appeals application for the Development and Building Approval process	Appeals application appended to the Pimachiowin Aki	Lands Advisory Committee	Step 5
Provide training to GIFN staff, Chief and Council, and Lands Advisory Committee and other essential staff on the Pimachiowin Aki, especially the Land Use Permit Applications process	Develop training and onboarding material Deliver staff training	Lands Manager	Step 6
Develop communication materials to clearly explain Land Use Permit Applications (Section 5.0) process to	Develop a brochure and/or newsletter, including an infographic of the application process	Lands Manager	Step 7

band members and prospective developers

Develop and roll-out a communication strategy to inform land users, including CP holders and cottagers	Develop communication strategy, including outreach materials	Lands Manager	Step 8
Schedule the annual review meeting to review the Community Land Use Plan	Provide the annual review report to Chief and Council (see Section 436.1 for more information)	Lands Manager, Lands Advisory Committee	Step 9

8.2 ADDITIONAL WORK

The following table outlines additional next steps that would support Georgina Island First Nation's vision and goals for the future. These actions are based on the guidelines outlined in Section 4.1. The table is organized by:

- Action – the task or activity that will support the implementation to the Community Land Use Plan
- Key result – measurable outcome of the action
- Responsible party – the person or people who will oversee the action

ACTION	KEY RESULT(S)	RESPONSIBLE PARTY
Develop a climate change mitigation and adaptation plan to build up our community's climate resiliency	Climate Change Mitigation and Adaptation Plan	Environmental Department, Lands and Membership Department
Draft a source water protection plan	Source Water Protection Plan	Environmental Department, Lands and Membership Department

Draft an emergency response plan to include events from contamination of a water source to climate-related disasters	Emergency Response Plan	Lands and Membership Department, Public Works Department, GIS
Inventory the current conditions of Georgina Island and other reserve parcels to identify and inventory existing wetlands or other environmentally sensitive areas that require remediation or restoration	An inventory of reserve lands and their conditions	Environmental Department, GIS
Draft an invasive species management plan to identify invasive species on Georgina Island and other reserve lands, and reduce the threat of invasive species	Invasive Species Management Strategy	Environmental Department
Develop stormwater management best practices guide to anticipate future 100-year storms	Stormwater Management Best Practices Guide	Environmental Department, Public Works Department, Lands and Membership Department
Develop environmental monitoring protocols and programs to ensure that all developments minimize any potential long-term environmental impacts. This includes preserving habitat connectivity, and maintaining the character and ecological function of forests, wetlands, and water bodies.	Environmental monitoring protocols, secure funding for training and employing environmental monitors	Environmental Department
Develop an inventory of Band-owned and operated buildings and facilities, identifying any necessary renovations and potential retrofits. This could include increasing energy efficiency, reducing water usage, introducing renewable energy sources, and ensuring all buildings can withstand stormwater from 100-year storms	An inventory of Band-owned and operated buildings and facilities	Public Works Department

Develop a Cultural Heritage Strategy that could include identifying and mapping culturally important areas and traditional placenames, developing a guide to culturally appropriate design and development, installing signage at cultural sites, placenaming initiatives, etc.	Cultural Heritage Strategy	Lands and Membership Department, GIS
Develop a trails masterplan to map current trails and identify locations for constructing future trails.	Trails Masterplan	Lands and Membership Department, GIS
Develop a housing strategy that outlines how best to accommodate Georgina Island's growth	Housing Strategy	Housing Manager
Implement a mandatory septic system reinspection program for all Band members on the islands, or along the shoreline of the mainland	Septic System Reinspection Program	Public Works Department
Develop constructions standards specific to Georgina Island First Nation	Georgina Island First Nation Construction Standards	TBD
Develop a Georgina Island First Nation building code	Georgina Island First Nation Building Code	TBD

9.0 DEFINITIONS

Accessory – A use, building or structure that is secondary to a main use, building or structure, on the same lot.

Appeal - a formal request to have a decision reviewed by the Lands Advisory Committee in accordance with the Land Use Plan;

Brownfield Sites – Land that has previously been developed and is now abandoned or underutilized, potentially due to site contamination.

Building By-Law – The Chippewas of Georgina Island First Nation Building By-Law No 6-05, as amended from time to time.

Certificate of Possession or CP Holder – an individual who holds a certificate of possession over identified Georgina Island Lands.



Commercial Use – The use of land for commerce-related activities, including stores, markets, restaurants, cafés, places of work, and so on.

Community Services – Buildings, facilities, or lands that are community-owned and operated for member use, like a health centre, or the ferry landing.

Crime Prevention Through Environmental Design – An approach to crime prevention that involves managing the built and natural environment to deter criminal behaviour and minimize fear of crime. Principles include maintaining clear sightlines through maintenances of vegetation, strategic lighting, orienting paths along visible routes, and controlling access to spaces, through landscaping or fencing to reduce access through less visible entries (CPTED Principles, n.d.).

Cultural Heritage Resources – Any places where cultural practices take place, any artifacts or archaeological materials, any ceremonial or historic sites.

Develop – Includes any physical operation, such as excavating, filling, draining, or removal of trees and/or vegetation; or altering any existing building or structure by an addition, enlargement, extension or other structural change; and any work which requires a Land Use Permit.

Dwelling – A permanent building capable of being occupied as a home, residence, or living quarters. This definition does not include a vehicle, mobile home, motor home, recreational vehicle, travel trailer, or trailer, camper, or tent.

Economic Development – The process of diversifying, supporting, and advancing economies and the communities they influence. Economic development is concerned with creating jobs and generating revenue for people, businesses, and communities.

Green Energy – Energy that can be produced from natural and renewable sources, thus having a minimal negative environmental impact.

High Water Mark – The point that represents the maximum rise of water over land, marked by the difference in character of the vegetation or soil from one side of the mark, in comparison to the other.

Home-Based Business – An operation conducted within a dwelling or accessory structure by a permanent resident of the dwelling for gainful employment. Uses may include home child care, teaching of music, dance, arts and crafts, tailoring and dressmaking, weaving, beading, painting, furniture refinishing or repair, professional services, or other similar uses. A home-based business is accessory to the residential use and does not emit any air, water, noise, light or vibration pollution outside of the dwelling or accessory building. Activities of a home-based business will not change the residential nature of the area with outdoor signage or outdoor storage that is not visually screened.

Medium-Density Residential – The use of land for housing wherein a higher-than-average density of people live across closely-built units to minimize the physical footprint of housing build. Medium-density housing options may include apartment buildings and townhouses.

Industrial – A facility or activity relating to: the assemblage and/or storage of substances/foods/raw materials; their processing and/or manufacturing; and/or the packaging and shipping of finished products.

Infill Lot – Land that has been rededicated to suit a new need compared to its old use, for the purpose of re-using valuable land. Infill lots are typically located within community cores. They are ideal to use before supporting sprawling developments on the fringes of community centres.

Infrastructure – The physical structures such as sewage and water lines, pumping stations, electric power transmission lines and transformers, communication transmission lines and relay towers, roads and transit or transportation facilities, oil and gas pipelines and facilities, recycling collection sites and waste management facilities.

Lands Advisory Committee – the body appointed by Chief and Council to administratively oversee compliance with the Land Use Plan, to assess whether amendments need to be made, and the body to which appeals are made under this Law;

Land Use Permit– A permit that is issued by the Lands Department that authorizes the holder to engage in land-based development and/or activities in accordance with the Community Land Use Plan.

Land Use Law – the duly passed law titled, *Chippewas of Georgina Island Pimachiowin Aki Land Use Law*

Land Use Plan – A Plan that guides future planning and growth with consideration for the natural environment and the built environment. The Land Use Plan creates a shared vision for the future of a neighbourhood, community, or city.

Land Use Designation – A classification of land which identifies the desired use of land over the long-term. Designations are typically made to meet the land's capacity of use (i.e., land with rich soil may be designated for agricultural use, land away from residential areas may be designated for industrial use, and so on).

Light Industrial Use – The use of land for industrial activities that are not heavily extractive or disruptive. Light industrial activities may include a construction company, an autobody shop, a warehouse, and manufacturing plant among others.

Low-Density Residential – The use of land for housing wherein a lower-than-average density of people live across separately-built units. Low-density residential areas are primarily made up of single detached housing units separated with yards.

Setback – The distance between the property line and the nearest part of a building or structure on the lot.

Single Detached Home – A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single detached home should be “right-sized” to have the exact number

of bedrooms and space needed to suitably house that household. It can include a range of houses from smaller houses to houses with multiple bedrooms.

Surveyed Lot - A parcel of land that has been measured and dimensioned by a Canada Lands Surveyor or qualified individual, establishing lot boundaries as registered with Canada Land Survey Records.

10.0 REFERENCE LIST

- Beacon Environmental Ltd. (2012). *Ecological Buffer Guideline Review*. Prepared for Credit Valley Conservation. <https://essexregionconservation.ca/wp-content/uploads/2019/09/Ecological-Buffer-Guideline-Review.pdf>.
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APPENDIX A: MAPPED LAND USE DESIGNATIONS

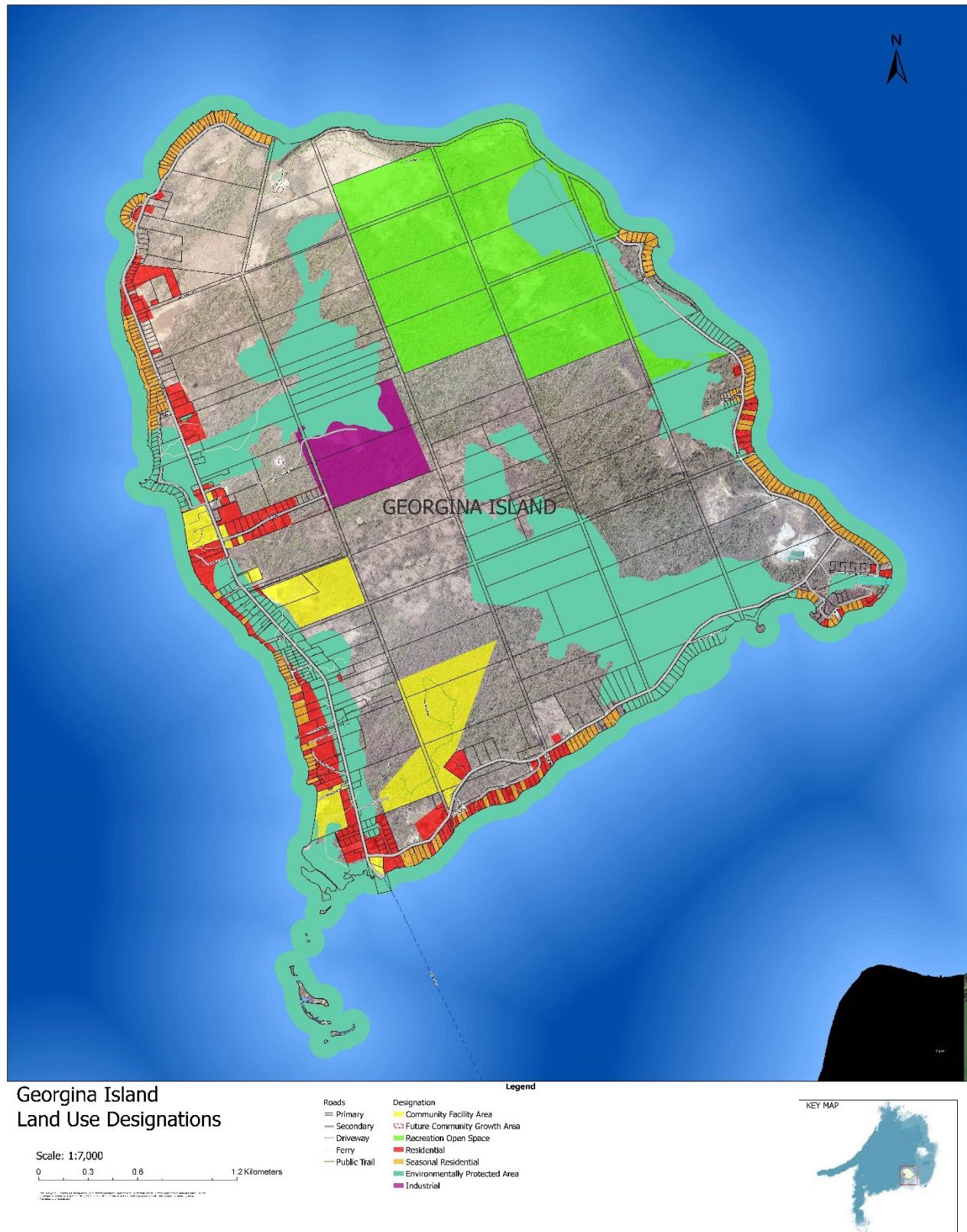


Figure 7: Designations map of Georgina Island.





FOX ISLAND

Land Use Designations

1:1,250
 0 0.06 0.11 0.17 0.22
 Kilometers

Legend

- Building Footprints
- Environmentally Protected Area
- RCMP Lands
- Seasonal Recreational

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 For illustration purposes only. All distances must be verified by survey.
 Map edited by D. Cotton, 2024.

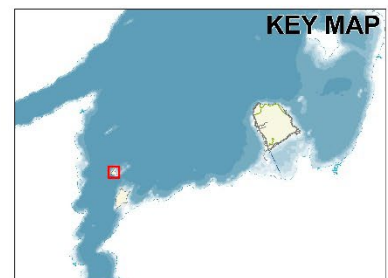
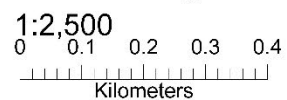


Figure 8: Designations map of Fox Island.



SNAKE ISLAND

Land Use Designations



Legend

- Building Footprints
- Environmentally Protected Area
- Seasonal Recreational
- Residential
- Burial Grounds

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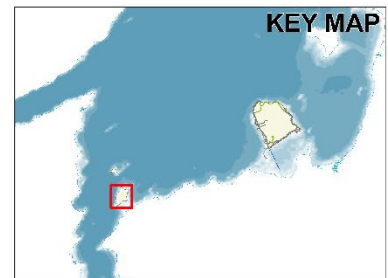


Figure 9: Designations map of Snake Island.

APPENDIX B: ADDITIONAL DEVELOPMENT REQUIREMENTS

ACCESSORY BUILDINGS AND STRUCTURES

Boathouses

- A boathouse may be erected within a water yard to either the surveyed property boundary or established high water mark in accordance with the following:
 - where the legal surveyed property boundary is not consistent with the established high water mark; the lesser distance measured from either the high water mark or property boundary to any part of a building or structure on the same lot shall prevail.
 - the minimum setback to a side lot line shall be 15 m (49.2 ft.);
 - the maximum height shall be 5 m (16.4 ft.) to the highest peak of the ridge line and shall be measured from the established high water mark; or in the case of an upland structure from the ground adjacent to the water yard;
 - the structure shall have no decks, patios, balconies or similar components attached;
 - it shall display a pitched roof design; and not exceed a total area of 80 m² (861.1 ft.²).

Boat Launch

- A boat launching facility may be erected to or beyond the high water mark except that such accessory building or structure may not be located closer than 3 m (9.8 ft.) to a side lot line.

Garages

- Any private garage which is not part of or otherwise attached to the main building shall be deemed an accessory structure. Where a private garage is attached to the main building, it is considered to be part of the main building.

Unenclosed Porches, Balconies, Steps, Patios, or Roof Overhangs

- Unenclosed porches, balconies, or steps, covered or uncovered, may project into any required yard a maximum distance of 1.5 m (4.9 ft.) and be not more than 3.8 m² (40.9 ft.²) in area. Furthermore, any building roof overhang may project into any required yard a maximum distance of .61 m (2.0 ft.).

Utility Sheds

- A utility shed may be erected within a required interior side or rear yard provided it is not located closer than 1.5 m (4.9 ft.) to the interior side or rear lot line. It shall not exceed a total floor area of 10.0 m² (107.6 ft.²).

Fire Escapes

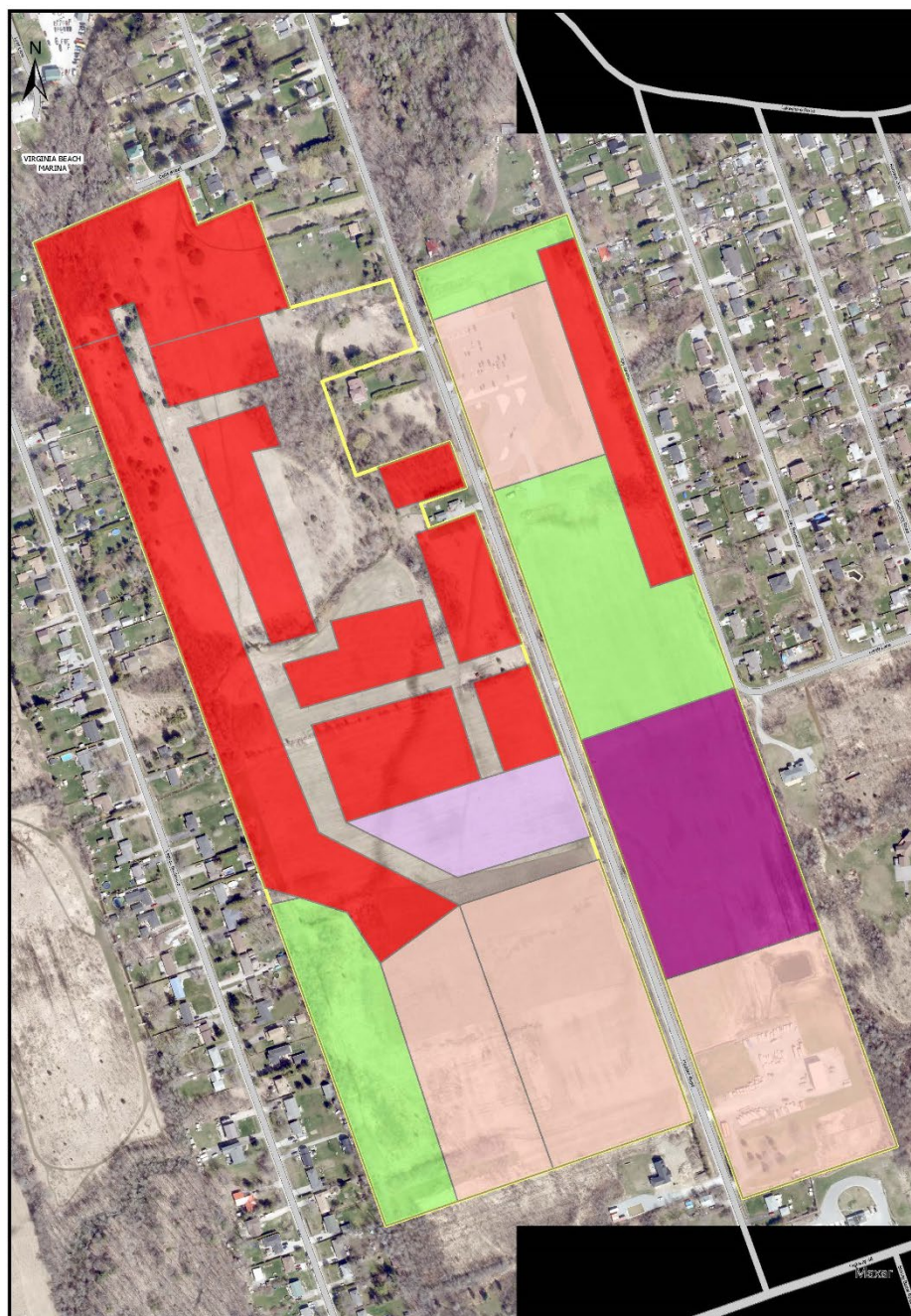
- Unenclosed fire escapes may project into required setbacks a maximum of 1.2 m (3.9 ft.).

TRANSPORTATION

Minimum Right-of-way

- In order to ensure adequate access for public safety vehicles such as fire truck, first response, and road maintenance, new roads should be constructed to the minimum Provincial Ministry of Transportation (MTO) standards as follows:
 - Right-of-Way 20.0 m (65.6 ft.)
 - Lane Width 3.0 m (9.8 ft.)
 - Overall Travel Surface 6.0 m (19.6 ft.)
 - Shoulder 1.0 m (3.2 ft.)
 - Shoulder Rounding 0.5 m (1.6 ft.)

APPENDIX C: LAND USE DESIGNATIONS FOR HADDEN ROAD ADDITIONS TO RESERVE LAND



Hadden Road Development Area

1:4,500
0 20 40 80 120 160
Meters
Acreage: 97.72 ac

Legend	
	Band Owned - In ATR Process
	Commercial
	Industrial
	Recreation Open Space
	Residential
	Residential/Commercial

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Map edited by D. Cotton, 2024.



Figure 10: Land use designations for the Hadden Road additions to reserve land.

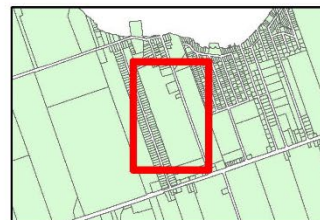
APPENDIX D: ALL ADDITIONS TO RESERVE PARCELS



78 Hadden Road

1:3,700
0 25 50 100 150 200
Meters
Acreage: 64.54 ac

Legend
 Band Owned - In ATR Process
Roads
 Primary
 Secondary
 Ferry
 Public Trail



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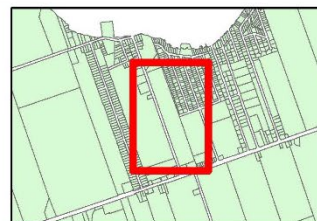
Figure 11: 78 Hadden Road additions to reserve land.



115 Hadden Road

1:3,700
0 25 50 100 150
Meters
Acreage: 33.18 ac

Legend
 Band Owned - In ATR Process
Roads
 Primary
 Secondary
 Ferry
 Public Trail



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For illustration purposes only. All distances must be verified by survey.
Map edited by D. Cotton, 2023.



Figure 12: 115 Hadden Road additions to reserve land.

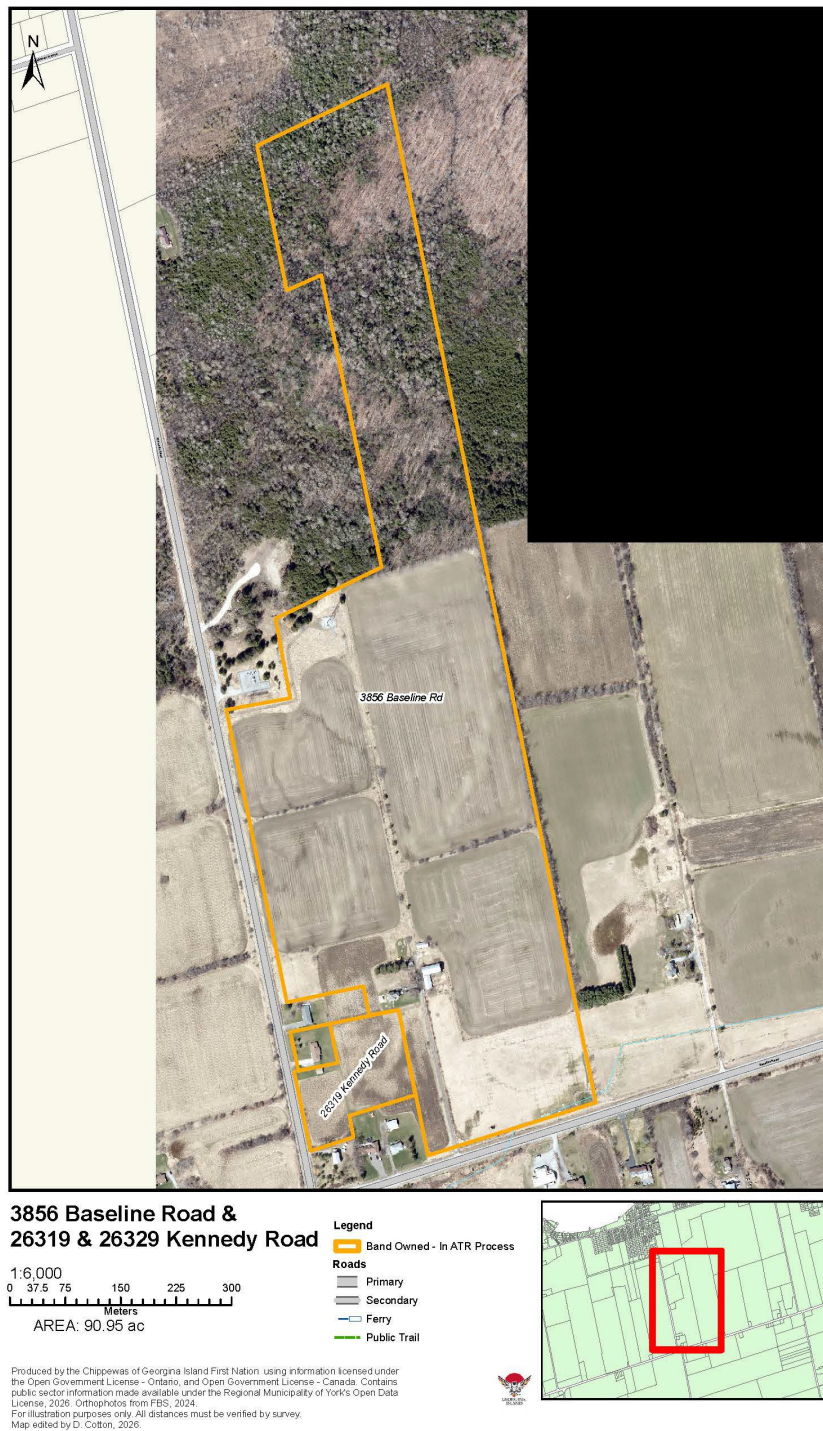


Figure 13: 3856 Baseline Road & Kennedy Road additions to reserve land.



7500 Black River Road

1:4,000
0 30 60 120 180 240
Meters
Acreage: 68.72 ac

Legend
 Band Owned - In ATR Process
Roads
 Primary
 Secondary
 Ferry
 Public Trail



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Figure 14: 7500 Black River Road additions to reserve land.

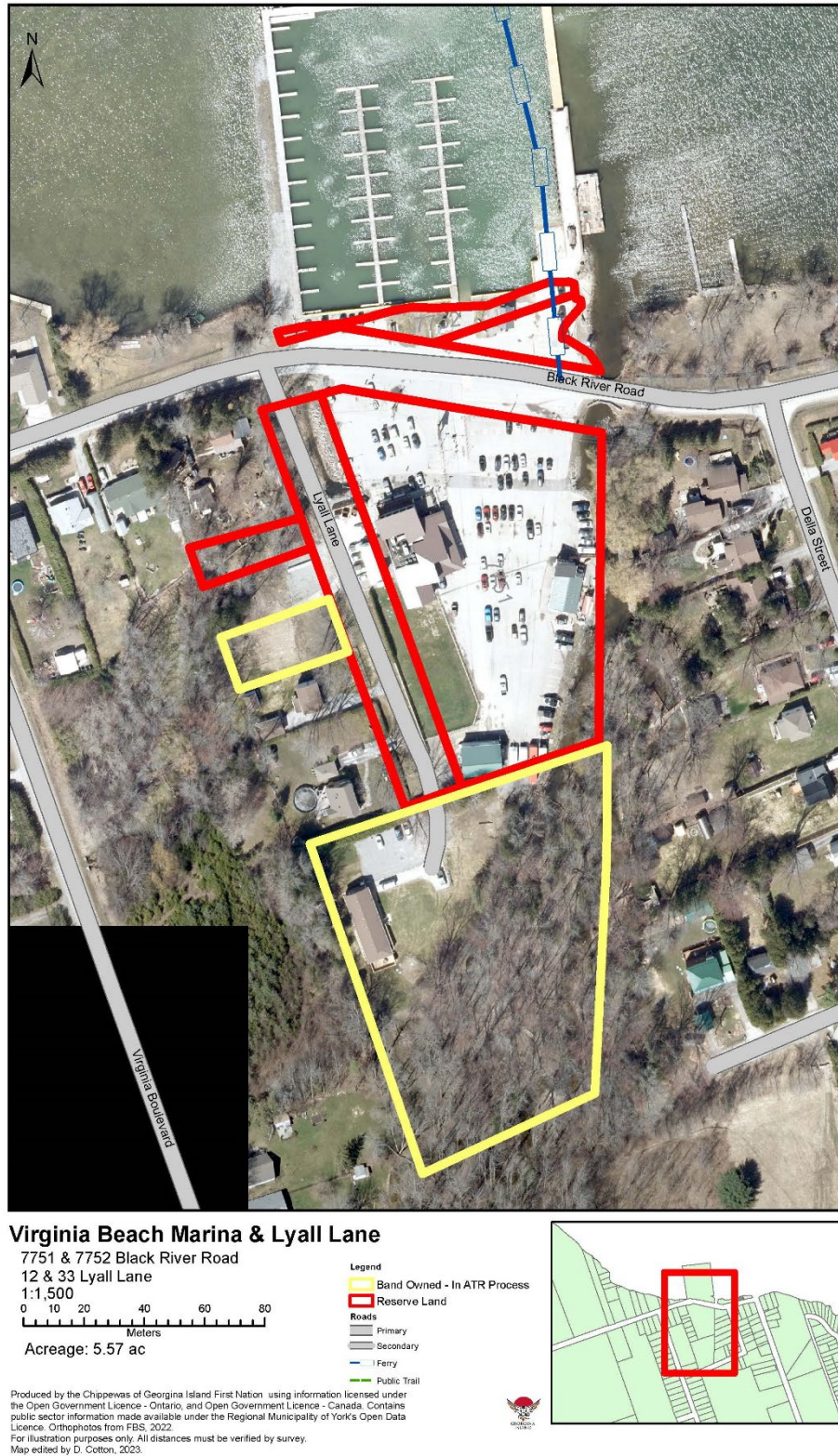


Figure 15: Virginia Beach Marina reserve land and Lyall Lane additions to reserve land.



1 Bay Vista Lane

1:4,000
0 30 60 120 180 240
Meters
Acreage: 58.2 ac

Legend
 Band Owned - In ATR Process
Roads
 Primary
 Secondary
 Ferry
 Public Trail

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Figure 16 1 Bay Vista Lane additions to reserve land