



LAND USE PLAN | 2022

BINGWI NEYAASHI ANISHINAABEK



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Acknowledgments

CE Strategies (CES) was retained by Bingwi Neyaashi Anishinaabek First Nation (BNA) to assist in completing the Land Use Plan (LUP). The goal of the land use plan is to develop a community-driven resource that will provide a solid foundation for future growth and development.

Despite the ongoing pandemic, CES and BNA were able to work collaboratively in fulfilling the project's objectives. Implementing alternative strategies when faced with the challenges of federal and provincial restrictions shows our commitment to building capacity for our clients using creative solutions.

CES would like to acknowledge the instrumental support received from Chief and Council, the Interim Lands Committee, Vince Deschamps, as well as the BNA project team including Jordan Hatton, Marcel Donio, Robin Ranger, and Aandeg Skelly. Without their support, this project would not have been successful.

Miigwetch,



Jordan Shannon, CEO



Foreword from Chief Paul Gladu

It has been with great honour that I have had the opportunity to oversee and experience the progress BNA has made since the reclamation of our reserve lands. Our roots on the southeastern shores of Lake Nipigon run deep, and despite our difficult history of displacement, we continue to thrive. Over the last decade, we have taken back control of our lands and turned a disruptive history into an opportunity to build from the ground up.

In 2012, the community undertook a Capital Planning Study to identify core values and development opportunities that would help guide the community towards our sustainable development goals. Our Land Use Plan builds on the foundation laid by projects such as this and strengthens future planning by incorporating new feedback and direction from our membership. It solidifies our vision as a community, documenting both the clear pathways we can take and providing the tools to navigate the more challenging ones. One of the values we continue to prioritize is the development of clean, green systems and structures within our community, an approach we believe to be critical for our future generations. In every aspect, we are working towards self-reliance, sustainability, and environmentally conscious decision-making.

Our membership has been an incredible source of inspiration to the community's planning efforts. The depth and array of talent that amongst our members is one of our most valuable resources. We have a number of projects, both in the conceptual and development stages, that are employing our members for their rich experience and skillsets. Our Elder's Complex will be designed by Ryan Gorrie, an architect, and will incorporate culturally significant design elements shaped by Paulette Facca, an interior designer, both members of BNA. Their invaluable support will be recognized as the building is brought to life, and Elders begin to make the space their home. Building our Elders Complex is one of the most, if not the most, important developments we need to see in the community. The first step to re-connecting our Elders with the land is to establish a place that meets their social, cultural, and financial needs.

In addition to bringing our Elders back to the community, we are exploring commercial opportunities and economic development initiatives that will help bring our membership back. Establishing and finalizing our zoning is critical for us to understand where we should allocate our resources. In making the move to BNA, many of our members would rely on jobs created near, or within, the community. To be able to generate these positions, we recognize the need to establish corporations, partnerships, and community-run services. We have made great progress with Papasay, offering jobs through our sawmill, and with 3-Nations Resources, our shared economic development corporation with Biinjitiwaabik Zaaging Anishinaabek and Red Rock Indian Band that seeks to work collaboratively with mining developments in the area. We are also building strong working relationships with local industry, such as Rock Tech, a clean-tech company that is aligned with our ideals of green power production.

Beyond job creation, we also recognize the need to develop quality housing, accessible services, and recreational spaces for our members. The progress we have made in these areas, especially with our phased housing initiative, is contributing to a well-rounded, fully-serviced community that our members can call home. That is our goal with everything we do. Creating a home for our members is more than building them a house. It is considering our past, and incorporating it into our future, acknowledging our lands, and developing them sustainably, and providing a life that is rich with our culture.

This Land Use Plan puts us one step closer to our vision, and I am proud of each individual that has been a part of the process. From our hard-working staff to our dedicated Interim Lands Committee members, and to everyone who came to our community meetings, thank you for your contributions. They are vital to this project, and invaluable to our community.

Miigwetch,

Chief Paul Gladu

The Project Team

The successful development of BNA's LUP would not have been possible without the collective effort of leadership, key staff, the Interim Lands Committee, and external project partners.

Each group brought a unique perspective, background, and skill to the process, which allowed for the creation of a unique and comprehensive Land Use Plan. We would like to thank the following teams for their support and involvement.

Interim Lands Committee

The Interim Lands Committee was formed with the objective of providing BNA members with opportunities to lead and support land-based initiatives that will help shape the community. The committee has been instrumental in bringing their cultural, economical, and social perspectives to the process of creating this LUP, and their contributions have provided a grounded direction for the plan to lead with. There are currently 5 members in the Interim Lands Committee.



CAREY CALDER

Originally from Thunder Bay, Ontario, Carey Calder is a proud member of BNA and has called Ottawa home since 2003 where she resides with her wife and two young children.

In early 2020, Carey proudly launched Nakanagis Inc., an Indigenous owned Canadian consulting company that weaves her unique first-hand knowledge and perspective into tailored approaches and solutions to Indigenous businesses, corporate executives and not-for-profit service delivery organizations. She has spent her career working in community, and is most proud of her work as Executive Director of Makonsag Aboriginal Head Start, where she led an expansion of services and secured capital funding to purchase and renovate a building for programming.

Carey is an experienced administrator with corporate financial expertise and solid governance understanding and hopes to share this knowledge in her work with the BNA Land Use Committee. She spent her summers growing up at her family camp in Beardmore and hopes to spend more time visiting Sand Point with her family as often as they can.



LEROY CLARK

Leroy Clark is a member of BNA, with deep family roots in Sand Point. He spent much of his childhood in the small towns and communities all around Lake Nipigon, visiting relatives and exploring the lands. He remembers travelling to Sand Point to visit family, until the flooding forced them off of their lands.

His knowledge and familiarity of the community's traditional territory has led him to taking part in important community processes that help document land use, showcase community knowledge, and pave the way for self-governance. When the opportunity to join the Interim Lands Committee was presented to him, Leroy felt as though it would be a chance for him to learn more about land governance, as well as be a part of BNA's voice as they continue to stride towards their community vision.

Leroy has two daughters, Rebecca and Amanda, and four amazing grandchildren, James, Colin, Johann, and Paige. He currently lives in Beardmore and gets out on the land whenever he can. Leroy hopes that one day his grandkids will move to back to BNA and take an active role in the community.



GLORIA DEANS

Gloria Deans is the daughter of Elizabeth Deans, a residential school survivor, and John 'Scotty' Deans, from Aberdeen, Scotland. Gloria grew up in MacDiarmid until her family moved to Geraldton when she was 13. At 18, her family moved to Beardmore, and Gloria took the opportunity to relocate to Thunder Bay where she could begin her life on her own, including obtaining her GED.

Gloria's first job at age 17 was with the Department of Lands and Forests, now known as the Ministry of Natural Resources, where she was a cook for 2 summers. She worked periodically as a waitress, cashier, chambermaid, and other odd jobs until she found her permanent job as a shipper/receiver at Pinewood Ford. Gloria worked there for 25 years, until semi-retiring due to an illness. She has also volunteered at the Thunder Bay Indigenous Friendship Centre, where she offers support to offenders in the Indigenous Community Council Program through teachings and sentencing. Gloria enjoys her alone time but ultimately considers herself a people person and enjoys being active with her community of Sand Point First Nation. She aspires to assist in its progressive growth, and contribute however she can to make her community the best it can be. Among her greatest accomplishments is helping to raise her two wonderful, successful children, Paulette and JP. She is also a grandmother to two grandchildren Pierson and Chloe.



MARCEL DONIO

Marcel Donio, AKA, Neh-buh-neh-aw-buh-nweh-shkung, Ojibway name meaning Half Dawn, was born and raised on and around Lake Nipigon. His father and extended family were born and raised at Sand Point until being forced off the land. His father was born at Farlengers (the old saw mill site) in June 1919.

Marcel and his family lived a traditional lifestyle which included hunting, fishing and trapping. Their hunting and trapping activities stretched as far as Barbara Lake, Trap Narrows Lake and numerous other lakes east of Lake Nipigon. He worked on fishing boats, the fish processing plant, as a logger in the bush and on a fire observation tower.

Following his schooling in MacDiarmid which included attending an Indian Day School, he then attended Nipigon Red Rock District High School before moving on to Thunder Bay where he attended college, then on to Lakehead University. Marcel held a variety of jobs in the federal and provincial governments and other native organizations and has been a Justice of the Peace for the Ontario Court of Justice since 2005. Now, he is settled in Thunder Bay where he resides with his wife Aandeg Skelly. They are the proud grandparents of 6 beautiful grandchildren.



JOHN MCCOLLUM

John McCollum is a member of Bingwi Neyaashi Anishinaabek. He and his wife Lisa, who will soon be celebrating 24 years of marriage, are proud parents to Robert, Joseph, and Johnny Jr, all of whom are also members of Sand Point First Nation. Their family currently resides in both Thunder Bay and Longlac.

John is a Police Officer employed with the Anishinabek Police Service, and for the past 21 years has been working on the territory of Fort William First Nation. John has also had the chance to work in Rocky Bay, patrolling Sand Point, Ginoogaming, Long Lake 58, Pic River, and Pic Moberg First Nations, where he has been able to not only discover his roots but make many lifelong friends as well. Through his experiences and work, John has gained a vast knowledge and better understanding of the structures and infrastructure within First Nation communities. He has been able to get a sense of the services that need to be implemented, how they can be successful, and where improvements can be made. While knowing there are differences within each territory, John has seen similarities in the processes that both benefit and hinder growing communities.

As he was learning about and gaining an interest in different areas of community development, Sand Point First Nation presented an opportunity for him to join the Interim Lands Committee. He immediately put his name forward and was excited and enthusiastic to be a voice on the committee. John feels privileged and honoured to have been able to work with the other committee members. Each member comes from a different background and has been able to bring their knowledge and life experiences to the table.

Project Support Team

LEADERSHIP & ADMINISTRATION

The incredible support offered by leadership and key staff at BNA has been a great asset to the land use planning process. Chief Paul Gladu, Councillor Tracy Gibson and Councillor Lillian Calder have led the community with a strong sense of guidance and progressive decision-making. Their support is made stronger by the administrative team at their side. Jordan Hatton, Director of Economic Development, has been hands-on with the project, coordinating community engagement and masterfully progressing the workplan while Covid-19 still remains to be at large. Ayshaliisa McNally, Community Energy Coordinator, has also been integral in setting up meetings, and documenting their results.

LABRC

Lands Advisory Board Resource Centre is a First Nation run organization that supports communities who want to re-establish control of their lands, natural resources, and environment. Through the land use planning process, they have provided guidance and information on the processes that are associated with land governance, including successful land code development and implementation. Brenda Belmore, Adam Wright, and Crystal Restoule make up the LABRC team that has been providing these services to BNA.

CES

CES joined the project as lead consultant, and has guided the development of a Land Use Plan that will provide a solid foundation for future growth and development in the community. By combining their professional expertise and technical experience with community input, the Land Use Plan that was developed is in alignment with the community's strategic direction and goals. Having partnered with BNA on past projects that collected information such as spatial data, traditional knowledge, and community history, CES was able to build on an existing platform of knowledge and create a comprehensive report that provides a detailed look at the current and future development of BNA's lands.

Jordan Shannon and Liam Kent took lead roles in managing the project, with additional support from their team. Jordan holds almost twenty years of experience working with First Nation communities, leading traditional knowledge interviews, managing projects, and engaging in economic development practice, while Liam brings his technical experience with advanced geographical information systems (GIS) technologies, and a passion for generating creative and effective strategies that help shape sustainable, community-based development.

VINCE DESCHAMPS

Vince is an ecologist and Registered Professional Planner with over 25 years of professional practice, including living and working in protected areas in rural and remote parts of the globe. He has a keen sense of cultural and political sensitivities that influence the processes bearing on a project's outcome, which informs his consultation approach with stakeholders from all levels, including the general public, government and NGOs. His strong interpersonal skills, analytical, and presentation abilities are supported by a high level of organization, aiding in the timely and accurate completion of projects. Vince is a citizen of the Métis Nation of Ontario.

In this project, Vince brought his extensive experience to the table, having worked with many communities on plans that serve current and future needs. His support with the land use designations, including their purpose and surrounding policies, has helped shape this plan into a useful resource that the community can use as they grow and develop.



Introduction

An Overview of the Land Use Plan

The people of BNA have occupied the shores of Lake Nipigon since time immemorial, until being displaced by a series of events that occurred throughout the 20th century.¹ During the 1920s and 1930s, devastating flooding caused by the damming of the Nipigon and Little Jackfish Rivers resulted in many families needing to relocate as their homes, gardens, and cemeteries were submerged in water, making conditions unlivable.

In addition, the creation of Lake Nipigon Provincial Park in the 1950s devastated the community further, as it led to the cancellation of BNA's License of Occupation and remaining community members were forced to leave their land. Now, BNA is faced with the unique and challenging opportunity of rebuilding their community since the reclamation of their traditional lands in 2010.

BNA recognizes the importance of rebuilding their community from the ground-up, in a strategic and sustainable way. By both protecting and leveraging the natural and cultural landscape, the path will be established for development of a healthy, prosperous, and environmentally sound community that will support generations to come.

BNA has already undertaken numerous steps to return their membership to their homeland through the planning and development of housing and essential infrastructure. This Land Use Plan was developed for BNA to support ongoing growth and development initiatives, as they work to rebuild the community on their traditional lands.

The LUP is a community-driven plan that reflects the needs and values of BNA and provides a future direction towards achieving the community vision. The LUP builds on previously completed projects such as the Capital Planning Study, BNA Land Code, and Flood Vulnerability Study. It has created resources to assist BNA with the protection of their traditional lands and provided opportunities to build capacity at the community level.

Our Approach

CES was contracted by BNA to assist with the creation of their Land Use Plan. CES, in partnership with Vince Deschamps, drew on their professional experience with land use planning to maximize the potential of the land while prioritizing community input from all generations to ensure the Land Use Plan meets the current and future needs and values of BNA.

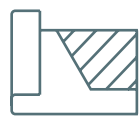
PROCESS & WORKFLOW

GAPS ANALYSIS

A review of existing information and resources laid the groundwork to identify data gaps that would be addressed by the Land Use Plan. This included:



Available Community Input



Future Development Plans



Aerial Imagery



Historical Maps & Documents



BNA's Land Code

Previous Work

The LUP's development was supported by previous BNA projects. The Flood Vulnerability Study, Traditional Land Use Study, and Land Legacy Project contributed valuable existing information, including traditional knowledge and land values, flooding and hydrological information, aerial imagery, and infrastructure documentation. BNA's Land Code, which was ratified in 2014, was incorporated where possible throughout every aspect of this LUP. Its contents were instrumental in guiding informed and community-driven land use planning.

COMMUNITY ENGAGEMENT

Engagement with BNA leadership, staff, and members was a critical component in developing an LUP that is community-driven and echoes their values and vision. Engagement activities included:



Regular meetings between the Interim Lands Committee, LABRC, and CES throughout the LUP's development to provide guidance and direction.



Feedback from membership collected through a virtual survey and two engagement sessions held in Thunder Bay, including one with youth.



Data gathered during BNA's ongoing Traditional Land Use and Climate Change Study, which was used to identify cultural values during the zone creation process

MAPPING SERVICES

Using Geographic Information Systems (GIS), community data was combined with supporting secondary research to develop zoning guidelines that align with the community's vision and economic goals.

LAND USE PLAN CREATION & VALIDATION

The Land Use Plan was drafted using information gathered from the Gaps Analysis, community engagement, and supporting secondary research. During validation, feedback from the Interim Lands Committee was reviewed and adjusted in the Land Use Plan accordingly. The final submission was presented to the community.

TRAINING SESSIONS

Selected BNA staff participated in a training course delivered by CES on the practical use of GIS and global positioning systems (GPS) to support ongoing implementation of the Land Use Plan's objectives.

GUIDING OBJECTIVES

The purpose of this plan is to support BNA in achieving their vision for the community, guiding development and use of its lands into the future. The LUP will establish a foundation for sustainable development, providing guidelines and designated areas for all types of infrastructure and services that will emerge to support the community. By clearly articulating BNA's needs and priorities within this plan, subsequent land-based planning and initiatives will follow a direction set by members of the community.

Community Vision Documented by the Capital Plan

The primary goal of BNA in all of their development efforts is to create a vibrant place for community members to return home to, after so many years away. BNA hopes to shape a community that inspires economic growth, becoming recognized as a sustainable and supportive community where businesses succeed, members thrive, and culture is celebrated.

In BNA's Capital Planning Study, completed in 2011, the community's vision for their lands are described in detail. The following are some of the key statements made on what the future of BNA should look like:

To provide a high quality of life for membership.

To offer a safe and friendly place to live that is ecologically, socially, economically, and culturally sustainable.

To create housing lots that are large, well maintained, and kept free of clutter.

To retain as much of the natural area as possible as development ensues, prioritizing maintenance of vegetative buffer areas between developments.

To focus all aspects of the community on environmental responsibility as much as possible, including Green Initiatives within individual developments and construction, including housing.

To work towards self-sustainability through the development of various economic ventures in the industrial, commercial and tourism sectors.²

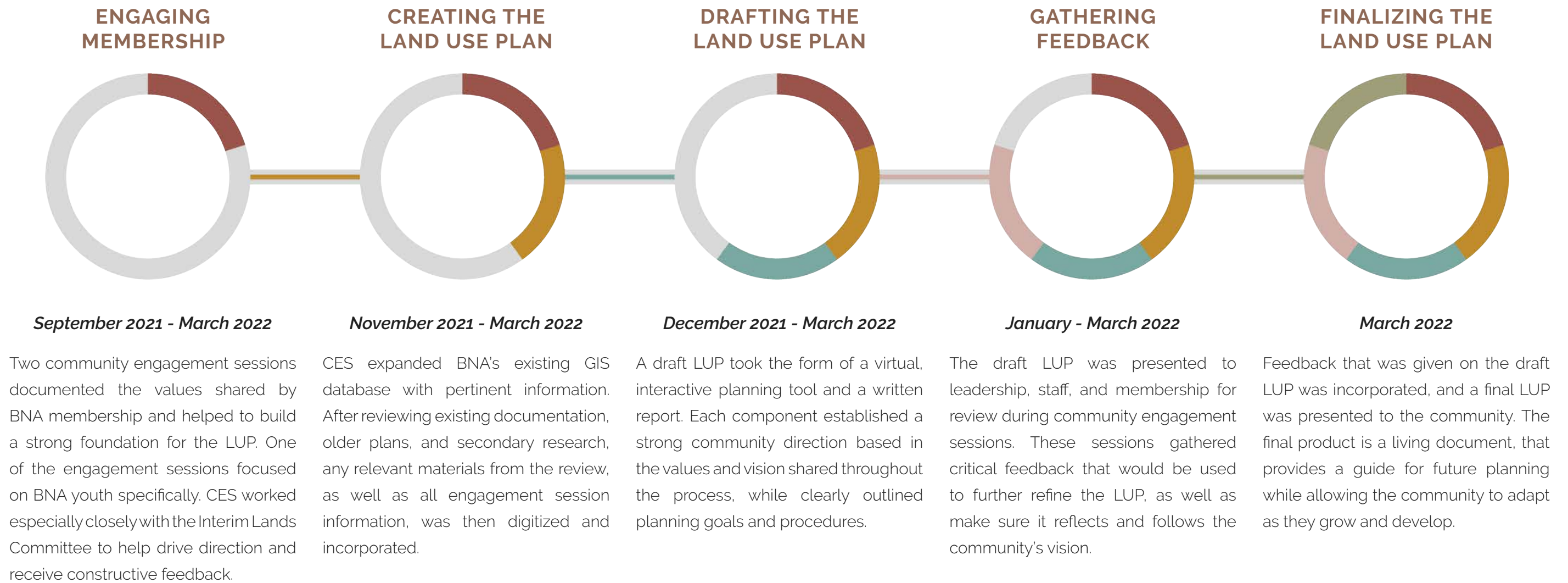


Project Milestones

A TIMELINE OF THE PROJECT

The LUP project was initiated in the spring of 2021, after it was identified as a necessary step towards successfully carrying out the community's future development goals. There have been five prominent milestones within the project, each of them relatively fluid and prioritizing community input wherever possible.

The timeline below represents the activities that took place throughout the development of BNA's LUP, and when they were carried out.



The Community and It's Lands

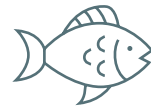
Regional and Local Context

The homeland of BNA is located in northwestern Ontario along the southeastern shores of Lake Nipigon. Lake Nipigon is the largest tributary into Lake Superior, and is renowned for its pristine waters, rugged shoreline, and abundance of fish and wildlife. The waters of Lake Nipigon have been recognized for its plentiful fisheries since the turn of the century, having sustained First Nation peoples for millennia.³

Currently the 4,800 square kilometer lake supports a number of industries and activities, including:



Hydro-electric Power Generation



Fisheries



Sport Fishing Guiding



Tourism

The community has occupied this region since time immemorial, travelling from place to place along the shoreline and interior according to the season and its harvesting opportunities. The people of BNA understood the potential of the lake, and in the mid to late 19th century established a semi-permanent settlement at the community's current location, Sand Point. Historical census records indicate that 89 individuals lived at Sand Point during the mid-1900s.⁴ As described earlier, the people of BNA were displaced beginning in the 1920s and 30s following flooding of their lands, further emphasized by their removal in the 1950s to make way for the creation of a provincial park.

The former settlement laid the foundation for the boundaries of the current community, returned to BNA and designated as a reserve in 2010.

Reserve Land

The community's 985 hectare (2,400 acre) reserve is located 60 kilometers north of Nipigon along the shore of Lake Nipigon, and 20 kilometers south of Beardmore. The community is connected to the Ontario road network by an access road linked to Highway 11. A historic railway right of way divides the reserve into two segments (east and west).

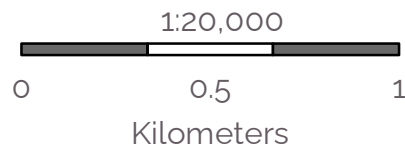




Bingwi Neyaashi Anishinaabek

Land Use Zones

- Residential
- Cultural
- Mixed - Cultural/Residential
- Community Services
- Commercial
- Industrial
- Greenspace
- Railway
- Watercourse
- Wetland
- Waterbody



Bingwi Neyaashi Anishinaabek
 This drawing, map, or plan is for presentation purposes only and may contain cartographic errors or omissions. This product is not to be used as a source for navigation. CES shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
 Date: 2022-03-24
 NAD 1982 UTM Zone 16N

Cultural

- CL1 - Cultural Beach
- CL2 - Traditional Knowledge Marked Burial Site
- CL3 - Birch and Cedar Forest
- CL4 - Old Community Area

Community Services

- CS1 - Band Office, Youth Centre and Medical Clinic
- CS2 - Greenhouse and Gathering Space
- CS3 - Park/Cookout Area
- CS4 - Beach and Gathering Space
- CS5 - Community Well

Commercial

- CM1 - Rest Stop
- CM2 - Community Business Centre

Industrial

- ID1 - Waste Management Site
- ID2 - Industrial Development Area
- ID3 - Industrial Lot A
- ID4 - Industrial Lot B
- ID5 - Industrial Lot C
- ID6 - Potential Aggregate Site
- ID7 - Future Industrial Development Area
- ID8 - Sawmill Yard
- ID9 - Sawmill Building
- ID10 - Biomass Heat Plant
- ID11 - Storage
- ID12 - Weather Station
- ID13 - Bunkers

Residential

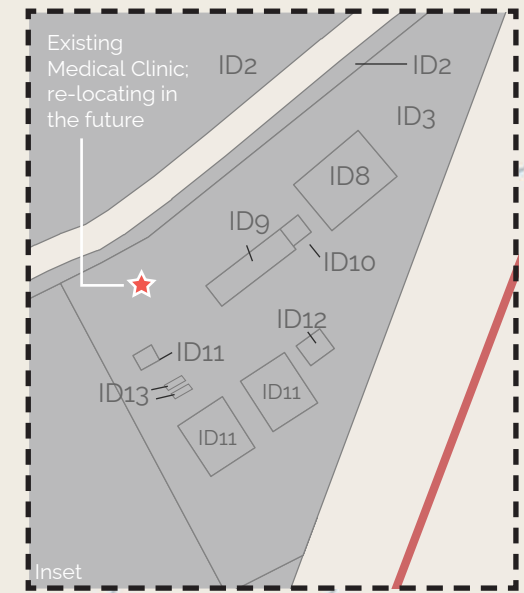
- R1 - Phase 1 Housing
- R2 - Phase 2 Housing
- R3 - Phase 3 Housing
- R4 - Phase 4 Housing
- R5 - Phase 1.5 Housing
- R6 - Potential Future Housing
- R7 - Trailer Park

Greenspace

- G1 - Wilderness
- G2 - Creek Embankment
- G3 - Birch and Cedar Forest
- G4 - Birch Forest
- G5 - Greenbelt
- G6 - Park/Outdoor Recreation
- G7 - Waterbody Shoreline

Mixed - Cultural/Residential

- MX1 - Elder's Complex
- MX2 - Elder's Complex Lot
- MX3 - Lake Nipigon Shoreline



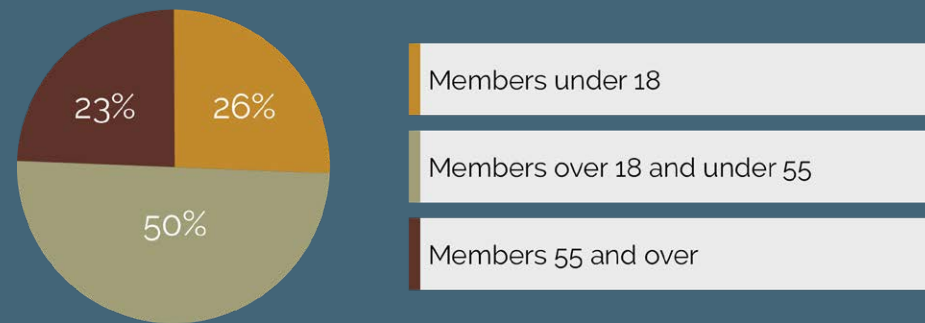
Development of Infrastructure

BNA is a growing community that has only recently begun their transition back to living on their lands. Though the membership has continued to remain active on BNA's traditional territory since their forced removal in the mid-1900s, it was only when their lands were reclaimed in 2010 that they could begin rebuilding community infrastructure. BNA is proudly building from the ground up, and is using the blank slate as an opportunity to create a sustainable, safe, and welcoming community.

Community Information

Since the reclamation of their lands, BNA's population has grown significantly, both on and off-reserve. In **2013**, the community had a registered population of **240**, with **0** members living on BNA reserve lands.

As of March **2022**, the current population of BNA had grown to **358**, with **12** people living in the community. Of these members, **50%** are between the ages of 18 and 55, **26%** are under 18, and **23%** are aged 55 and over.



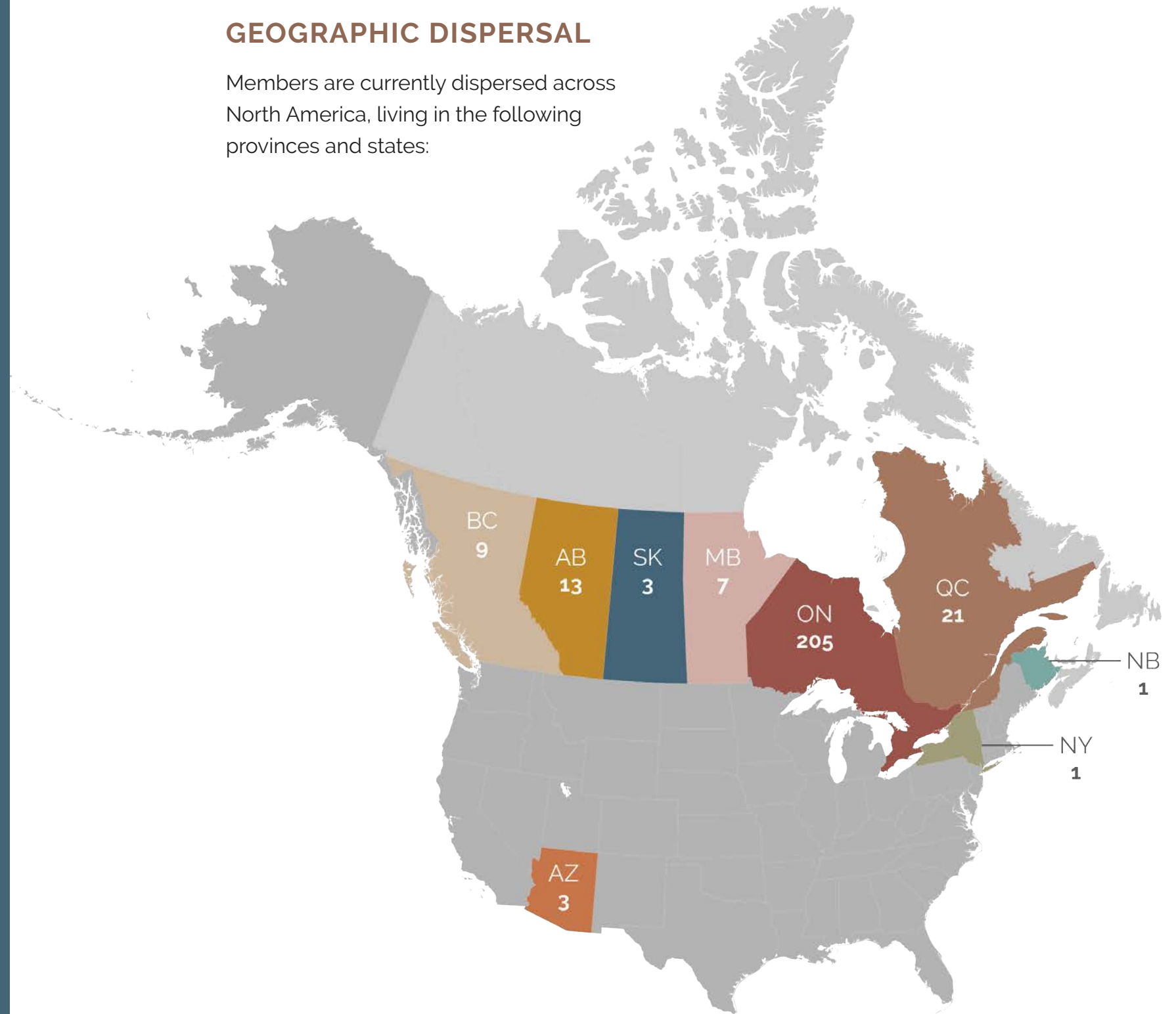
ON-RESERVE POPULATION

In terms of the on-reserve population, there are currently **12** people living in the community. Of this population:

- 8** are BNA members, and the remainder are spouses and family
- 4** members are 55+
- 4** are between 18 and 28 years old

GEOGRAPHIC DISPERSAL

Members are currently dispersed across North America, living in the following provinces and states:



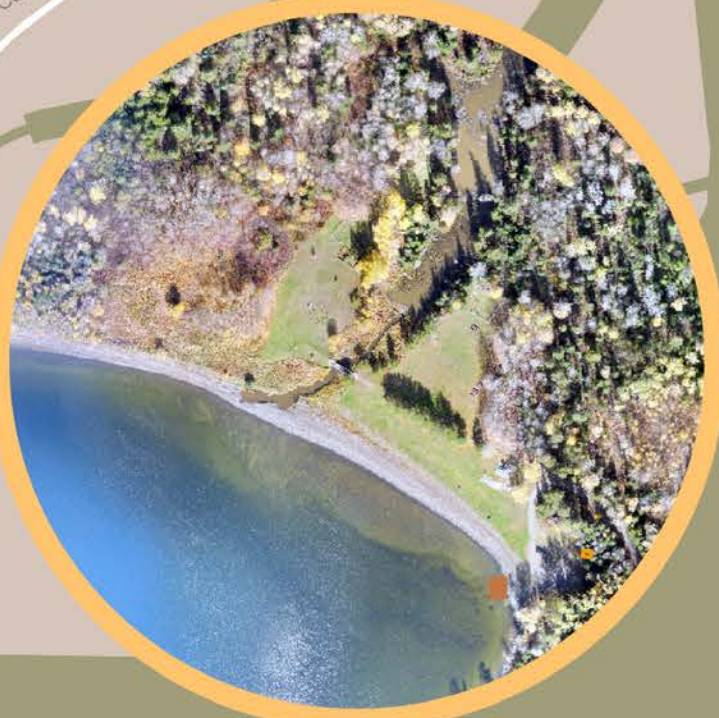
Inventory of Infrastructure

A review of the assets currently located in the community. An updated asset inventory will be produced in 2022, that will mark out any additional infrastructure not currently mapped.



9 Kilometres of Road

-  **3 Industrial Buildings**
 - 1 Sawmill
 - 1 Biomass Heater
 - 1 Office Bunker
-  **5 Residential Buildings**
 - 2 Duplex
 - 3 Single Family Dwellings
-  **20 Temporary Structures**
 - 17 Recreational Trailers
 - 2 Industrial Office Trailers
 - 1 Community Service Trailer
-  **9 Community Service Buildings**
 - 1 Health Centre
 - 1 Maintenance Garage
 - 1 Greenhouse
 - 1 Office
 - 1 Washroom
 - 1 Fish Shack
 - 3 Storage Sheds
- Assets**
 -  2 Docks
 -  9 Septic Fields



Community Input

In addition to gathering frequent insight from the Interim Lands Committee, traditional and ecological knowledge from previously completed interviews, results from new membership surveys, and feedback from community meetings were compiled to help strengthen the LUP. Documenting and incorporating this information was essential to creating a resource that follows the community's well-established vision.



Dubbus (Rosalee Bouchard) & Rosanne



Eugene Michon and Phyllis Lesperance Michon with Grandma Lagarde Belanger



Marie (nee Wassegijig) Belange and Maureen



K'chi Marie



Peter Morriseau



Marie Joset Morriseau and unknown



Old Community Site



Blanche Ertl and Philippe Netemegestic



Thomas Bouchard and Cecile Morriseau his wife

Historical Land Use

Historical use of BNA's lands is documented through the community's Historical Mapping Project and Traditional Knowledge and Climate Change Study. The Historical Mapping Project has included review of historic journals, archival records, archaeological studies, and other sources to identify historic use prior to 1850, while 33 interview sessions have been completed through the Traditional Knowledge and Climate Change Study to document cultural values and historic use of the land.

The people of BNA have occupied the shores of Lake Nipigon since time immemorial until they were displaced following devastating floods in the 1920s and 30s, and by the creation of Lake Nipigon Provincial Park on their lands in the 1950s.

Archaeological evidence demonstrates widespread use of the land, dating back hundreds of years. Living areas have been documented at both the Blackwater River⁵ and Namewaminikan River⁶, with evidence suggesting seasonal use of certain areas according to hunting, fishing, and harvesting patterns. Most early settlements can be described as semi-permanent, with community members travelling vastly across the land according to the shifting seasons and location of resources. Community members also travelled by canoe to outlying islands on Lake Nipigon for extended periods of time. The Hudson Bay Company established a post called Poplar Lodge in the late 1700s, close to the Namewaminkan River. Community members are known to have lived in a settlement nearby.

The people of BNA lived as a thriving community for many years, continuing to draw on traditions of fishing, hunting, and gathering to survive. They fished the rivers, creeks, and waters of Lake Nipigon, setting nets in the nearby bays, and hunted moose, partridge, ducks, and other wildlife all over the region. Berry picking was also common, within the immediate community and by Poplar Point and High Hill Harbour, also known as "Farlinger". To provide a living for their families, community members worked as commercial fisherman, trappers, and fur traders, using their traditional skills and extensive knowledge of the land. Other s worked at the sawmill in an area previously known as Farlinger's, now a part of BNA's reserve-land.

The community once included a church, school, garden, and numerous residences, all clustered in the beach area of what is now known as the "Old Community Area." Historic dwellings are also documented close to the train tracks near the start of the access road. Copper Thunderbird Lookout Mountain is an area of varied historical significance, documented as a living site and sacred area where ceremonies took place.

The dispersal of burial sites throughout the land, documented through archaeological surveys and traditional knowledge interviews, show that members were typically buried wherever they happened to pass when away from the community. Burials are concentrated within the reserve lands in the two community cemeteries, as well as some unmarked sites in the area. As a result of flooding, gravesites close to the shore in the current beach area are now underwater.

People began migrating from Sand Point to Macdiarmid in the 20th century, following dispersal by floods and the creation of the provincial park, as well as for increased employment opportunities. By the 1960s, there were few left in the community but members living in Macdiarmid recall walking or boating over to use the land for fishing, hunting, harvesting, and recreation or to visit family.

Those remaining at Sand Point were forcibly removed from the land and their residences destroyed in the 1950s and 1960s, to make way for the new provincial park. Despite this forced removal, some community members continued to find ways of visiting and spending time there in the following decades. Certain members recall visiting the park with their families to camp during its operation, and after its closure in the 1990s, while others confirm having fished, hunted, and harvested there while growing up.

Current Land Use

Current land use varies widely across BNA's membership. While some report visiting the area to camp and harvest regularly from their childhood years into today, others have not had the same opportunities to connect with their ancestral lands. Following their removal in the 1950s and 1960s, families were dispersed to communities such as Macdiarmid and Beardmore, or further to Thunder Bay, and beyond. Those who migrated a great distance typically have not had the same experiences as those residing in nearby places like Macdiarmid.

However, with the return of BNA's land in 2010 and subsequent plans to re-develop the community, more and more members have resumed accessing and using their homelands for a range of purposes. Traditional knowledge interviews and BNA's LUP Community Survey indicate that community members currently use the land for recreational purposes, such as camping, hiking, and canoeing, and for harvesting activities such as hunting, fishing, trapping, or gathering of plants and medicines.

Some engage in cultural practices, including ceremonies, teachings, and gatherings, while others access the land to visit family members or attend community meetings. See Community Survey Results for full details of the survey.

HARVESTING

Copper Thunderbird Lookout Mountain and surrounding area is a common place for gathering traditional plants and medicines. Community members describe picking berries at the foot of the mountain, as well as white clay and herbs for medicinal uses.

Community members hunt moose and birds in the community and surrounding lands, particularly on the islands of Lake Nipigon. The lake, as well as creeks and rivers within and close to the community, are also frequented for harvesting fish.

CAMPING

Seasonal use of the land is common, with some members reporting that they bring their trailers or RVs to spend summers living in the community. This is a practice that extends several decades, some staying for recreational purposes and others because they work nearby.

CULTURAL USE

Within the community, the beach area close to the "Old Settlement" is a common location for cultural use. Ceremonies and gatherings often take place here, in part because of an implied spatial/spiritual connection to the community's cemeteries and former settlement. The submerged graves close to shore also focus ceremonial use in the area. BNA recently held a community Pow Wow in the beach area near the old settlement, marking a meaningful moment in the community's return to the land.



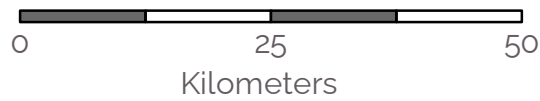
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Traditional Land Use

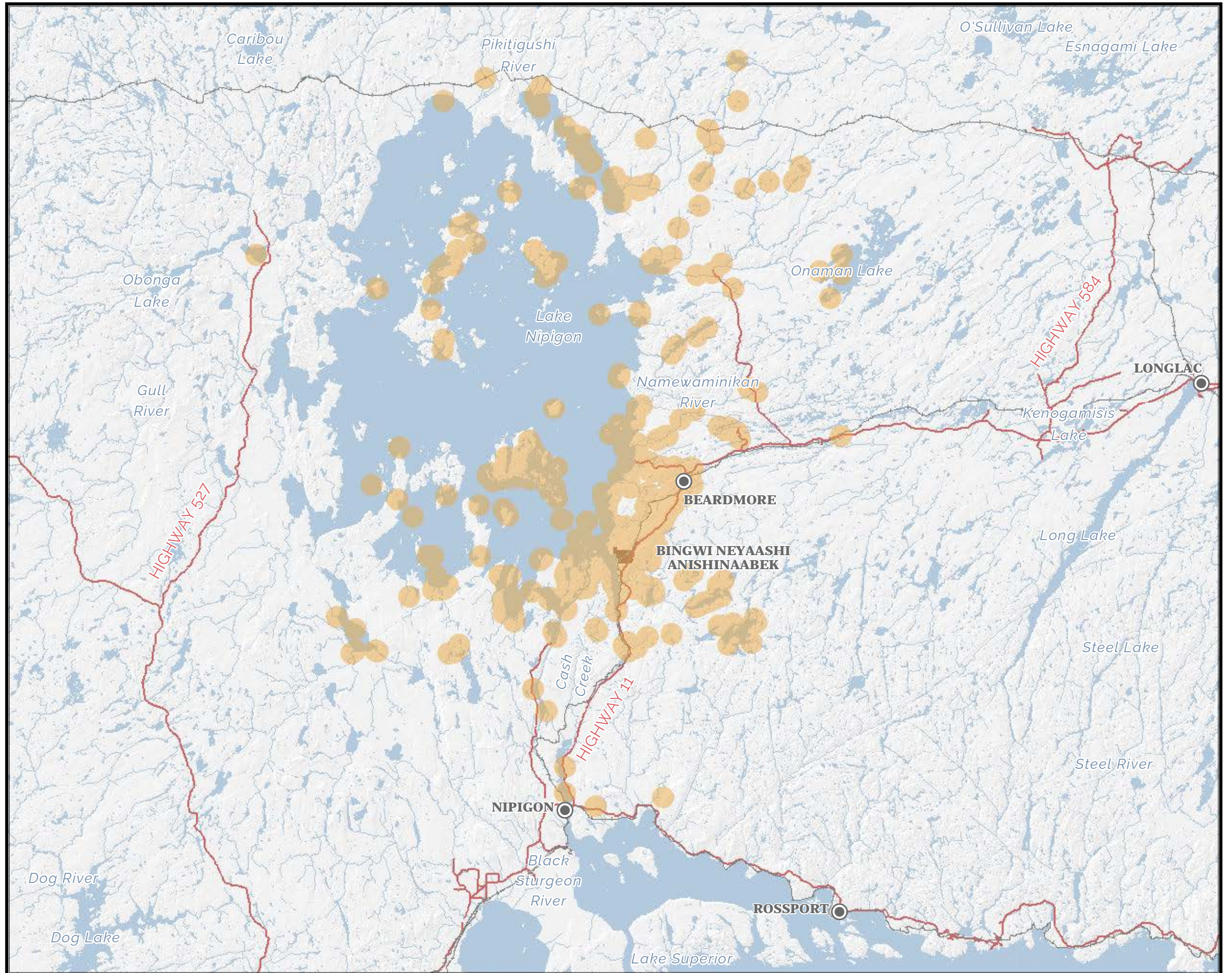
-  Traditional Knowledge
-  Communities
-  Railway
-  Major Road
-  Community Boundary
-  Waterbody



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Community Engagement Sessions

As part of the methodology to inform the Land Use Plan and incorporate BNA's values, community members were asked to participate in a survey. This survey included questions that could help to identify personal and shared needs to assist in planning a community that provides a high quality of life for membership, promotes a sustainable lifestyle, is widely accessible, and protects the cultural and ecological integrity of the land.

The survey was offered both virtually and in-person during an Engagement Session with community members led by CE Strategies. A total of 40 participants completed this survey, whose responses are summarized below. Please note that feedback may reflect a bias in priorities according to the age of the respondent (i.e., older respondents may prioritize health services over recreation when selecting answers). The following sections outline the results of the survey.

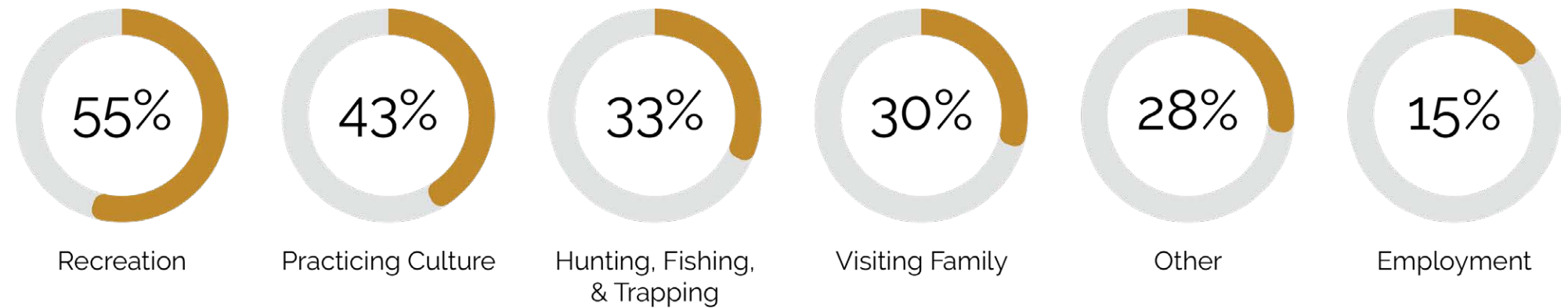
BACKGROUND

90% of respondents indicate that they currently live off-reserve. Many live in Thunder Bay, with some in Beardmore and a handful living in St-Georges, Quebec.



HOUSEHOLD SIZE

The most common household size is **2** people, with **35%** of respondents indicating this as the number of individuals living in their current home

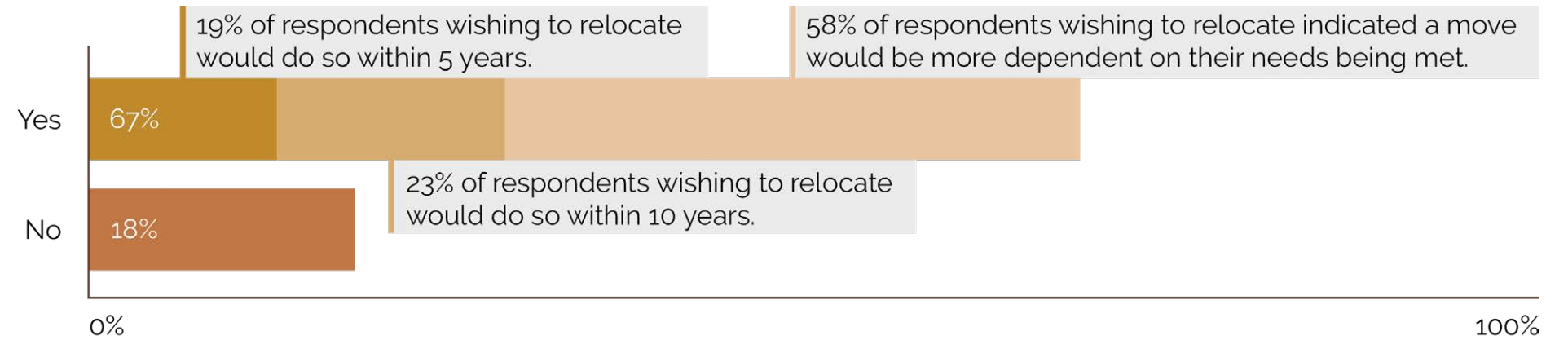


CURRENT LAND USE

- Over **50%** of respondents indicated that they currently use the land for recreational purposes, such as camping, hiking, and canoeing.
- **43%** visit the community to engage in cultural practices, including ceremonies, teachings, and gatherings.
- **33%** visit the community to hunt, fish, and trap.
- **30%** go to the community to visit family members.
- Respondents who selected "Other" indicated that they visit the land to attend community meetings or they already live there.
- Exactly half of respondents report having spent an extended period of time on the land. Many indicated they have spent time there camping, while some work nearby.
- A small number of respondents indicated they have visited or camped on the land with their families while growing up.

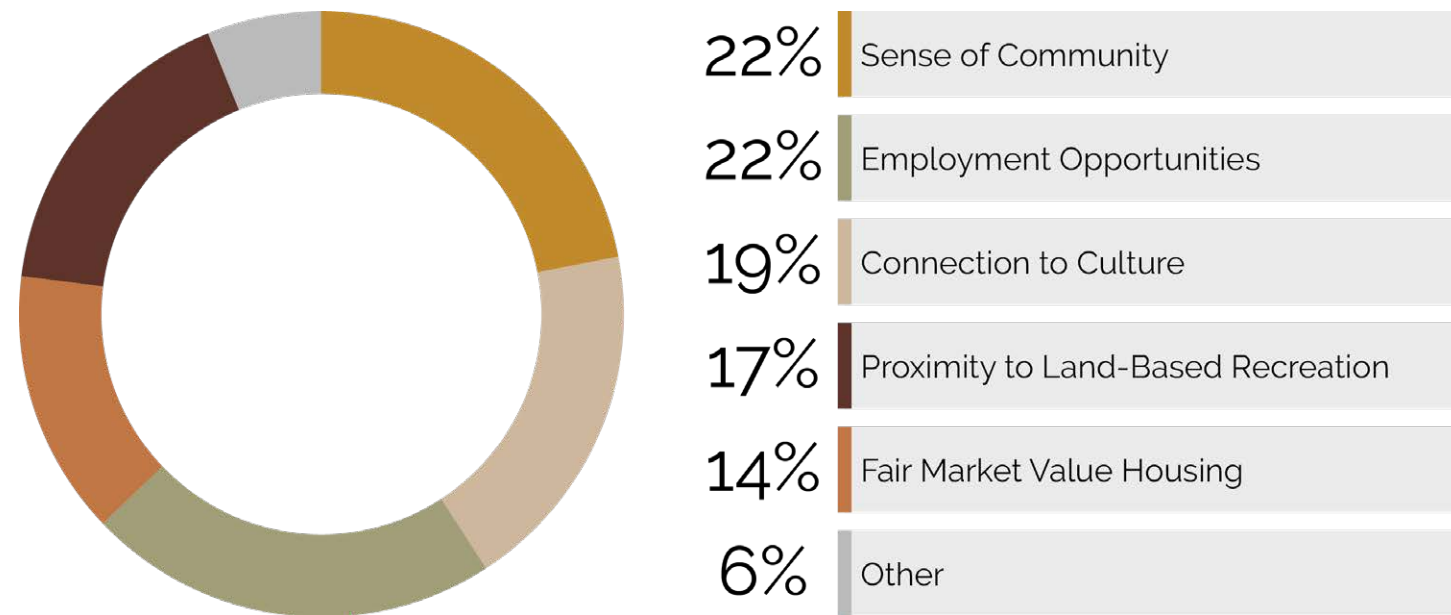
RELOCATING

- Of 40 respondents, **67%** indicated that they either plan on relocating or would consider moving to BNA if enough of their needs are met in the future.
- Of those that indicated a move is possible, **19%** reported that they hope to relocate within **5** years and **23%** within **10** years.
- **18%** are not considering moving to the community, and those who selected "Other" are already living on the land or are moving there shortly.



MOTIVATIONS

The leading motivators for relocating to the community include finding a sense of community and accessing employment opportunities within BNA, supporting services, and nearby industries. Enhanced connection to culture is also reflected as a strong motivator for relocation. Respondents who selected "Other" indicated an Elder's Home would be a significant motivator, as well.



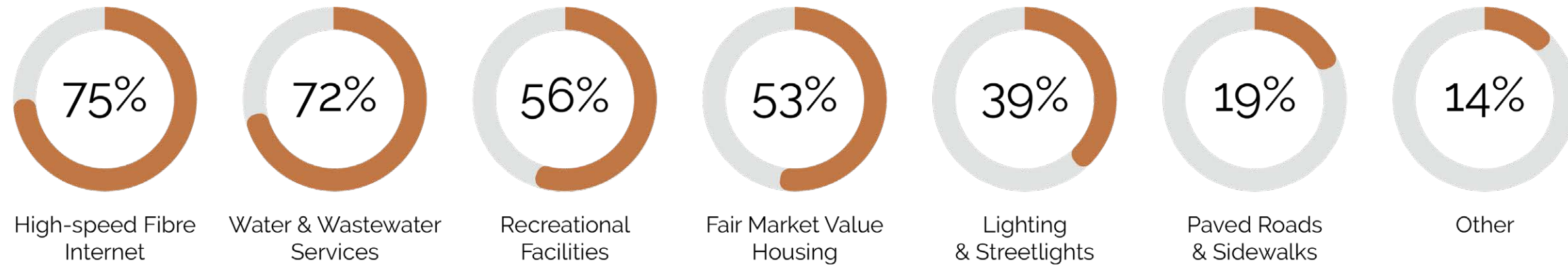
REQUIREMENTS FOR RELOCATION

69% of respondents indicated that BNA would need to have health and emergency services in order for them to relocate, and that they would need to have employment within or nearby the community. The availability of shopping and supplies was also demonstrated as a "must have". For "Other", respondents provided additional feedback about what is required for them to relocate, reporting strong, reliable WI-FI, housing, and schools as additional priority needs.



INFRASTRUCTURE NEEDS

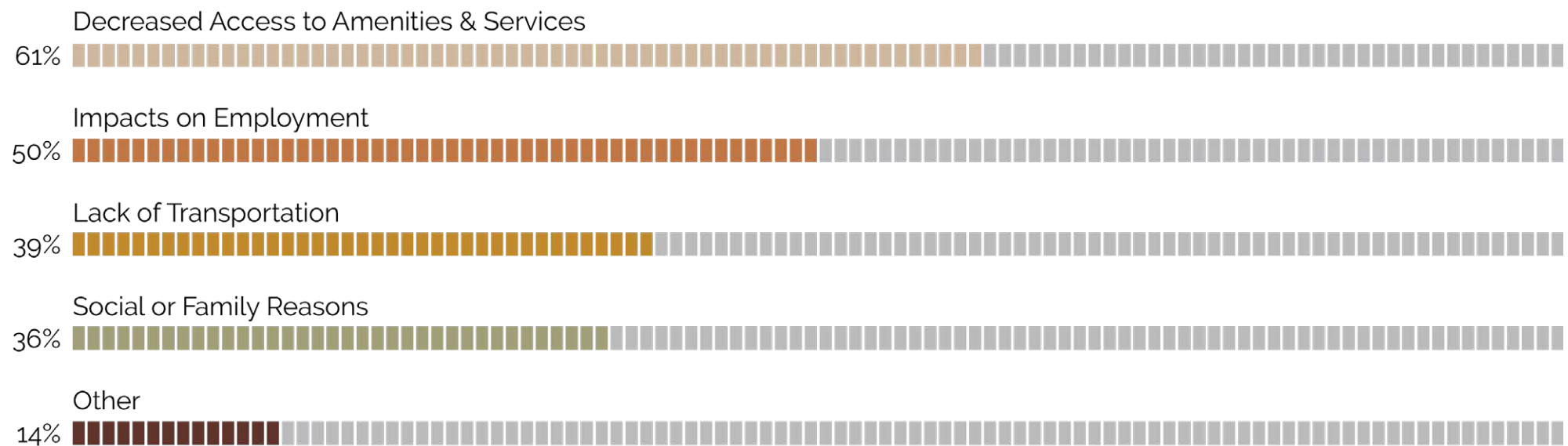
High speed fibre internet is reported as the most important part of the community's infrastructure, providing connection outside BNA for employment and social reasons. Respondents also indicated municipal water supply and wastewater treatment as essential to their relocation, with 72% reporting they would need this to be available. Fair market value housing and recreational services are important, but to a lesser degree. Respondents who selected "Other" stated that the availability of gas, groceries and short-term housing rentals are requirements for moving.



FACTORS RESTRICTING RELOCATION

Survey respondents report a range of factors that could prevent them from considering moving to the community.

- Decreased access to amenities and services is the most significant impediment to relocating, at **61%**.
- Half of respondents indicate impacts on employment as a potential restriction.
- Transportation is a significant factor, with some expressing concern over travel distance to their places of work and to Thunder Bay, the closest city centre.
- Those who selected "Other" reiterated Youth Engagement.



YOUTH ENGAGEMENT

STRATEGIES INVOLVING YOUTH

Respondents provided recommendations for engaging youth in the community's planning processes. Please note that responses reflect the opinions of all age groups who completed the survey.

The importance of connecting with BNA's youth was repeatedly emphasized, citing their fresh perspective and future role as community leaders. The most common suggestion is for BNA to offer part-time or seasonal employment to involve youth during their off time. It was also recommended that BNA start a Youth Advisory Committee or working groups to guide community development, or alternatively invite youth to join existing committees.

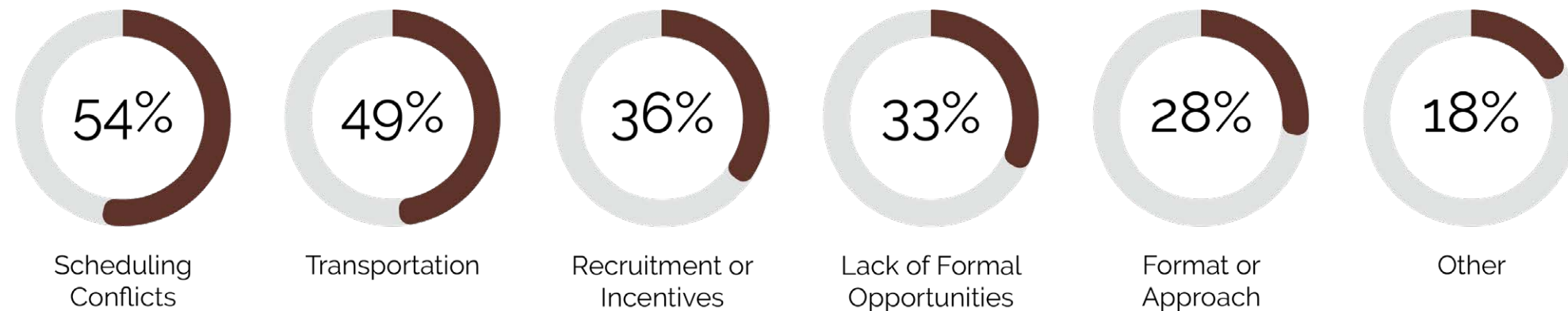
Respondents describe how community development can be further supported through education and skill training targeting BNA's youth. By offering workshops and training to younger populations, the community will be supplied with skilled workers, knowledge bearers, and leaders to sustain its development into the future.

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BARRIERS TO ENGAGE YOUTH

Scheduling conflicts were identified as the leading barrier to effectively engaging youth in BNA's planning processes, followed by transportation (to and from meetings). Respondents also identified recruitment strategies as an issue. Those who selected "Other" pointed out COVID and lack of confidence as barriers, also describing how BNA must use various platforms to connect with its youth as many don't use Facebook.

”
Be inclusive and give youth a voice and recognition of thought.



SHORT-TERM PLANNING

SHORT-TERM PRIORITIES

The survey identified the following projects as forming BNA's short-term priorities for the next five years:

- Housing
- EMS buildng
- Cottage lots
- Band office
- Sawmill expansion & other commercial endeavors

Most respondents confirm these projects as aligning with their own vision for the community in the short-term. Community members highlighted seasonal housing/cottages as key developments. A trailer park or tiny house area was also suggested. Feedback also includes an immediate need for a sharing or gathering space to practice ceremony and teachings, that could include purchase of a tipi. A need for food/supply stores and gas within the community was also reiterated.

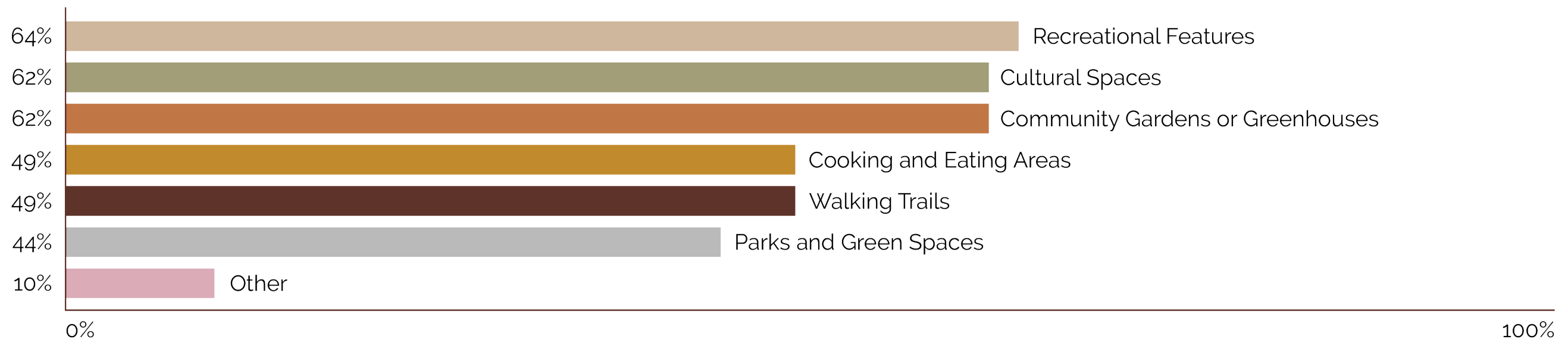
NEXT DEVELOPMENTS

Development of a health care facility was identified as the leading priority for BNA's next steps. This is followed by an education and childcare facility, youth gathering space, and lastly, a recreation and cultural facility. Additional suggestions for facility development include a grocery store, gas station, laundry mat, common area for gathering with a roofed covering, and a community kitchen/food preparation facility.

OUTDOOR FEATURES

Recreational features such as a hockey rink or playground, cultural spaces such as Pow Wow grounds, and community gardens or greenhouses were indicated as the most desirable outdoor features for short-term development. Additional recommendations in "Other" include rentable bikes, tipi for traditional teaching, an outdoor stage with concession booths, gardening shed and beehives, and development of the harbour, including a breakwater wall for ease of kayaks and canoes.

- 1 Healthcare Facility**
49% of respondents ranked this the top priority, while 23% ranked it as the second highest priority.
- 2 Education & Childcare Facility**
While only 21% of respondents ranked this the top priority, 32% ranked it as the second highest priority.
- 3 Youth Gathering Space**
25% of respondents listed this as the top priority, and 17% ranked it as the second highest priority.
- 4 Recreation or Cultural Facility**
Only slightly lower in score, 17% of respondents ranked this the top priority, and 24% as the second priority.



GREEN & ENVIRONMENTALLY-FRIENDLY OPTIONS

Survey respondents were asked to rate the importance of green and environmentally friendly options in the development of BNA. The average rating is 79 out of 100, reflecting the importance of these values to community members.

When asked to expand on their rating, respondents offered recommendations to incorporate recycling, green energy such as wind and solar energy, and funds for electric cars and e-bikes, with charging stations within the community. Respondents offered the following opinions on prioritizing green and environmentally friendly options as BNA moves forward:

"Do it right the first time and incorporate green values from the get-go."

"It is important to respect the land, especially of our ancestors, by having the chance to develop it in a fair way."

"Our power grid is not set up for future plans. Our power creation is nuclear, coal, biomass, wind, solar, water. The last three will never be able to keep up on demand, so we will be forced to rely on the first two options."

"Without the environment, nothing else can exist. So, I think the environment should be the top priority."

"Getting products from the closest available place to help curb global warming, eco-conscious cleaners, solar panels on houses and buildings, a meat shop to butcher harvested animals."

"I think it's super important to prioritize our impact on the environment, as it will allow our community to thrive for generations to come. We need to consider the long-term impacts of anything we do on the land."

INDUSTRY & TOURISM

When prompted to reflect on the development of community-driven industry and tourism, respondents recognized the need for such sectors to establish a source of income for BNA. Suggestions include creation of a resort, fishing charters requiring marine service, docks, infrastructure, guiding, and fly-in services for hunting and fishing. Reliable internet was expressed as being key to the successful implementation of these sectors.

At the same time, many expressed concerns for strains that industry and tourism may place on the community and people living there. Some expressed concerns towards inhibited privacy and for pollution created by tourism. A need to maintain proper numbers in fish and wildlife was highlighted, to avoid overfishing and hunting.

BUSINESS DEVELOPMENT

In terms of business development, respondents reported they would most like to see servicing such as a gas bar/garage and commercial spaces such as food, retail, personal services, and accommodations created next. These were followed closely by paramedical services such as RMTs and chiropractors, industrial businesses, and recreational businesses with a focus on guiding and tourism.









- 1 Commercial Space**
39% of respondents ranked this the top priority, while 26% ranked it as the second highest priority.
- 2 Paramedical Services**
33% of respondents ranked this the top priority, and 13% ranked it as the second highest priority.
- 3 Servicing Facilities**
While only 13% of respondents listed this as the top priority, 32% ranked it as the second highest priority.
- 4 Industrial Areas**
14% of respondents ranked this the top priority, and 17% listed it as the second highest priority.
- 5 Recreation Space**
3% of respondents ranked this the top priority, while 14% ranked it as the second highest priority.

NATURAL & CULTURAL FEATURES

In terms of naturally and culturally significant features, respondents identified gravesites as the most important to protect. One respondent suggested properly documenting and marking graves and adding a natural perimeter to enclose burial sites on the land. Respondents also report a desire to see walking trails, including traditional pathways, preserved. Trees, particularly cedar and birch trees, are a priority for protection as well, with one individual recommending that areas not be deforested without a plan during development. Additional considerations include waterways, beach area, shorelines, campsites, and fish and plant species.

BNA HISTORY

Survey respondents provided many suggestions for incorporating the history of BNA and its lands into the community. In addition to intangible methods such as programming and events, BNA community members would like to see their past honoured through integration of:

-  Information/cultural centre or museum
-  Historic plaques/interpretive panels at strategic locations
-  Informative displays in Elder's Complex area
-  Public art such as murals, large scale photographs, or sculptures
-  Commemorative elements about history of community, floods, and key figures such as Norval Morrisseau
-  Multimedia features such as recorded Elder stories or an informative film to be displayed/widely accessible
-  Tipi for education and events
-  Reminders of history and nature incorporated into building design
-  Well documented, preserved cultural objects and documents
-  Remediation of destroyed cemeteries

Land Use Designations

To assist with the organization and development of the community, CES and BNA collaborated on the development of land use designations. These are categories that define the permitted activities and use of land, both by the community and by potential developers. The designations for BNA's LUP are:

Residential

Commercial

Community Services

Industrial

Mixed | Residential & Cultural

Cultural

Greenspace | Minimal Development

The following sections define each designation, and outline policies and guidelines for the permitted activities that can take place in each zone.





RESIDENTIAL

DEFINITION

Residential land use areas are primarily used for housing community members and staff. This designation is intended to accommodate a balanced mix of housing choices available to members. It includes single family homes and communal living spaces such as multiplexes.

PURPOSE

The purpose of the Residential designation is to establish zones and areas within the reserve that provide all members with the opportunity to return to the land, permanently and seasonally.

GUIDING PRINCIPLES

- 1.** Purchase, lease, and rental of residential lots will be limited to community members.
- 2.** A variety of housing options including single detached, and multiplexes shall be supported by BNA to meet the needs of singles, young members, and families. Housing will be available on a permanent, seasonal, and rental basis to serve members with varying needs.
- 3.** Housing will be built with the highest standards in mind to ensure usability and sustainability over time.
- 4.** Accessible housing options and design will be made available to accommodate members facing barriers.
- 5.** Residential developments will integrate green and environmentally safe design and construction methods, where possible.
- 6.** Residential sub-divisions must maintain as much of the natural environment as possible, and consider potential impacts to adjacent Wilderness, Cultural, and mixed Cultural & Residential land use designations.
- 7.** Residential developments must avoid potential flood risk areas and be set back 20 metres from the stable top-of-bank of the Creek.
- 8.** New residential development will promote connectivity through multi-use pathways and sidewalks where possible. New residential development will also dedicate rights-of-way for community amenities, including but not limited to public space, rest areas, and community art.
- 9.** Speed limits are to be kept below 40km/hour throughout residential areas.
- 10.** Home businesses (small business that operates from business owner's home) must be pre-approved by BNA prior to operation.
- 11.** BNA encourages continued seasonal stays in trailers and RV's, provided it takes place within designated trailer lots.

RESIDENTIAL ZONING

R1 - Phase 1 Housing. A mix of detached dwellings, and duplex units. Construction is underway currently, with some homes finished.

R2 - Phase 2 Housing. Future development with 1 single detached home per lot.

R3 - Phase 3 Housing. Future development with 1 single detached home per lot.

R4 - Phase 4 Housing. Future development. Members will be able to construct their own homes in this Housing Phase.

R5 - Phase 1.5 Housing. Future development, extends on Phase 1 Development.

R6 - Potential Future Development. Contingent on community's needs.

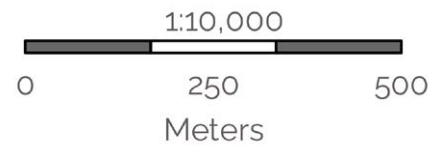
R7 - Trailer Park. Seasonal use by members. Currently, some trailers are located where the Elder's Complex, as well as Phase 4 Housing will be located. Trailers will be relocated to this new designated area.



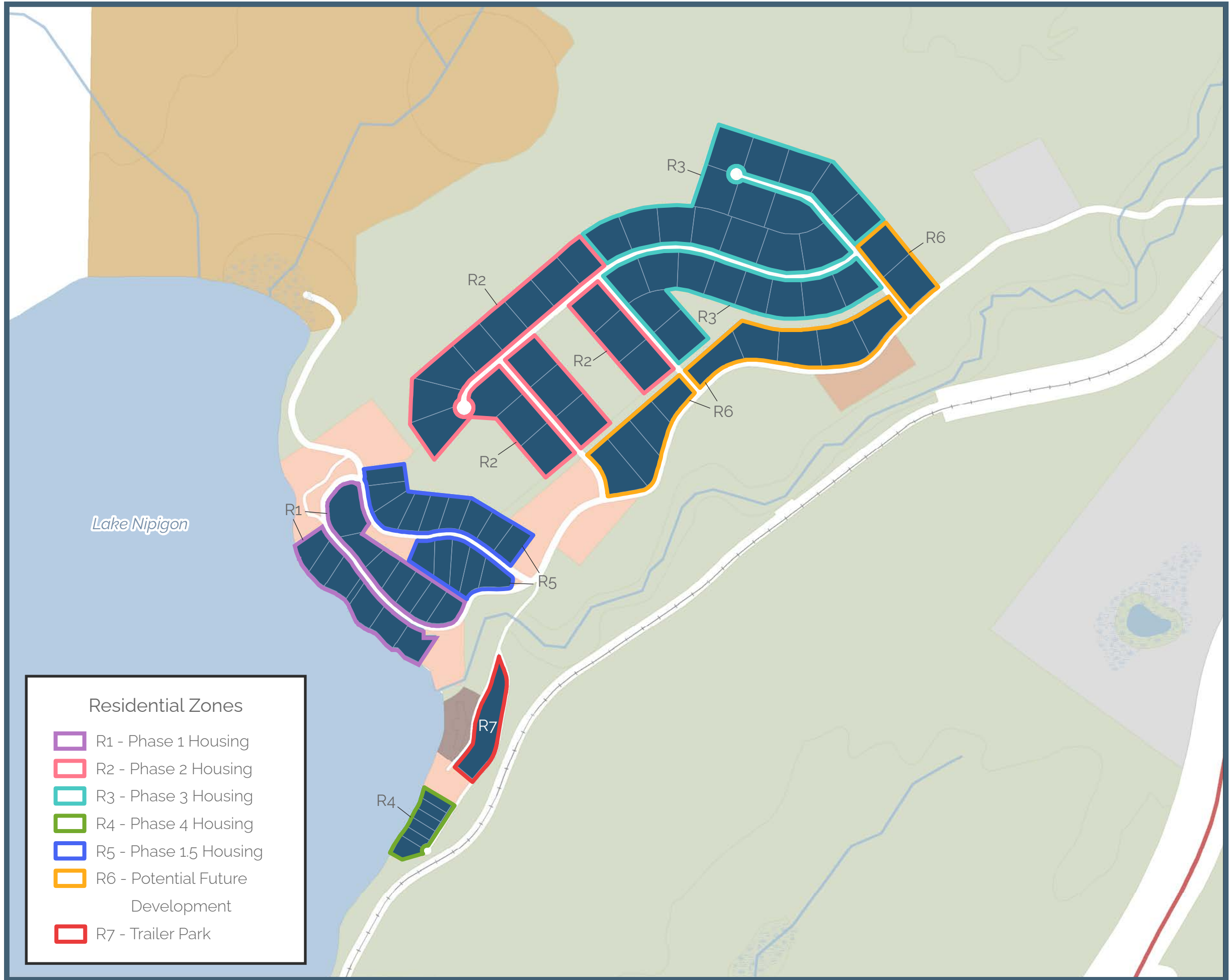
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Residential

- Residential
- Greenspace
- Cultural
- Mixed - Cultural/Residential
- Community Services
- Commercial
- Industrial
- Railway
- Watercourse
- Wetland
- Waterbody



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- ### Residential Zones
- R1 - Phase 1 Housing
 - R2 - Phase 2 Housing
 - R3 - Phase 3 Housing
 - R4 - Phase 4 Housing
 - R5 - Phase 1.5 Housing
 - R6 - Potential Future
 - R7 - Trailer Park
- Development

COMMERCIAL

DEFINITION

The Commercial designation includes a variety of land uses of a commercial nature, including retail, land for public development (cabins, eco-tourism), marinas or helicopter landing sites, offices, and other commercial activities. It includes the leasing and sale of space for the benefit of the community.

PURPOSE

The purpose of the Commercial designation is to provide a space for economic development that benefits community members by providing employment and income. Commercial areas can serve the community, private industry, as well as travelling public due to convenient access to Highway 11 and Lake Nipigon.

GUIDING PRINCIPLES

- 1.** Wherever possible, commercial entities should have ownership by BNA First Nation or its members to proceed with development.
- 2.** Prior to the development of a Commercial area, a zone plan must be submitted to and approved by BNA. Additional planning must include provisions for servicing, setbacks, minimum lot size, emergency services, design guidelines, site lines, buffers, etc.
- 3.** Small businesses (ie. convenience store, grocery shop) will be located close to the residential core, while larger operations should be directed to areas with highway frontage, to attract business from non-members.
- 4.** Commercial developments will provide adequate on-site parking.
- 5.** New commercial development shall promote connectivity through multi-use pathways, sidewalks, and trails where possible. New commercial development will also dedicate rights of way for community amenities, including but not limited to parks, public space, rest areas and community art.
- 6.** Green spaces will be incorporated into commercial areas, where possible, using design values that fit with the aesthetic of the community.
- 7.** The use of vegetated buffers and setbacks are encouraged to minimize undesirable impacts (i.e., visual and noise impacts) between Commercial and adjacent land uses, in particular residential development.
 - 7. a.** Prior to the implementation of a helicopter landing pad, consideration should be paid to the anticipated frequency of use, levels of noise disturbance, as well as setting the site up as a potential mustering or evacuation point in the event of an emergency.
- 8.** Commercial development shall be located, designed, and operated to ensure that there is no discharge of harmful material into the aquatic environment from onsite activities or boats.
- 9.** BNA will target strategic opportunities for member and community-owned businesses to generate revenue on by encouraging mutually beneficial joint ventures that promote economic development, job creation, and training.

COMMERCIAL ZONING

CM1 - Rest Stop. A space off the highway that could be used in the future for a motel or gas station.

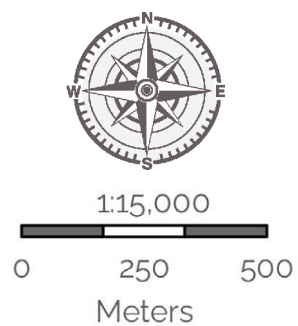
CM2 - Community Business Centre. Members will be able to set up and run their own businesses in this zone.



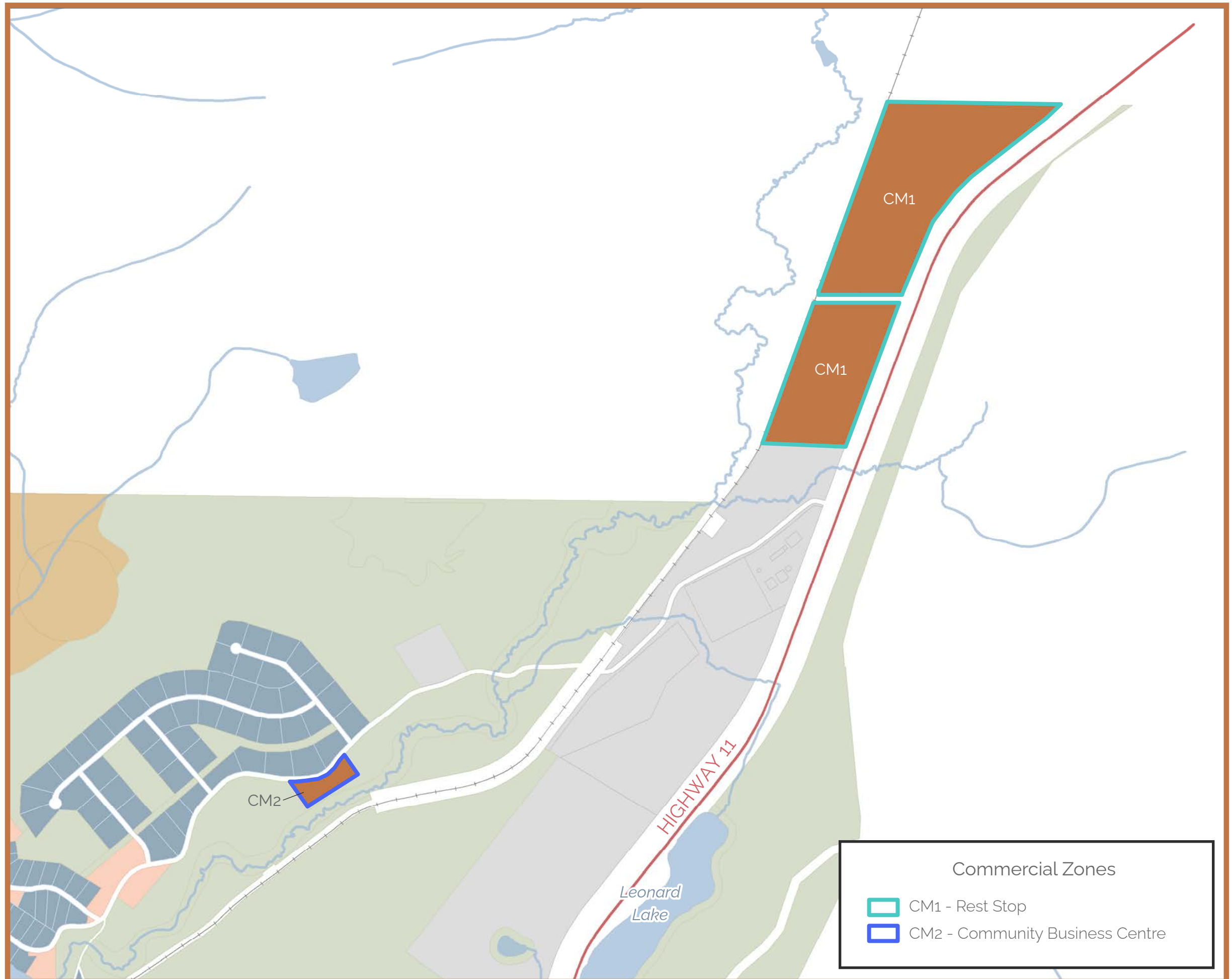
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Commercial

- Commercial
- Greenspace
- Residential
- Cultural
- Community Services
- Industrial
- Railway
- Watercourse
- Wetland
- Waterbody



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Commercial Zones

- CM1 - Rest Stop
- CM2 - Community Business Centre

INDUSTRIAL

DEFINITION

The Industrial designation refers to areas used for manufacturing and the use of heavy equipment. This includes factories, processing plants, and other secondary industries such as renewable energy, forestry, geoscience and the mineral sector. Areas unsuitable for other designations (ie. brown fields, contaminated areas, waste transfer/handling areas, etc.) have been designated as Industrial.

PURPOSE

The purpose of the Industrial designation is to support a range of industrial activities, providing employment for BNA members, support First Nation-owned businesses and generate revenue. It also provides a space for heavy machinery and industrial operations that are unsuitable in certain locations, such as residential zones.

GUIDING PRINCIPLES

- 1.** Industrial areas are not to be located directly adjacent to residential areas. A vegetated buffer zone of at least 30 metres is required.
- 2.** Industrial zones must not affect surrounding wilderness, fish and wildlife populations, sensitive wilderness areas, features, etc.
- 3.** Industrial development shall be located, designed, and operated to ensure that there is no discharge of harmful material into the sensitive environments like marine areas from onsite activities or boats.
- 4.** Landscaping and visual buffers shall be included in site design.
- 5.** Industrial developments will provide adequate on-site parking and loading areas.
- 6.** Clean energy projects such as wind, solar, and hydro will be considered, where economically viable.
- 7.** All industrial development applications must demonstrate that there will be no adverse impacts on the natural and cultural environment, including but not limited to: **ground and surface water, soil quality, noise, air quality, wildlife, vegetation,** and **cultural sites**. If impacts are expected, the application must demonstrate how these will be mitigated including reclamation plans if applicable. Proposals must be able to show that the development would provide substantial benefits for BNA.
- 8.** Industrial developments will balance habitat losses with habitat replacement.
- 9.** To generate revenue, BNA will target strategic opportunities for member and community-owned businesses by promoting mutually beneficial joint venture opportunities that promote economic development, job creation, and training.
- 10.** All facilities must be authorized by BNA and properly maintained. Unauthorized, abandoned, or facilities in a state of disrepair will not be tolerated.

INDUSTRIAL ZONING

ID1 - Waste Management Site. External waste management company would pick up waste and recycling from this location.

ID2 - Industrial Development Area. Current and future industrial endeavors.

ID3 - Industrial Lot A. Current location of community sawmill, biomass infrastructure, and storage facilities. Additional storage planned for future development.

ID4 - Industrial Lot B. For identified industrial endeavors.

ID5 - Industrial Lot C. For identified industrial endeavors.

ID6 - Potential Aggregate Site. Esker in landscape provides potential aggregate source.

ID7 - Future Industrial Development Area. For future industrial endeavors.

ID8 - Sawmill Yard. Operating sawmill located here.

ID9 - Sawmill Building. Sawmill operated out of this building.

ID10 - Biomass Heat Plant. Operating to provide energy to homes and community buildings.

ID11 - Storage. Existing storage facility, and planned addition.

ID12 - Weather Station. Zoned for future development.



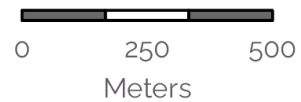
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Industrial

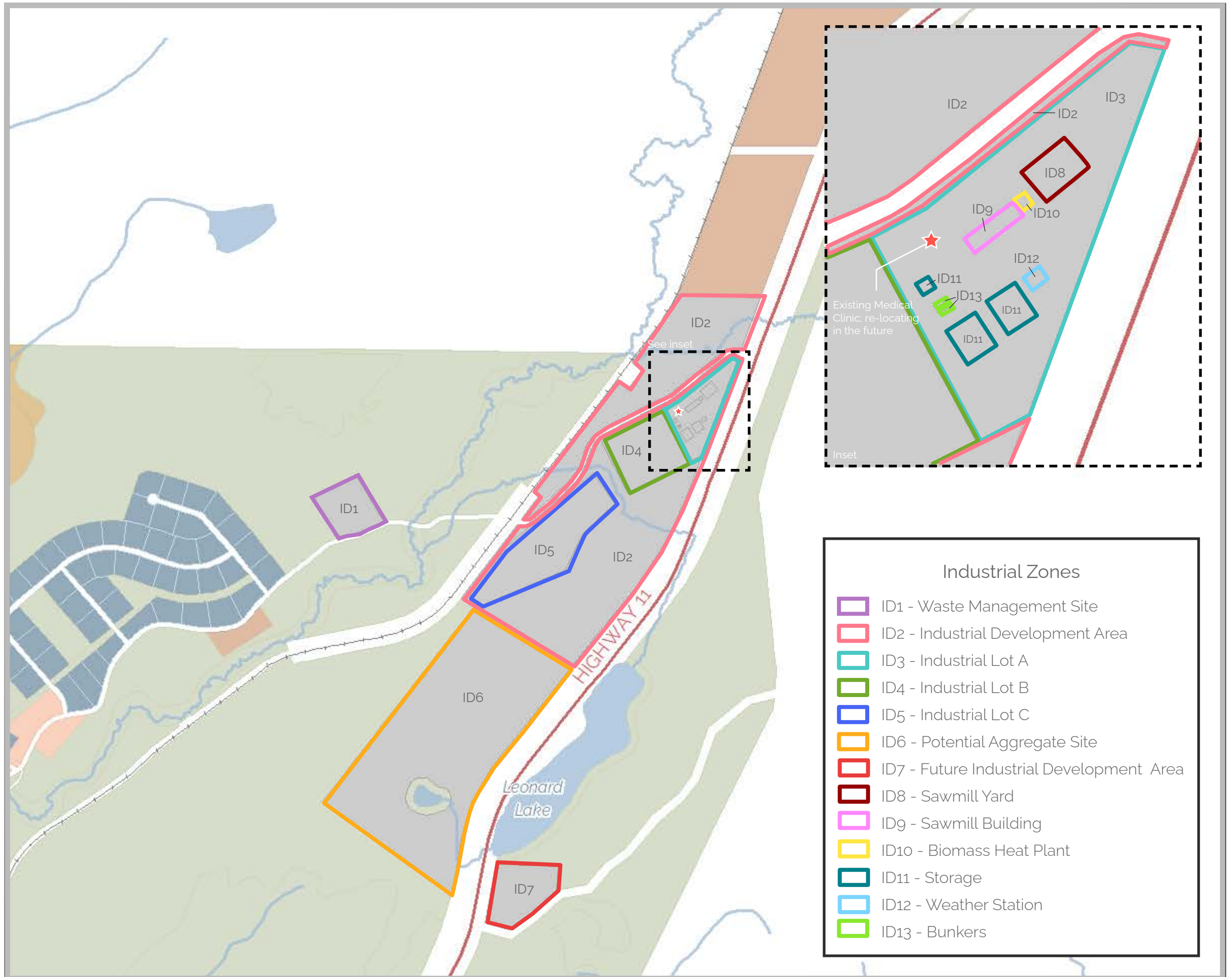
- Industrial
- Greenspace
- Residential
- Cultural
- Community Services
- Commercial
- Railway
- Watercourse
- Wetland
- Waterbody



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Industrial Zones

- ID1 - Waste Management Site
- ID2 - Industrial Development Area
- ID3 - Industrial Lot A
- ID4 - Industrial Lot B
- ID5 - Industrial Lot C
- ID6 - Potential Aggregate Site
- ID7 - Future Industrial Development Area
- ID8 - Sawmill Yard
- ID9 - Sawmill Building
- ID10 - Biomass Heat Plant
- ID11 - Storage
- ID12 - Weather Station
- ID13 - Bunkers

COMMUNITY SERVICES

DEFINITION

The Community Services designation refers to areas where the predominant land use provides a service, of a public or private nature, to the community. Services include administration, social, childcare, educational, and emergency services. Acceptable uses include administrative offices, health care centre, community hall, gardens and greenhouses, and other service-based facilities.

PURPOSE

The purpose of the Community Services designation is to provide facilities that are centrally located, serve as gathering spaces within the community, and accommodate the delivery of services that support the wellbeing of BNA members.

GUIDING PRINCIPLES

- 1.** Developments in Community Services zones must benefit the community.
- 2.** Community Services zones are intended to serve all generations of the community and should be developed according to their varying needs.
- 3.** Youth and Elder engagement should be prioritized in the development of Community Services areas.
- 4.** A community expropriation may only be made for a necessary community purpose, including but not limited to: **community, cultural, or recreation centres, youth gathering spaces, food preparation spaces, community gardens or greenhouses, education and childcare facilities, healthcare facilities, public works and roads, and any other community purpose deemed necessary** by the Council of BNA.
- 5.** BNA encourages and promotes the shared use of community lands and buildings to maximize benefits and cost efficiencies. Where possible, existing and future community facilities (e.g., recreation) should strive to create shared use spaces, to contribute to a vibrant, communal user experience.
- 6.** BNA encourages the development of new community facilities and amenities (i.e., cultural centre, daycare) in close proximity to residential areas.
- 7.** New Community Service area developments shall promote connectivity through multi-use pathways, sidewalks, and trails where possible.
- 8.** Community Services zones may also include evacuation sites and mustering areas, at the discretion of BNA.

COMMUNITY SERVICES ZONING

CS1 - Administration Office, Youth Centre, and Medical Clinic. Zoned for future development. Current Medical Clinic that is located in ID3 (Industrial Lot A) will be relocated to this area.

CS2 - Greenhouse and Gathering Space. Existing greenhouse, and an outdoor gathering space with seating and a fire pit for cultural or recreational purposes.

CS3 - Park/Cookout Area. Outdoor recreational space for members to gather, and youth to play.









CS4 - Beach and Gathering Space. Area zoned for communal beach access.

CS5 - Community Well. Zoned for a future well serving the community. Water quality varies between lots, making wells for some lots unviable.



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Community Services

-  Community Services
-  Greenspace
-  Residential
-  Mixed - Cultural/Residential
-  Railway
-  Watercourse
-  Wetland
-  Waterbody








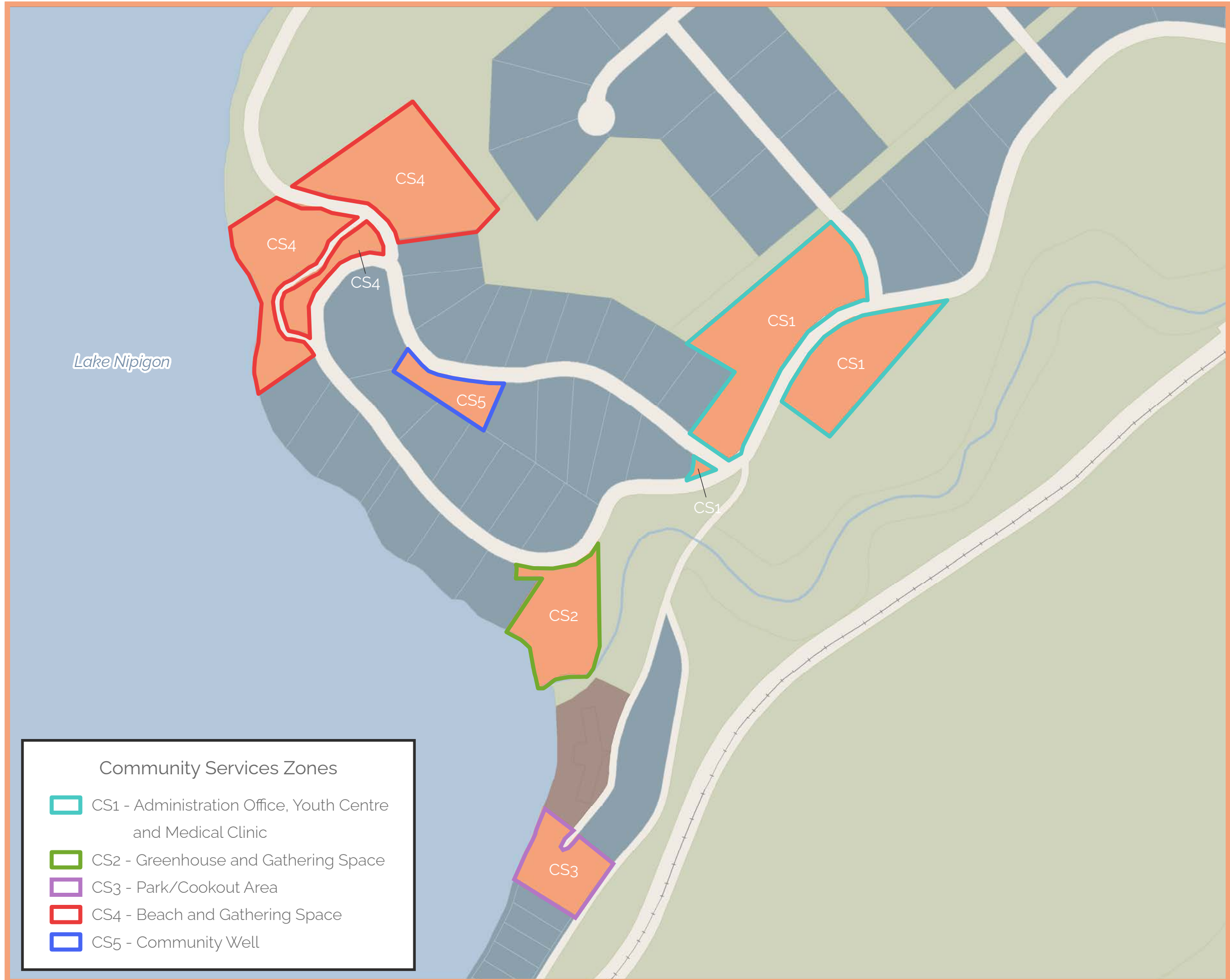
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Community Services Zones

-  CS1 - Administration Office, Youth Centre and Medical Clinic
-  CS2 - Greenhouse and Gathering Space
-  CS3 - Park/Cookout Area
-  CS4 - Beach and Gathering Space
-  CS5 - Community Well



MIXED | CULTURAL & RESIDENTIAL

DEFINITION

The mixed Cultural & Residential designation is used for areas where different uses are combined in the same building or property. It includes properties where cultural uses such as teachings or ceremony are combined with residential use in a single building or site, such as an Elder's Complex.

PURPOSE

The purpose of the Cultural & Residential designation is to establish zones where mixed use takes place, offering flexibility in planning. It broadens opportunities beyond single use and integrates the cultural values, practices, and traditions into everyday living spaces of the community.

GUIDING PRINCIPLES

- 1.** BNA will explore the development of a communal living facility for Elders in a centrally located area that contributes to the cultural, social, and physical wellbeing of its aging members.
- 2.** Developments occurring on sites within Cultural & Residential areas may require a heavier emphasis on cultural protocols prior to construction. Elders must be consulted on all development occurring on these sites.
- 3.** BNA encourages the use of Cultural & Residential areas by members for purposes of teachings, gatherings, and traditional use, provided use does not pose a risk to sensitive areas or privacy of those individuals living there.
- 4.** Use of mixed Cultural & Residential areas will be done so respectfully.

CULTURAL & RESIDENTIAL ZONING









MX1 - Elder's Complex. Prioritized short-term development in the community. Planning and design has commenced. The space will be both a space for Elders to gather, as well as a dedicated residence for Elders with individual units.

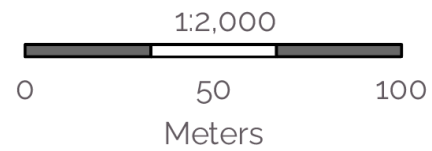
MX2 - Elder's Complex Lot. Lot that is zoned for the Elder's Complex. Trailers that are located within this area will be relocated to R7 (Trailer Park).



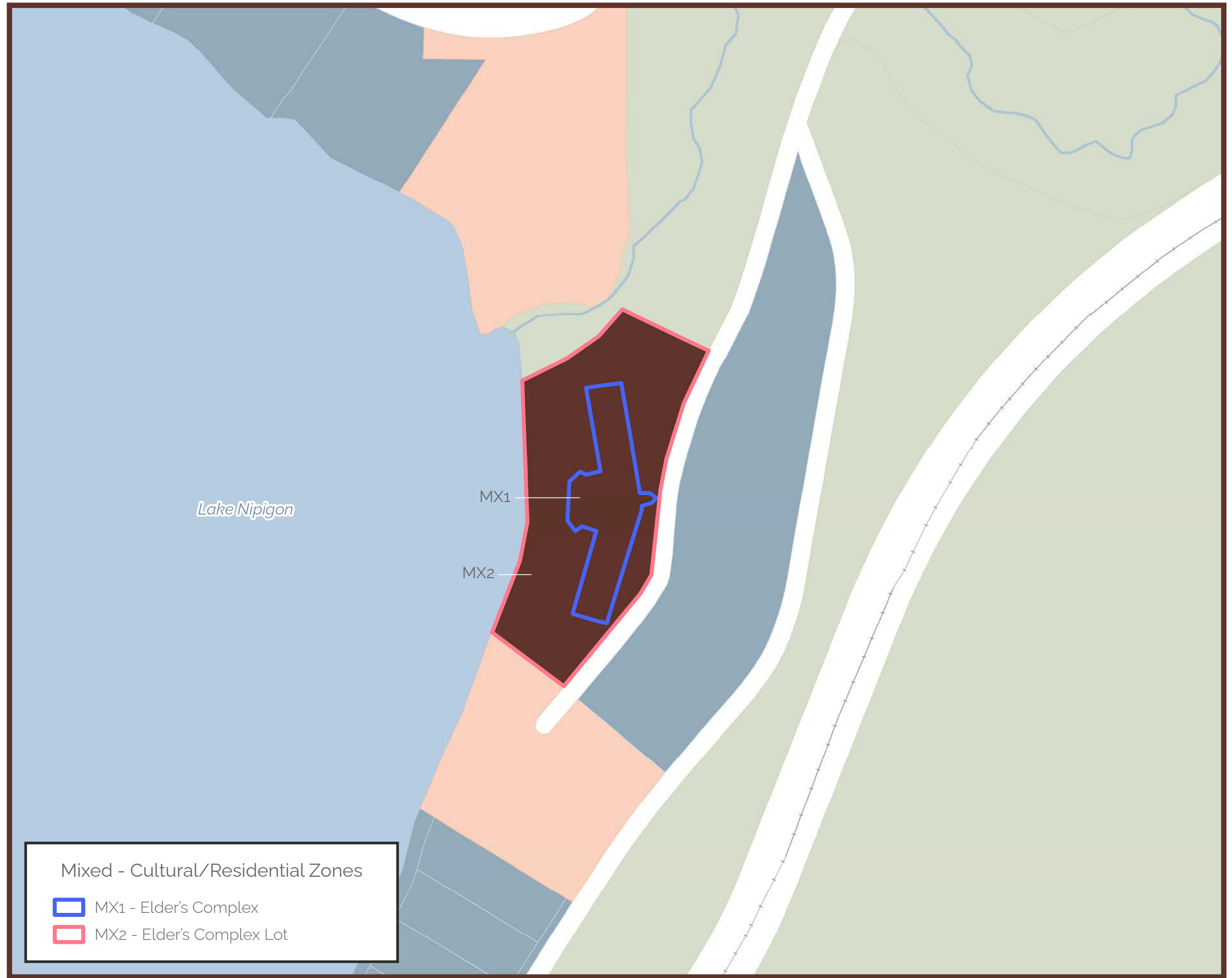
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Mixed - Cultural/Residential



-  Mixed - Cultural/Residential
-  Greenspace
-  Residential
-  Community Services
-  Railway
-  Watercourse
-  Wetland
-  Waterbody



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Mixed - Cultural/Residential Zones

-  MX1 - Elder's Complex
-  MX2 - Elder's Complex Lot

CULTURAL

DEFINITION

Cultural areas refer to locations that are considered significant and irreplaceable to the cultural, traditional, and spiritual wellbeing of the community. The designation includes heritage and culturally significant sites from the community's past, as well as newly developed areas where cultural activities take place, such as Pow Wow grounds or a Round House.

PURPOSE

The purpose of the Cultural designation is to provide spaces where ongoing cultural and traditional practices can take place, and spiritual or historical sensitivities are respected.

GUIDING PRINCIPLES

- 1.** No development shall be allowed on any site designated as a cultural site under the land use plan unless the community is consulted on the development proposal. No development shall be permitted on any site designated by Land Law as a permanently protected site.
- 2.** BNA encourages the use of Cultural areas by members for purposes of teachings, gatherings, and traditional use, provided use does not pose a risk to sensitive or sacred areas.
- 3.** The development of new cultural facilities and features must be approved and guided by community and Elder input to ensure adherence to the cultural values of BNA.
- 4.** Additional developments not directly aligned with cultural use such as walking trails may be permitted but must be low impact (causing the least amount of disturbance to the land as possible) and undergo community/Elder approval.
- 5.** Further investigation by qualified professionals should be undertaken to confirm and delineate burial sites at existing cemeteries within BNA lands. Appropriate signage showing the boundaries of these areas should be erected.
- 6.** It is expected that users crossing BNA cemetery lands will do so in a respectful and responsible manner.

CULTURAL ZONING

CL1 - Cultural Beach. Historically and culturally significant beach with strong connections to membership. Shoreline of the old community site.

CL2 - Traditional Knowledge Marked Burial Site. Areas that have been marked and identified by membership as having graves located within them.

CL3 - Birch and Cedar Forest. Stands of birch and cedar trees. The trees are identified by members as significant in their cultural and medicinal properties, and to be protected.

CL4 - Old Community Area. The site of the old community, where members were forcibly removed from their lands. Remains of structures, paths, and indicators of history are found in this zone.



Bingwi Neyaashi Anishinaabek

Cultural

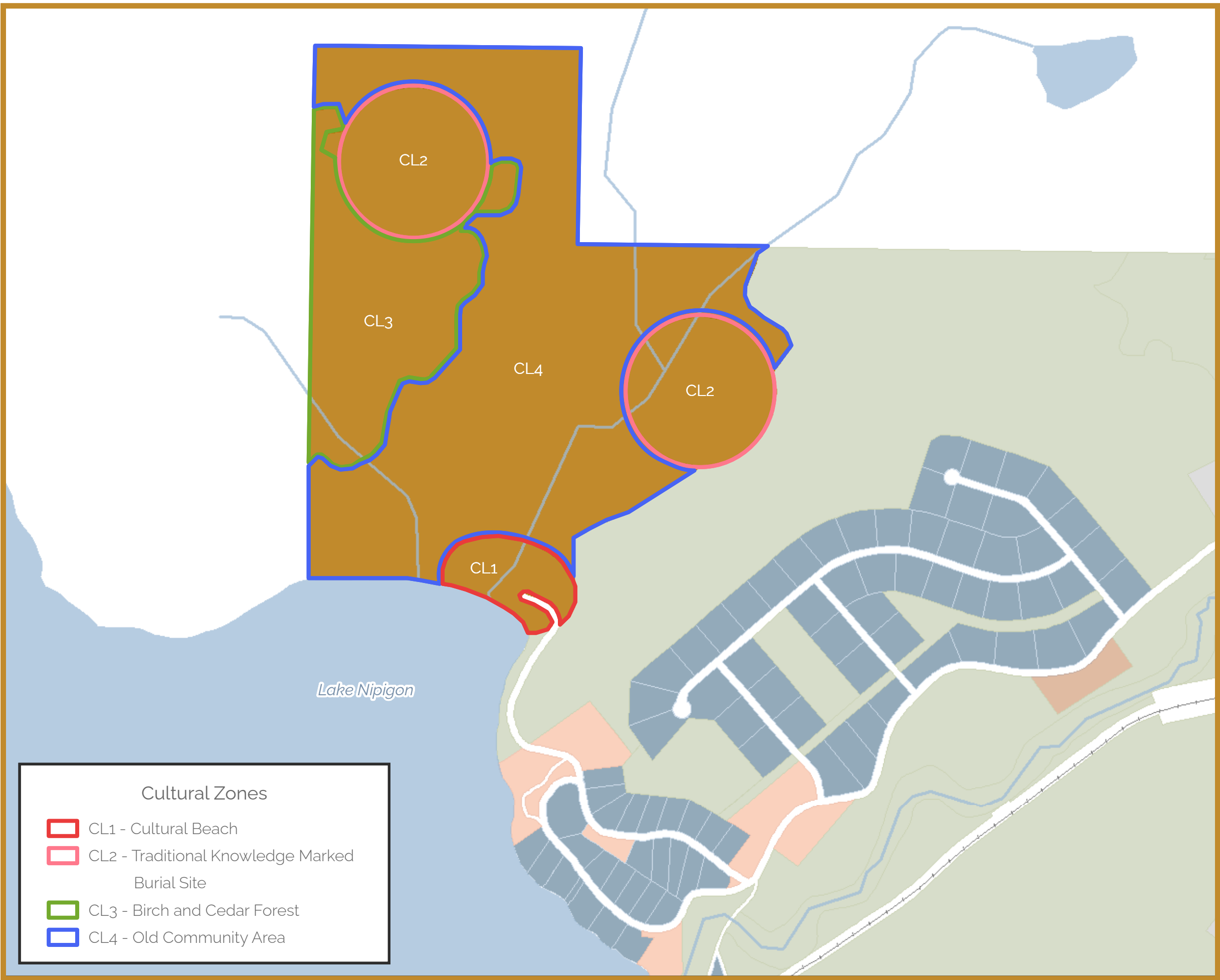
-  Cultural
-  Greenspace
-  Residential
-  Community Services
-  Commercial
-  Railway
-  Watercourse
-  Wetland
-  Waterbody







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Meters

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- ### Cultural Zones
-  CL1 - Cultural Beach
 -  CL2 - Traditional Knowledge Marked Burial Site
 -  CL3 - Birch and Cedar Forest
 -  CL4 - Old Community Area

GREENSPACE | MINIMAL DEVELOPMENT

DEFINITION

The Greenspace designation refers to areas that will remain mostly undeveloped and are primarily for traditional land uses such as hunting, fishing, and trapping. It also provides opportunities for outdoor recreational activities such as camping, hiking, fishing, kayaking, and boating that generate revenue.

PURPOSE

The purpose of the Greenspace designation is to maintain the ecological integrity and natural beauty of BNA's lands for the mutual benefit of both the community and the environment, while promoting sustainable tourism-based activities for economic development.

GUIDING PRINCIPLES

- 1.** Only limited development such as trails or road construction (temporary, non-paved, and minimum right of ways), to increase community access, is to be permitted.
- 2.** Parks and parkettes including amenities for outdoor leisure are encouraged.
- 3.** Developments must not impede or destruct natural features such as waterways or the habitats of plant and animal species.
- 4.** Designation of Green Space areas will ensure the preservation and enhancement of significant existing environmental features.
- 5.** Green Space zones provide access and connect-ion to natural areas beyond the community, and as such activities that take places must ensure the protection of the environment outside BNA boundaries.
- 6.** BNA supports ongoing planning that promotes sustainable harvesting (i.e., fishing, hunting, trapping, and gathering) and recreational activities (i.e., camping, boating, fishing, bird watching) by BNA members.
- 7.** Recreational uses must consider and respect the environmental integrity of the area.
- 8.** Camping is permitted in designated Green Space areas by community members using non-permanent structures, permitting they do not occur for longer than 14 consecutive days and have minimal negative effects on the natural environment.
- 9.** BNA supports the creation of sustainable tourism-based activities that provides recreational and natural outdoor experiences in a manner that respects and highlights the culture and identity of BNA to other users
- 10.** Green Space areas will provide land-based economic opportunities such as tourism on BNA lands while providing opportunities for members and non-members to enjoy the natural environment and all its resources.

MINIMAL DEVELOPMENT ZONING

W1 - Wilderness. Areas that have been identified as integral to maintaining the ecology, biology, and beauty of the community.

W2 - Creek Embankment. Greenspace that shoulders the creek running through the community.

W3 - Birch and Cedar Forest. Stands of birch and cedar trees. The trees are identified by members as significant in their cultural and medicinal properties, and to be protected.

W4 - Birch Forest. Stands of birch trees. Birch trees are identified by members as significant in their cultural and medicinal properties.

W5 - Greenbelt. Greenspace that runs through residential zones, providing a break in infrastructure. This space is also vital to provide wildlife with a corridor through the community.












W6 - Park /Outdoor Recreation. Space that breaks up the housing in the community, and provides children with a safe, nearby place to spend time outdoors.

W7 - Waterbody Shoreline. Land that shoulders inland lakes.



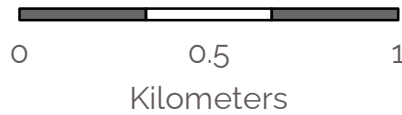
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Greenspace

-  Greenspace
-  Residential
-  Cultural
-  Mixed - Cultural/Residential
-  Community Services
-  Commercial
-  Industrial
-  Railway
-  Watercourse
-  Wetland
-  Waterbody



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- ### Greenspace Zones
-  G1 - Wilderness
 -  G2 - Creek Embankment
 -  G3 - Birch and Cedar Forest
 -  G4 - Birch Forest
 -  G5 - Greenbelt
 -  G6 - Park/Outdoor Recreation
 -  G7 - Waterbody Shoreline

Servicing and Guidelines

Summary

The following section describes the existing services and systems currently in place and in use by the community, as well as BNA's servicing goals and guidelines for the future. These services and systems include water, wastewater, stormwater, electricity, internet, as well as transportation and access.

Water

EXISTING SERVICES

The community's current water supply is sourced through an individual/private well system. This system consists of a vertical well drilled into a bedrock aquifer in accordance with Ministry of Environment standards for residential wells.⁸

Currently, the community drills individual wells for households, leaving adequate spacing to avoid overlap of any cones of depression. There may be opportunities in the future to utilize a communal well system, which would assist with reducing the maintenance and operation at the resident level and allow for broader community distribution.

The community currently addresses fire protection using hand tools and portable water containers/extinguishers, with water taken from individual wells.

FUTURE PLANS & SUPPLY OPTIONS

As the community grows, so does demand for well systems to service the homes of the growing population. To assist with targeting ideal areas (adequate aquifer in high yield soils), the community is currently undertaking a review of geology in the area to determine potential sites for future wells.

The community anticipates utilizing a well system into the future rather than a Lake Intake (obtaining water directly from Lake Nipigon) system, for a variety of reasons.

LAKE INTAKE SYSTEM CHALLENGES

Challenge #1: Infrastructure Needs

Lake Intake Systems require the following infrastructure to operate:⁷

- Intake structure and lines to bring water in off the lake
- Lift stations
- Filtration and Chemical systems
- Disinfection system
- Backwash/reservoir storage
- Standby power/emergency generators
- Pressure tanks
- SCADA system
- Large Building
- Trained and full staff to maintain the system.

Challenge #2: Funding Considerations

The Government of Canada has committed to removing the boil water advisory for every First Nation community by 2022. As the community has potable water and a small on-reserve population in comparison to other communities, BNA is significantly low on the priority list for support.

Challenging #3: Servicing Size

A water treatment plant is more expensive per litres when compared to a ground water source for production below 900,000 litres per year.⁹ Current projections for the next 20 years indicate that the community's usage will remain below 200,000 litres per year, with 62 homes on-reserve.¹⁰

Development of a water treatment plant is not anticipated in the medium to long term. However, this may be reviewed again if concerns arise with the current aquifer, or a centralized water distribution plan is needed.

Wastewater

EXISTING SERVICES

The community currently uses private septic systems for existing residences. This system involves septic tanks and leaching beds that treat grey and blackwater as it exits residences and buildings. During development of BNA's Capital Plan, a terrain study reported that individual systems are feasible for the community, while a communal system is not. It describes the large area requirements and above ground septic fields as impractical for the community.

Individual septic systems have been integrated into this LUP by organizing new housing lots being between 0.75 and 1.00 ha in size. This will ensure sufficient space to drill wells and place a septic system.

These systems must be pumped every two to three years under normal circumstances. As the current on-reserve population is small, it is unnecessary to have an in-community pumper truck and sludge disposal. However, as the community grows this could be revisited to explore cost savings by contracting this service out to nearby businesses. As wastewater will be handled individually, there is no need for an expensive sewer system.

FUTURE PLANS

The community has no plans in the immediate or long term (20 years) future to establish a sewage treatment plant or lagoon system. Rather, BNA will continue to utilize and develop private septic systems for homes and buildings as the community is developed. This is based in a multitude of reasons, listed in the challenges below.

SEWAGE TREATMENT PLANT CHALLENGES

Challenge #1: Infrastructure and Capacity Needs

A sewage treatment plant requires a dedicated power and building to enclose the equipment and storage of affluent, as well as a water main. While a lagoon system does not rely as heavily on infrastructure, it too requires a main to transfer the wastewater for processing.

A treatment facility also requires specially trained personnel to maintain and run the facility. These high capital and operating costs are not cost effective given anticipated growth of the community over the next 25 years, and the low density of the community.

Challenging #2: Area Requirements

The Interim Lands Committee and leadership have emphasized that BNA should be focused on space and opportunities for members to return to the land. A wastewater lagoon would require a large area in order to be sustainable and adequately support the community, therefore detracting from space that could be used more significantly by BNA members.

A sewage lagoon will require a 4 to 5 ha lot¹¹ and must be placed far enough from the community to avoid concerns with odour. It also requires construction of an access road. Given the planned layout of the community, it would be challenging to adequately place the facility while maintaining the values of the community relating to:

- Maintaining the natural area and environment
- Focusing on environmental responsibility and low impact developments

Stormwater

EXISTING SERVICES

BNA does not currently have a stormwater management system in place, rather, it relies on existing infrastructure and the natural environment. Currently utilized measures include:

ROAD DESIGN

Culverts and strategic ditching ensure that water is shed from road surfaces and does not impact their subsurface materials.

MAINTENANCE OF THE NATURAL ENVIRONMENT

The high amount of continuous and undisturbed forest surrounding the community are utilized to reduce runoff. Use of the surrounding ecosystem is invaluable as it provides a low cost/maintenance stormwater solution and supports continued growth of the natural environment. Forests should continue to be used in this way, as they provide the following stormwater benefits:

- Forest stands can intercept between 20 – 45% of annual rainfall (depending on conifer/broadleaf). Existing forest canopy cover has the ability to slow runoff water down and improve penetration by spreading the water over a broader area.
- Tree roots can increase infiltration of the soil by more than 60%, in some cases.¹²

FUTURE GUIDANCE

As the community grows, more land will be cleared to make way for homes, buildings, and other spaces. This will increase runoff and lead to higher surface flow unless appropriate measures are incorporated to mitigate it. Future planning and development must consider stormwater, as it can have a detrimental effect on infrastructure and service systems, including sewer and water.¹³

In keeping with the community's vision of environmentally friendly and green infrastructure, the following mitigation strategies are recommended.

LOW IMPACT DEVELOPMENTS

Using or mimicking natural processes (infiltration, evapotranspiration) and lower surface runoff, such as bioretention, rain gardens, and grassy swales.

CANOPY COVER

Maintaining sufficient canopy cover over lots and exposed surfaces (30% canopy closure is standard for municipalities), and natural hydrology of a site.

Electricity

EXISTING SERVICES

The community is currently connected to the Ontario Hydro network via the Trans-Canada Transmission Corridor. This is a 115kV line that provides power to BNA and other nearby communities (BZA, Beardmore, Geraldton). There are three metres in the community, located at the **Sawmill, Maintenance Garage**, and the **access road to the community**.

A 3-phase power system operates from the sawmill site, with a mainline to residences and maintenance garage providing single phase power.

Current homes and new buildings are built to the highest standard (R-2000) to avoid unnecessary loss of internal air temperature. Homes are designed with electric baseboard heating supported by a back-up wood burning stove in the event of power loss.

FUTURE DIRECTION

COMMUNITY SERVICE BUILDINGS

As BNA expands and begins to construct larger community service buildings (larger band office, community hall, etc.), additional servicing will be needed to successfully power these areas.

ENERGY REDUCTION/EFFICIENCY

To be more self-reliant and avoid challenges with power-outages, the community is currently undertaking a feasibility study for a district heating facility. This would include a biomass burner that would deliver hot water/steam to homes in the community for heat. This system could offer increased efficiency, reduce the carbon footprint of the community by centralizing energy use, and employ more advanced technology than is feasible in individual homes.

Communications

EXISTING SERVICES

BNA currently does not have any internet services (DSL/Cable/Fibre) installed in the community. It is a needed area of development to the connect members to the outside

world, for health, employment, social, and other reasons. Additionally, the cell signal in the community is low, and could be improved by boosters placed within homes and buildings.

FUTURE DIRECTION

The community will be implementing satellite internet through StarLink. Three internet receivers will be set up in the community at the **Sawmill, Maintenance Garage**, and **Government Office**.

Starlink services are intended to sustain the community until the Ontario Connects initiative is fully implemented across the province, connecting all communities to high speed internet by 2025.

Transportation & Access

EXISTING SERVICES

BNA is currently accessed from Highway 11. Copper Thunderbird Road, historically a park access road, is the community's road and was recently upgraded to support more frequent and heavy use such as commercial vehicles for the sawmill.

The community has established 4 new roads in the Phase 2 + 3 Residential areas:

1. Diamond Willow Road
2. Eagle Nest Road
3. Black Sands Road
4. Shakespeare Island Road

There are currently no programs, permanent drivers, or services operated by the community to transport members to and from the community. They may be developed as more members relocate to BNA and demand for such services grows.

FUTURE DIRECTION

As the community grows, BNA intends to maintain the existing road network and road surfaces. There are currently no plans to upgrade to asphalt surfacing.

Conclusion

Review and Authority

This Land Use Plan was developed through close consideration of the input and values contributed by BNA's Interim Lands Committee. It is important to recognize that the plan is a flexible, living document that will evolve over time, and should be updated as the community's needs and vision change.

The following set of guidelines provide recommendations for amending the LUP. **The Land Code and other policies or bylaws approved by the community by way of ratification or by BCR will supersede these suggestions.**

AMENDMENTS

An amendment is a proposed change to the Land Use Plan that does any of the following:

- Incorporates new information
- Addresses an issue that has arisen
- Changes land designations or direction

Amendments can be categorized into two categories, Major Amendments and Minor Amendments, depending on the nature of the change.

MAJOR AMENDMENTS

These amendments are major changes to the LUP that require consultation with leadership and the community as it modifies a key part of the initial plan. Some examples include:

- Changing a land use designation to accommodate a new development, such as modifying a Greenspace zone to Industrial to accommodate a new sewage lagoon.
- Adding a new zoning type to the plan to accommodate changes in the community direction, such as adding a new Mixed Commercial/Cultural designation.

Major amendments can be proposed by anyone in the community, but require a formal

written request to the Lands Committee that:

1. Identifies the submitter
2. Dates the submission
3. Details the request and reasoning

This request will follow the steps outlined in BNA's Land Code (or by another policy) and may include the following measures:

- The committee and the submitter will undertake discussions about the nature of the amendment and a proposed approach to adequately consulting the community and leadership.
- The committee will consider the guiding objectives of the community when reviewing the proposed amendment.
- The amendment will have no effect until all pertinent steps of the BNA Land Code have been completed (ie. Council enacting a Land Law).
- When the request is approved, the Lands Committee will post on a public forum or site a notice indicating that the amendment has been approved and include a copy of the approved amendment to the LUP.

MINOR AMENDMENTS

A minor amendment includes changes that are administrative or minute in nature. They may not require a full community consultation session and be incorporated by the Lands Committee. Some examples of Minor Amendments include:

- Changing the name of a designation
- Updating permitted activities in a designation
- Updating section content to reflect new information or updates
- Correcting minor errors

Minor amendments can be requested by anyone in the community, but require a formal written request to the Lands Committee that:

1. Identifies the submitter
2. Dates the submission
3. And details the request and reasoning

The request will follow the steps outlined in BNA's Land Code (or by another policy) and may include the following measures:

- The committee and the submitter will undertake discussions about the nature of the amendment and determine the level of community engagement and consultation that is required. This will be approached on a case-by-case basis and require approval by the Lands Committee.
- The committee will consider the guiding objectives of the community when considering the amendment.
- The amendment will have no effect until all pertinent steps of the BNA Land Code have been completed (ie. Council enacting a Land Law).
- When the request is approved, the Lands Committee will post on a public forum or site a notice indicating that the amendment has been approved and include a copy of the approved amendment to the LUP.

SCHEDULED REVIEW PERIODS

It is recommended that this plan be formally reviewed and updated every 5 years, at minimum. If circumstances arise, the plan should be re-examined accordingly. The goal of a formal review is to provide an opportunity to consider the plan as a whole and consider any new information to determine if an amendment is needed.

Next Steps

With a completed LUP, BNA is now equipped with an essential tool to create the thriving, healthy community that has been envisioned by its membership for many years. The process of rebuilding the community is complex, and the LUP is one of many different moving parts involved in planning for their new home. The role of this "living plan" is to help

guide all developments that take place in the community, making sure they are definitively aligned with the vision and values shared by BNA's membership. As the community progresses, the plan can be revisited to reflect changing goals, new advancements, and a growing membership.

The homelands of BNA are a special place, kept alive through memories and stories over generations, and must be treated as such. The LUP provides a carefully constructed framework for creating a community that is deeply connected to the natural and cultural features of the land.

Its intended use is to shape a community that fuses past and present, honouring the history of the original settlement while introducing infrastructure and services that will support the modern lives of current BNA members.



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- James Anderson. "1850 Census of the Lake Nipigon Indians", June 1850.
- Ken Dawson. "Algonkians of Lake Nipigon: An Archeological Survey", Ottawa: National Museums of Canada, 1975.
- Ministry of Natural Resources and Ontario Power Generation. "Nipigon River System Water Management Plan", 2015.
- Ontario Ministry of the Environment. "Stormwater Management Planning and Design Manual", March 2003.
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- Tom Nisbet. "Water Use by Trees", Forestry Commission Information Note, April 2005.
- Wickham Consulting & Keewatin-Aski Ltd. "BNA Capital Planning Study Final Report", 2011.

Endnotes

- 1 Bingwi Neyaashi Anishinaabek. "Our History", accessed March 16, 2022.
- 2 Wickham Consulting & Keewatin-Aski Ltd. "BNA Capital Planning Study Final Report", 2011.
- 3 Ministry of Natural Resources & Ontario Power Generation. "Nipigon River System Water Management Plan", 2015.
- 4 James Anderson. "1850 Census of the Lake Nipigon Indians", June 1850.
- 5 Ken Dawson. "Algonkians of Lake Nipigon: An Archeological Survey by Ken Dawson", 1975, page 28.
- 6 Ken Dawson. "Algonkians of Lake Nipigon: An Archeological Survey by Ken Dawson", 1975, page 26.
- 7 Wickham Consulting & Keewatin-Aski Ltd. "BNA Capital Planning Study Final Report", 2011.
- 8 Ontario Water Resources Act. "R.S.O. 1990, Regulation 903 Wells", accessed March 19, 2022, <https://www.ontario.ca/laws/regulation/900903#BK1>.
- 9 Statistics Canada. "Operation and Maintenance of Water Plants", Last modified November 25, 2017, <https://ww150.statcan.gc.ca/n1/pub/16-002-x/2011001/part-partie3-eng.htm>.
- 10 Wickham Consulting & Keewatin-Aski Ltd, "BNA Capital Planning Study Final Report", 2011.
- 11 Wickham Consulting & Keewatin-Aski Ltd, "BNA Capital Planning Study Final Report", 2011.
- 12 Tom Nisbet. "Water Use by Trees", Forestry Commission Information Note, April 2005.
- 13 Ontario Ministry of the Environment. "Stormwater Management Planning and Design Manual", March 2003.

Appendix A

QUESTIONNAIRES

Attached.

