



ACFN
DENE LANDS AND RESOURCE
MANAGEMENT (DLRM)

Athabasca Chipewyan First Nation

Land Use Plan

February 2023



Athabasca Chipewyan First Nation

Land Use Plan Bylaw No. _____

PREAMBLE

WHEREAS the Athabasca Chipewyan First Nation has inherent aboriginal and Treaty rights and authority to govern relations among its members and between the Athabasca Chipewyan First Nation and other governments.

AND WHEREAS the Athabasca Chipewyan First Nation people are descendants of the K'ai Tailé Déné people, "people of the land of the willow," who have traditionally survived on and connected with the vast landscapes at the delta of the Peace and Athabasca rivers since time immemorial and continue to support the traditional ways of the K'ai Tailé Déné.

AND WHEREAS the aboriginal and Treaty right of the Athabasca Chipewyan First Nation was recognized and affirmed through the signing of Treaty No. 8 in Fort Chipewyan in 1899 between Her Majesty the Queen and the Athabasca Chipewyan First Nation and confirmed by section 35 of the Constitution Act, 1982.

AND WHEREAS in accordance with the September 13, 2007 *UN Declaration on the Rights of Indigenous Peoples*, Athabasca Chipewyan First Nation members have the right to participate in decision-making in matters which would affect their rights through representatives chosen by themselves in accordance with their procedures, as well as to maintain and develop their own decision making institutions.

AND WHEREAS in accordance with the September 13, 2007 *UN Declaration on the Rights of Indigenous Peoples*, Athabasca Chipewyan First Nation members have the right to own, use, develop and control lands, territories and resources they possess by reason of traditional ownership or use as well as those they have otherwise acquired.

AND WHEREAS the Athabasca Chipewyan First Nation has historically managed its lands and resources according to Indigenous laws and its inherent self-government right, including the right to designate, allocate and assign lands for different purposes and to regulate the use of Athabasca Chipewyan First Nation Reserve lands.

AND WHEREAS the Athabasca Chipewyan First Nation Council has the power under section 81(1)(g) of the *Indian Act* to make by-laws not inconsistent with the *Indian Act* or with any regulation made by the Governor in Council or the Minister, for the dividing of Athabasca Chipewyan Land or a portion thereof into zones and the prohibition of the construction or maintenance of any class of buildings or the carrying on of any class of business, trade or calling in any zone.

AND WHEREAS the Athabasca Chipewyan First Nation Council has the power under section 81(1)(h) of the *Indian Act* to make by-laws not inconsistent with the *Indian Act* or with any regulation made by the Governor in Council or the Minister, for the construction, repair and use of buildings, whether owned by Athabasca Chipewyan First Nation or by individual members of the Athabasca Chipewyan First Nation.

AND WHEREAS it is considered necessary for Athabasca Chipewyan First Nation to adopt a Land Use Plan (LUP) as the primary planning document for the Athabasca Chipewyan First Nation to be used by Chief and Council, Administration and Membership as a framework for growth, development and a decision-making guide.

AND WHEREAS the Athabasca Chipewyan First Nation believes it is in the best interests of the Athabasca Chipewyan First Nation to exercise its inherent right of self-government and its power under sections 81(1)(g) and (h) of the *Indian Act* to enact this Athabasca Chipewyan First Nation Land Use Plan Bylaw No. _____.

NOW THEREFORE we, the Athabasca Chipewyan First Nation Chief Council, proclaim [the following to be ACFN's official Land Use Plan (LUP)]:

Council Resolution & Approval Authority

The Chief and Council of Athabasca Chipewyan First Nation (ACFN) recognize the following Land Use Plan (LUP) was developed through a participatory, community approach. It received broad community support through outreach events and earned endorsement from the Nation and its members. The ACFN LUP ensures that the Nation will increase the quality of life for all residents for generations to come. With great pleasure, the ACFN Chief and Council approve of this LUP and hope to see the Nation prosper through its implementation.

ACFN Chief and Council

As a “band” under the *Indian Act*, we have eight Reserves set aside for our use and enjoyment. Our reserve lands are located on the south shore of Lake Athabasca, on the Peace Athabasca Delta, and on the Athabasca River, as listed below:

- Delta - Chipewyan 201
- Old Fort - Chipewyan 201A
- Big Point - Chipewyan 201B
- Jackfish - Chipewyan 201C, Chipewyan 201D, and Chipewyan 201E
- Point Brule - Chipewyan 201F, and
- Popular Point - Chipewyan 201G.

We have a total registered population of approximately 1,200 people. Approximately one third of our membership lives in Fort Chipewyan AB., a large percentage live in Fort McMurray AB., and some in Fort McKay AB. and Fort Smith, NWT. The remaining members are scattered throughout Alberta, Canada and the world.

ACFN has always had stable leadership. After Treaty 8 was signed, ACFN selected its representatives for lifetime appointment. Since 1983, ACFN has followed the custom electoral system under the *Indian Act*. In addition to the Chief, our Council consists of four councillors. A council of ACFN Elders, representing the main family groups within ACFN, provides the elected leadership with the support of traditional customary governance.

<p>Chief Allan Adam</p>	<p>2003-Current</p>
	<p>Allan Adam first became the Chief of the Athabasca Chipewyan First Nation in October of 2007. Prior to being elected as Chief, Allan was elected as an ACFN councillor in 2003 where he held the housing portfolio.</p> <p>Chief Adam grew up in the community of Fort Chipewyan and is acutely aware of the environmental, economical and social challenges faced by ACFN.</p> <p>Chief Adam is always willing to listen, lend a helping hand and volunteer for the community.</p>

<p>Flossie Cyprean</p>	<p>Councillor 2019-Current</p>
	<p>Flossie has called Fort Chipewyan home for most of her life.</p> <p>Flossie worked in ACFN's Finance department for 17 years, she worked for ATC for five years as a Socio-Economic Director, and prior to being elected to Council worked for the Regional Municipality of Wood Buffalo for 9.5 years as a Recreation/Events Coordinator.</p> <p>Flossie has been an active Canadian Ranger with Fort Chipewyan Patrol for almost 30 years. She loves spending time outdoors and working in her garden.</p> <p>Flossie Cyprean was elected to ACFN Council on October 30, 2019.</p>
<p>Tim Flett</p>	<p>Councillor 2019-Current</p>
	<p>Councillor Tim Flett loves being on the land. He is an avid hunter and is very passionate about taking care of mother nature. In his spare time, he loves to take photographs and spending time with his wife, two daughters, two sons and grandchildren.</p> <p>Councillor Flett began working for Syncrude Canada in 1983 as part of the fly in fly out program. He feels very fortunate that he was able to continue residing in Fort Chipewyan. He retired in August 2018 after working for Syncrude for 35 years.</p> <p>After retirement, Councillor Flett felt it was time to serve for his nation. Tim Flett was elected to ACFN Council on October 30, 2019.</p> <p>Councillor Flett holds the Elders, Treaty Lands and Resources, Economic Development, Justice and Environment Portfolios.</p>
<p>Cody Marcel</p>	<p>Councillor 2021-Current</p>
	<p>ACFN Councillor Cody Marcel is the great grandson of the last ACFN hereditary Chief Fred Marcel. Councillor Marcel devotes much of his personal time to his beautiful fiancé and two daughters. He also loves to spend time with his extended family and friends.</p> <p>Councillor Marcel has lived in Fort Chipewyan for almost his entire life, leaving only briefly and working at Suncor for MML as a heavy equipment operator. He loves the outdoors and is out on the land hunting and fishing all year round. In his spare time he also likes to host fishing derbies and baseball tournaments for the community to enjoy.</p> <p>Councillor Marcel is passionate about building a sense of community, advocating for traditional ways, and creating opportunities for ACFN members.</p>
<p>Teri Villebrun</p>	<p>Councillor 2015-2019; 2019-Current</p>
	<p>Teri is an active member of the Athabasca Chipewyan First Nation and has called Fort Chipewyan home for most of her life. Teri strongly and passionately believes that by working as a team, the Nation can move mountains together.</p> <p>Teri believes that being in leadership means that you are trusted to be a voice and provider of direction for ACFN. Teri believes leadership must ensure that our people are being treated fairly and given the opportunities that our treaty offers such as education, health care and the ability and freedom to continue to hunt, fish and trap on our traditional territory as long as the sun shines, grass grows and the river flows.</p> <p>Councillor Villebrun holds the Youth, Culture, Justice and Education Portfolios.</p>

ACFN Elders Declaration 2010

ACFN's Elders Council was formed 15 years ago. Led by chair person Pat Marcel, there are currently 12 members that sit on the committee. The Elders Council works with Chief & Council by accompanying them to meetings, acting as their representatives, and reporting information back to the First Nation. In addition, ACFN's Elders Council assists the Déne Lands & Resource Management (DLRM) with their industry advisory committees. Each advisory committee has two Elder representatives on a committee.

The ACFN Elders Council plays an important role in sharing their Traditional Knowledge and lifelong experiences while shaping and guiding policies, relationships with industry and ACFN strategic directions, all while protecting ACFN Treaty rights. As part of this guidance the Elders Council has created the 2010 *Elders Declaration* which emphasizes the importance of ACFN's Déne suliné territory, history and Traditional Lands. In part, the *Elders Declaration* states the following:

"As the Elders of our community, we demand that our ability to practice our constitutionally protected treaty rights and traditional uses is sustained within our Traditional Lands for future generations. We demand that our rights are protected in the Lower Athabasca Regional Plan (LARP) and any other initiatives proposed by the governments.

The lands from Firebag north, including Birch Mountain on the west side of the river, must be protected. Richardson Backcountry is not to be given away – not to any government.

Everything we do here, we do to protect our rights to land use, livelihood and culture."

Acknowledgement

ACFN recognizes that all Canadians are Treaty people. We all have a role and responsibility in strengthening the relationship between Indigenous and non-Indigenous peoples.

We would like to thank the members of ACFN for sharing their time, knowledge, thoughts, ideas, and concerns related to the lands and future of the Nation. This LUP is a Living Document, created by the community for the community, and will serve ACFN long into the future.

ACFN's Déne Lands and Resource Management (DLRM), Director of Lands and Rights, ACFN staff, and Nation members, including; Chief and Council, and the ACFN Elders Council for their input and involvement in the development of this LUP. Thank you for working tirelessly to keep members, staff, and Council informed and engaged throughout the land use planning process.

Further, ACFN would like to thank and acknowledge the National Aboriginal Lands Managers Association (NALMA) for their financial support through the Land Use Planning Funding Initiative.



Image Source: Aubin Consulting 2022 | Sand Covered Shore on the Jackfish Reserve

TABLE OF CONTENTS

1. INTRODUCTION	7
1.1. NATION OVERVIEW	7
1.2. WHAT IS A LAND USE PLAN & WHY DO WE NEED ONE	7
1.3. NALMA Land Use Planning Process	8
1.4. THE LAND USE PLAN (TIMELINE)	8
1.5. WHO WAS ENGAGED	8
1.6. VISION AND VALUES	10
2. POLICIES	11
2.1. LAND USE AREA DESIGNATIONS	11
2.2. GENERAL POLICIES	12
2.3. URBAN DEVELOPMENT (UD)	18
2.4. RURAL RESIDENTIAL (RR)	19
2.5. COMMUNITY AND CULTURE (CC)	20
2.6. PARKS AND OPEN SPACES (PS)	21
2.7. COMMERCIAL (COM)	22
2.8. INDUSTRIAL (IND)	23
2.9. AGRICULTURAL	25
2.10. TRADITIONAL USE AREAS [TUA]	26
3. IMPLEMENTATION	27
3.1. IMPLEMENTATION OVERVIEW	27
3.2. IMPLEMENTATION GUIDELINES	27
3.3. PLAN REVIEW AND EVALUATION	28
3.4. REGIONAL PLANNING - LOWER ATHABASCA REGIONAL PLAN	30
3.5. LAND USE & DEVELOPMENT PERMIT APPLICATION PROCESS	30
3.6. ADDITION TO RESERVE (ATR)	31
3.7. IMPLEMENTATION ACTIONS	31
3.8. AMENDMENTS	31
3.9. BYLAW ENACTMENT	32

Key Terms

A set of definitions regarding the LUP is provided below. The list includes the key terms and definitions.

Key Term	Definition
Community	A community is a group of people with a common characteristic or interest living together.
Engagement	In the context of a LUP, engagement provided opportunities for dialogue and conversations focusing on what is important to Nation Members. Engagement events and activities helped inform the LUP.
Land Use Plan [LUP]	A LUP is a land management framework created to guide future land use and development decisions. Its intent is to guide the growth of a community.
Athabasca Chipewyan First Nation [ACFN]	Athabasca Chipewyan First Nation peoples are of the K'ai Tailé Déne, "people of the land of the willow", and part of Treaty No. 8.
Traditional Knowledge [TK]	TK refers to the collective knowledge of Indigenous groups to sustain and adapt themselves to their environment. TK is passed on from one generation to the next. TK is unique to each Indigenous Nation.
Treaty	Treaties are agreements between the Government of Canada, Indigenous groups and often Provinces and territories that define ongoing rights and obligations on all sides.



Image Source: Aubin Consulting 2022 | Tipi Poles located at the Old Fort Reserve

1. INTRODUCTION

1.1. NATION OVERVIEW

1.1.1 Athabasca Chipewyan First Nation (ACFN)

Members of the Athabasca Chipewyan First Nation are descendants of the K'ai Tailé Déné people, who have traditionally survived on and connected with the vast landscapes at the delta of the Peace and Athabasca rivers since time immemorial.¹ ACFN was a signatory of Treaty No. 8 in Fort Chipewyan in 1899² and has been a member of the Athabasca Tribal Council since 1988³.

This land use planning initiative is unique since ACFN members have not lived on Reserve land for decades due to displacement imposed by the federal government. ACFN is currently working with Canada on a number of Addition to Reserve (ATR) applications that will see additional land added to ACFN Reserve lands.

1.1.2 Context - Addition to Reserve (ATR)

Prior to 1970, ACFN members lived on a reserve along the Athabasca Delta. However, after the construction of the upstream hydroelectric dams, wildlife populations in the delta collapsed, and ACFN's reserve became largely uninhabitable. Most ACFN members had little choice but to relocate to Fort Chipewyan, where federal and provincial governments began centralizing the region's housing, health, education and municipal services.

ACFN members were housed on lots in Fort Chipewyan purchased by the Government of Canada from the Government of Alberta. Today, ACFN members reside on these same lots in Fort Chipewyan. Since the relocation, Canada and ACFN have purchased additional houses for ACFN members, which are still within the jurisdiction and control of the Government of Alberta.

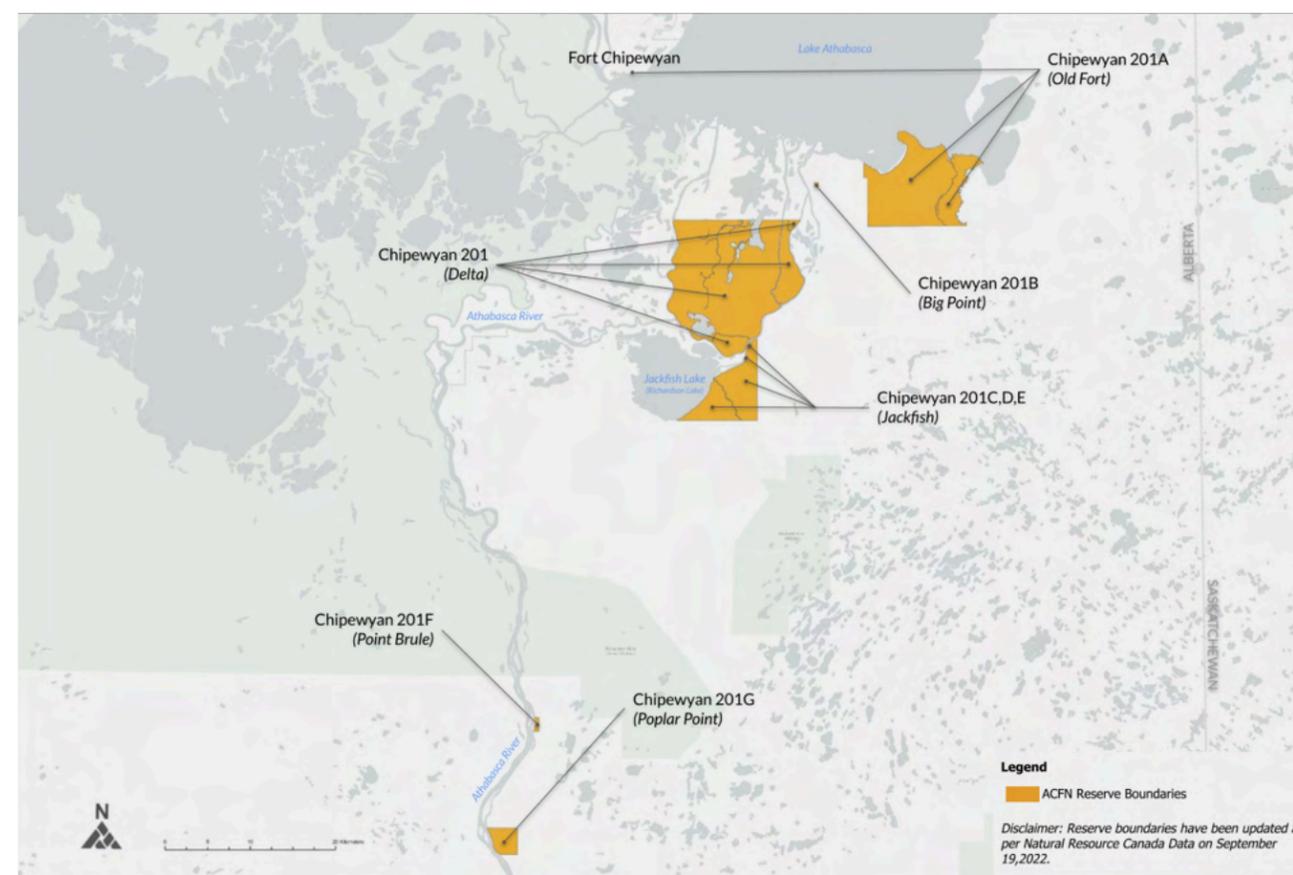
In 2008, ACFN initiated litigation against Canada for failing to set aside reserve lands for ACFN. The parties elected to seek a negotiated settlement instead of litigating the matter. On June 1, 2022, The Government of Canada signed the order granting the ACFN Addition to Reserve. The first phase of the ATR includes the addition of 89 residential lots in Fort Chipewyan. ACFN is currently working on Phase 2 of the ATR, which will likely include additional residential lots in Fort Chipewyan and the Acden lot in Fort McMurray.

¹ ACFN History. Source: [ACFN Website](#)

² ACFN History. Source: [ACFN Website](#)

³ Athabasca Tribal Council History. Source: [Your McMurray Magazine 2017](#)

1.1.3 ACFN Reserve Lands



1.2. WHAT IS A LAND USE PLAN & WHY DO WE NEED ONE

The Land Use Plan (LUP) is the guide for the Chief and Council, staff, and all ACFN members to use when planning and developing ACFN Reserve lands. It is also a guide for businesses, potential partners, surrounding municipalities, provincial and federal agencies, or any other jurisdiction interested in working with ACFN on lands, servicing, development issues and economic opportunities.

The LUP sets out what is known about the Reserve lands today and establishes how they may be developed in the future. When this LUP is approved, all future decisions must comply with this Plan. This includes future decisions about development, zoning, housing and servicing. However, this LUP does not commit ACFN to proceed with any development, as funding may not be available or priorities may change over time.

The LUP is the first step among many initiatives in repatriating the Reserve lands, establishing a connection to and understanding of the lands for ACFN members and building land use planning capacity and resources for ACFN.

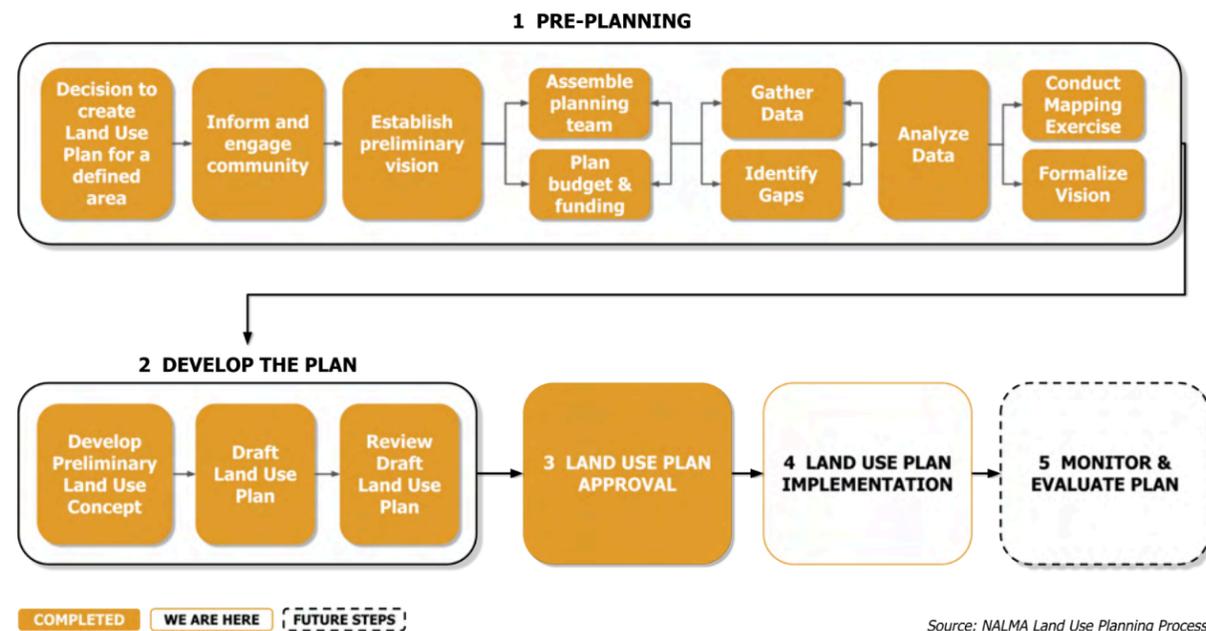
ACFN's LUP is a transparent land management framework created to guide future decisions about land use and development on ACFN's Reserve land, guiding the growth of ACFN into the future. The LUP is based on an understanding and analysis of past and present information, values, knowledge, and experience gathered through engagement and conversations.

The LUP has many benefits for the community and directly impacts the community's economic, cultural, environmental and social well-being. It has the ability to aid in the coordination and sustainability of future developments, affirm Treaty rights, support the creation of economic opportunities and jobs, build shared community visions and values, and support future decision-making.

The LUP is a reference guide for bringing the community together to decide how to use and not use Reserve lands moving forward. The LUP is used to document the story and relationship to the land for ACFN as a process for mitigating and resolving conflicts while seeking opportunities over resources used and as a tool for developing governance and self-determination. The LUP recognizes the importance of protecting future generations' land, culture, and well-being.

1.3. NALMA Land Use Planning Process

In 2019, ACFN Dene Lands & Resource Management (DLRM) began creating a Land Use Plan (LUP) to develop a community-led plan for ACFN Reserve lands, which combined area is over 34,767.70 hectares of land. DLRM followed National Aboriginal Lands Managers Association's (NALMA) Land Use Planning Process, as shown in the figure below.



Source: NALMA Land Use Planning Process

1.4. THE LAND USE PLAN (TIMELINE)

The following figure illustrates the overall timeline of what we did in developing the LUP:



1.5. WHO WAS ENGAGED

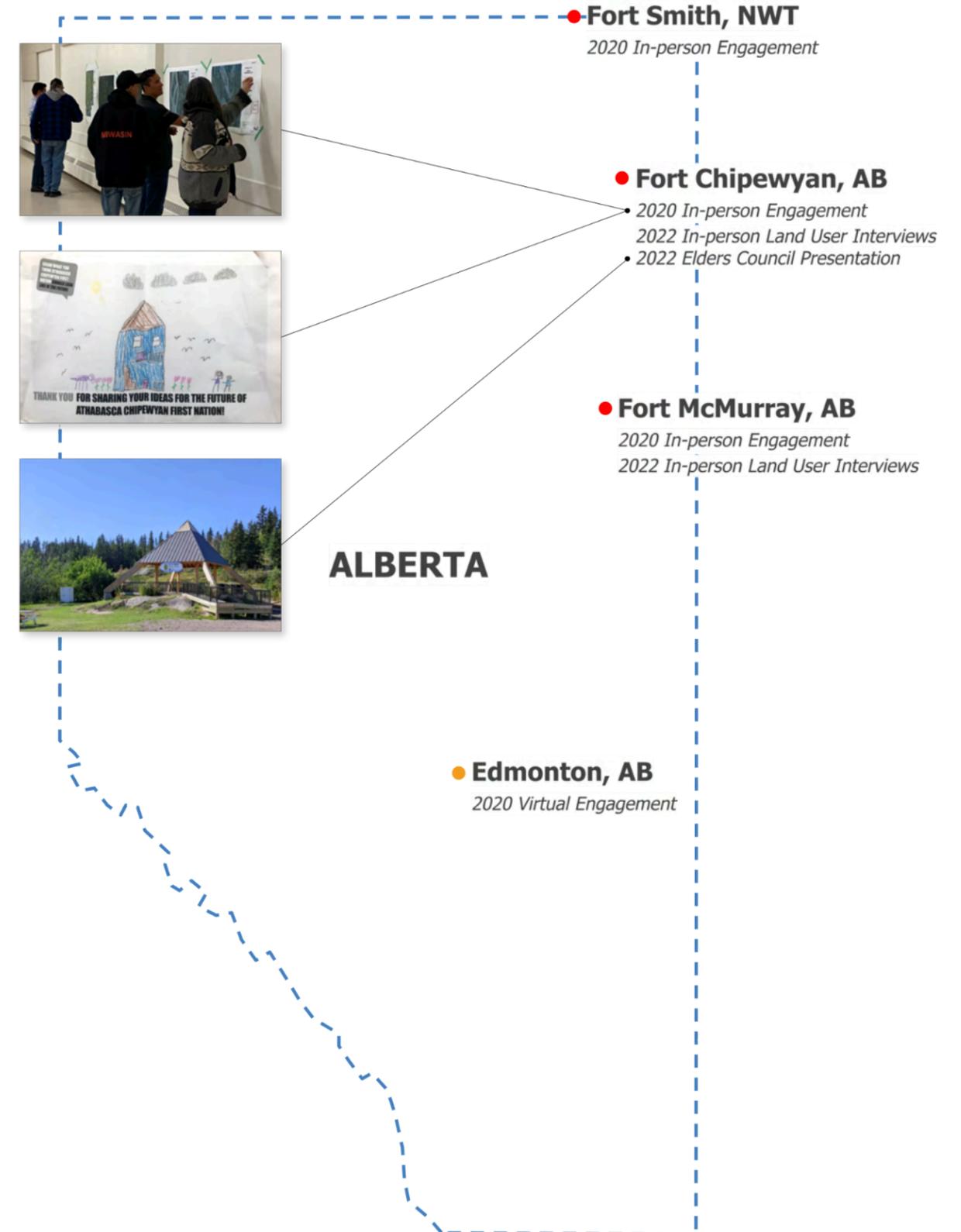
The following list is a summary of dates, key milestones, events and who was engaged in the process of developing the LUP:

Date	Key Milestones/Events	Who Was Engaged
Spring 2020	<ul style="list-style-type: none"> In-person Engagement & Visioning Workshop 	<ul style="list-style-type: none"> ACFN Nation Members in and around Fort Smith, Fort Chipewyan, and Fort McMurray
Fall 2020	<ul style="list-style-type: none"> Virtual Engagement & Visioning Workshop 	<ul style="list-style-type: none"> ACFN Nation Members located within urban areas such as Edmonton and Calgary
Fall 2020	<ul style="list-style-type: none"> DLRM Community Visioning Survey 	<ul style="list-style-type: none"> All ACFN Nation Members were invited to participate in the Community Visioning Survey
Spring 2022	<ul style="list-style-type: none"> In-person Land User Interviews 	<ul style="list-style-type: none"> DLRM, ACFN Land Users and Elders located in and around Fort Chipewyan, and Fort McMurray
Summer 2022	<ul style="list-style-type: none"> Ground Truthing, Drone Reserve Site Visit 	<ul style="list-style-type: none"> DLRM, ACFN Elders and Nation Members
Fall 2022	<ul style="list-style-type: none"> Elders Council Meeting 	<ul style="list-style-type: none"> DLRM, ACFN Elders Council
Fall 2022	<ul style="list-style-type: none"> ACFN Elders Meeting 	<ul style="list-style-type: none"> DLRM, ACFN Elders
Winter 2023	<ul style="list-style-type: none"> Community Open House 	<ul style="list-style-type: none"> DLRM, ACFN Nation Members, Youth and Elders

The image below is from a land user interview and the image to the right highlights the locations of other in-person and virtual engagements held throughout Alberta.



Image Source: Aubin Consulting 2022 | Fort McMurray Land User Interviews



1.6. VISION AND VALUES

The following vision statement and values were created during engagement meetings with Nation members.

1.6.1. Vision

We are a strong, safe, sustainable, resilient community that is proud and connected with our Elders and youth. Our Nation has economic development and employment opportunities, with our vast membership reaching both on and off Reserve. We speak our languages and dialects while celebrating and showcasing our rich culture and traditions. We have access to Reserve lands, clean water and resources.

1.6.2. Values

The following core values generated by Nations members helped shape and guide the development of the ACFN vision statement and LUP, serving as the foundation for completing this work.

• Self-Determined	• Self-Sufficient	• Self-Governance
• Safe	• Independent	• Accessible
• Prosperous	• Forever D�ne Lands	• Rich in Culture
• Close-Knit Community	• Returning to Reserve	• Sustainable



Community Visioning Word Cloud

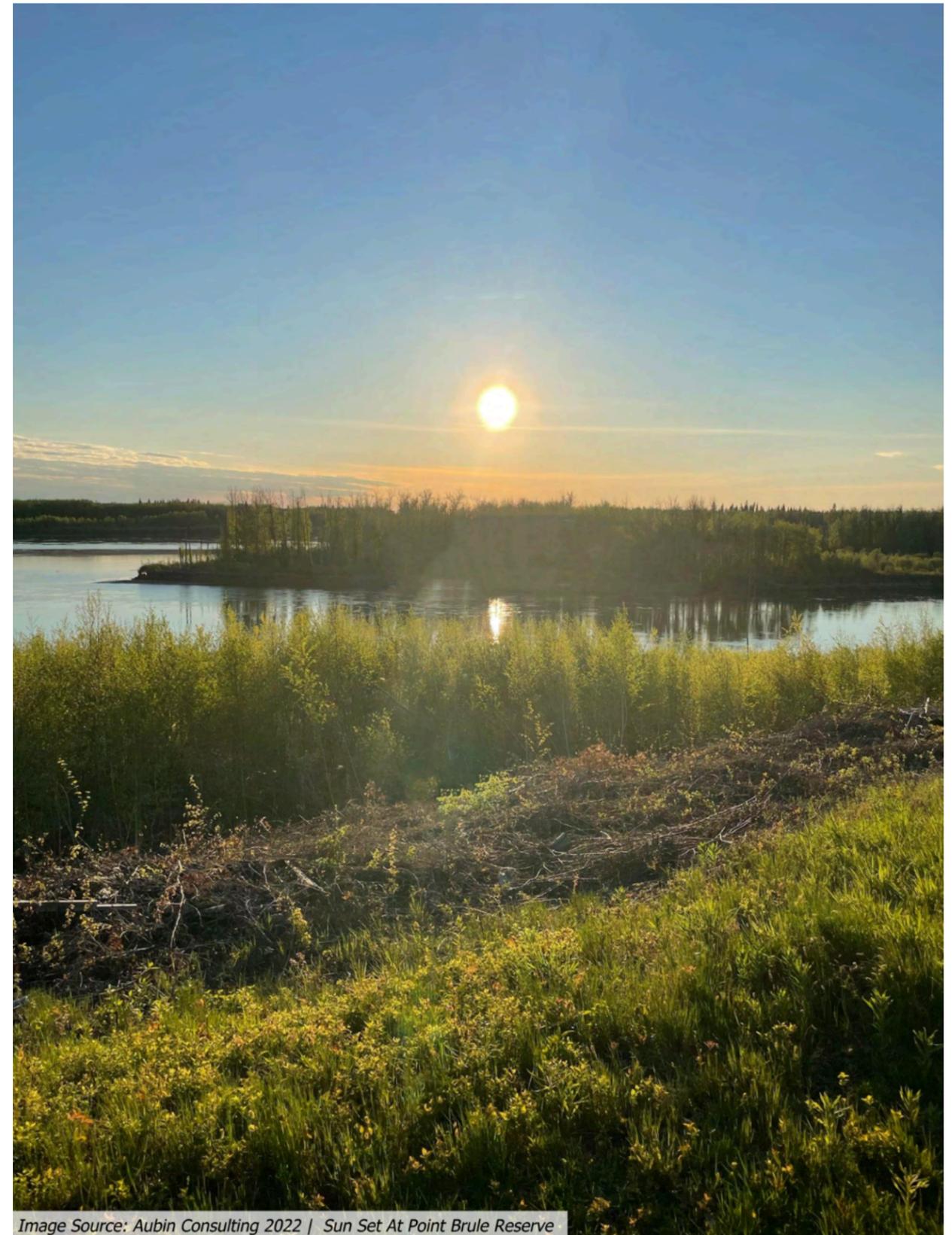


Image Source: Aubin Consulting 2022 | Sun Set At Point Brule Reserve

2. POLICIES

2.1. LAND USE AREA DESIGNATIONS

The following section outlines the specific goals, policies, and actions applicable to each land use area. It also includes implementation processes and recommendations. Land use area designations may be located in both urban⁴ and rural⁵ areas, unless specifically noted. This section of the LUP should be used when reviewing the Preliminary Land Use Concepts for each of the Reserve lands, which can be found in Appendix Three - Reserve Mapping.

Goals represent intentions the communities would like to see become a reality (e.g., protect ACFN’s cultural heritage).

Policies are guidelines recommended to achieve the goals (e.g., ensure all new development includes signage in the Dénesuline language). Policies focus on land uses.

Actions are proposed first steps to implement the policies (e.g., develop a Dénesuline signage program with Elders). Actions help ACFN think about the related planning documents or programs that need to be created to assist the policy.



GENERAL POLICIES
Urban & Rural Reserves



COMMERCIAL (COM)
Urban & Rural Reserves



URBAN DEVELOPMENT (UD)
Urban Reserves



INDUSTRIAL (IND)
Rural Reserves



RURAL RESIDENTIAL (RR)
Rural Reserves



AGRICULTURE (AG)
Rural Reserves



COMMUNITY & CULTURE (CC)
Urban & Rural Reserves



TRADITIONAL USE AREAS (TUA)
Rural Reserves



PARKS & OPEN SPACES (PS)
Rural Reserves

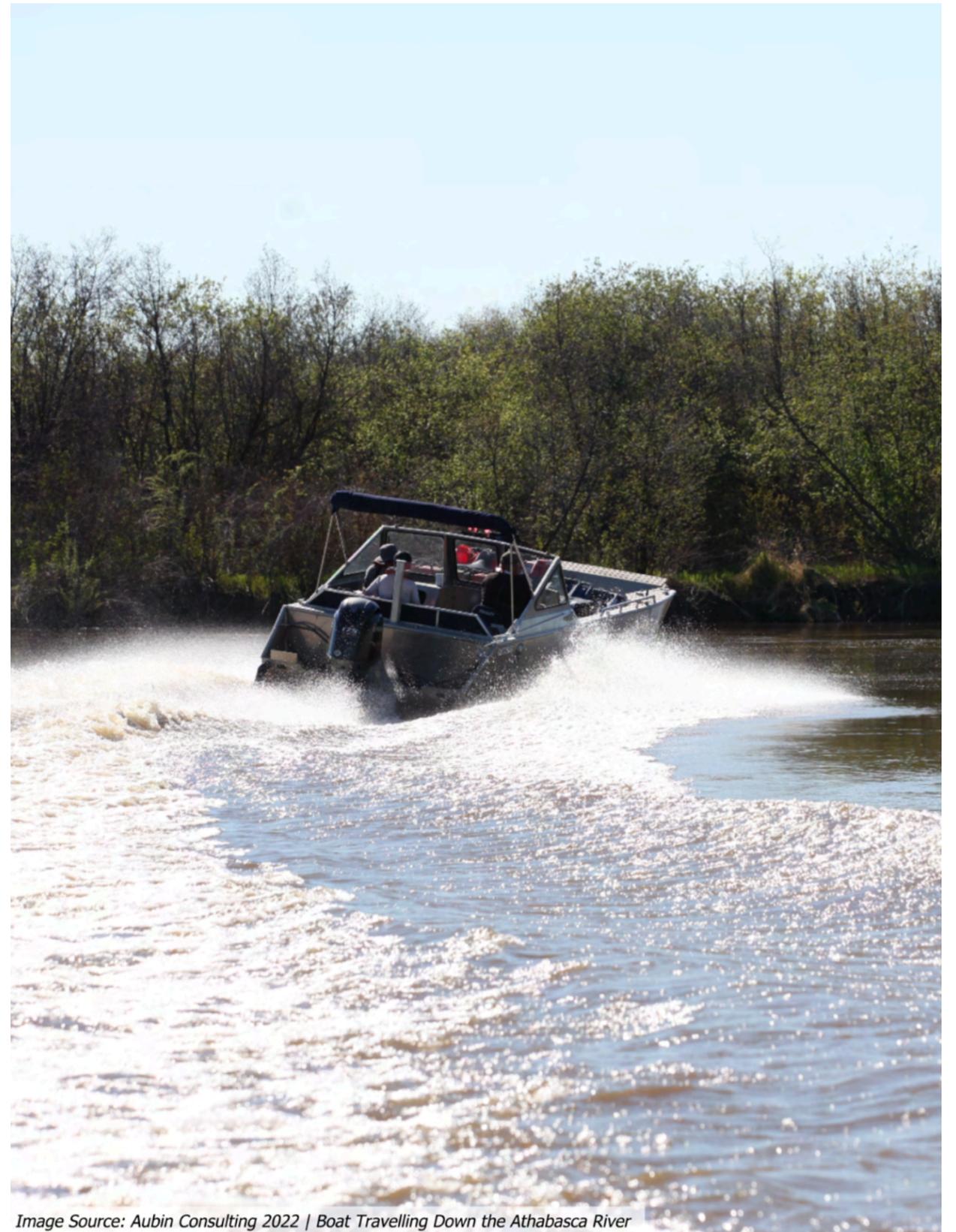


Image Source: Aubin Consulting 2022 | Boat Travelling Down the Athabasca River

⁴ Urban areas refer to reserve parcels located within Fort Chipewyan, AB.

⁵ Rural areas refer to ACFN reserves located outside of Fort Chipewyan, AB. This includes, Indian Reserve Chipewyan 201, 201A, 201B, 201C, 201D, 201F, 201G.

2.2. GENERAL POLICIES

The General Policies section presents policies and actions applicable to all land use designations within the LUP, however, General Policies is not a land use designation.

2.2.1. Community Design

2.2.1.1. Policies

1. **Future Thinking** - Follow the Seven Generations Principle to ensure ACFN buildings and spaces meet the needs of all present and future generations. Ensure community infrastructure is adequately maintained to meet future capacity usage. Ensure all development promotes the health and well-being of ACFN members and reflects ACFN's culture and heritage.
2. **Cultural Values** - ACFN's site designs and building should refer to ACFN's cultural values and traditional building practices.
3. **Member's Input** - Ensure Nation members have an opportunity to provide input on proposed developments that may impact the Reserve land.
4. **Dénesuline Signage** - Develop and install signage on ACFN lands in English and Dénesuline to inform the general public of the Reserve's limits, street names, building names, etc.
5. **Accessibility & Safety** - Create pedestrian-friendly and aesthetically pleasing streetscapes. Identify, design, and construct community use areas that are accessible, safe, and inclusive of people of all ages and abilities.
6. **Gateways** - Consider the design, construction, and installation of culturally relevant gateways to announce and distinguish the point of arrival in the Reserve for residents and visitors.
7. **Natural Landscaping** - Indigenous plants and tree species should be maintained and incorporated into the site design. Encourages development that preserves existing assets, including forest cover, natural vegetation, wetlands and environmentally sensitive areas.
8. **Subdivision Planning** - Before developing a subdivision, a subdivision plan must be submitted to and approved by ACFN. Planning must include provisions for servicing, setbacks, minimum lot size, emergency services, design guidelines, site lines, buffers, etc.
9. **Sprawl** - Oppose land development leading to sprawl, inefficient use of land, servicing, resources, and dependency on motor vehicles.

2.2.1.2. Actions

1. **Design Guidelines** - ACFN will create Design Guidelines for each area that all new development shall follow. The Design Guidelines will provide standards for appropriate building massing, scale, facades, architectural treatments, landscaping, and streetscaping consistent with ACFN's vision. It will also include minimum and maximum lot size provisions, servicing, emergency services access, site lines, setbacks and buffers, etc. All land development must comply with the adopted Design Guidelines. The guidelines may be based on the previously mentioned policies.

2. **Infrastructure Inventory and Maintenance Plan** - Maintain an accurate record of current infrastructure, including maintenance plans and schedules for Nation-owned assets.
3. **Cross-Departmental Planning** - Foster cross-departmental integration to ensure there are no gaps in planning and maintenance efforts. Adopt a proactive and stewardship-based approach to infrastructure and asset management.
4. **Coordinate Land Management** - Continue to engage with the adjacent Indigenous communities, municipalities (Regional Municipality of Wood Buffalo) and provincial and federal governments on land management, fire protection, and other land and resource-related topics.
5. **Nuisance Bylaw** - Consider developing a nuisance bylaw to deal with odour, noise, litter, and unsightly properties.

2.2.2. Cultural Protection Guidelines

2.2.2.1. Policies

1. **Development Impacts** - Protect our important cultural sensitive areas from development impacts. Protection measures include requirements for pre-development considerations and specific precautions regarding the method and location of any development within all LUP areas.
2. **Cultural Sensitive Areas** - May include but are not limited to the following:
 - i. Registered and/or known archaeological sites;
 - ii. Sites identified during pre-development site investigations;
 - iii. Sites accidentally discovered during site construction; and
 - iv. Unregistered sites identified as important traditional use, historic, or culturally significant areas through pre-planning input from Elders and Nation members.
3. **Requirements for Pre-Development Considerations** -
 - i. **Site investigations** - The extent of any cultural sensitive areas should be investigated, mapped, and included in the site plans and construction documents.
 - ii. **Setbacks** - Setbacks for each cultural sensitive area should be established based on the nature and use of each cultural area (e.g. archeological sites, grave sites, traditional use or cultural practice areas, etc.). No clearing, tree removal, site grading, digging, storage, construction, or construction-related activities should occur within the established setback. Setbacks should be indicated in any site plans and construction documents.
 - iii. **Construction** - The setbacks for culturally sensitive areas should be maintained by indicating the boundaries of setback areas with high visibility flagging or fencing during construction.

2.2.2.2. Actions

1. **Map Cultural Sensitive Areas** - Create and maintain an inventory of a cultural sensitive areas map for all ACFN Reserve lands.
2. **Setbacks** - Establish cultural sensitive area setbacks based on best practices.

2.2.3. Environmental Protection Guidelines

2.2.3.1. Policies

1. **Development Impacts** - Protect our important environmental sensitive areas from development impacts. Protection measures include requirements for pre-development considerations and specific precautions regarding the method and location of any development within all LUP areas.
2. **Environmental Sensitive Areas** - May include but are not limited to the following:
 - i. Any waterways or water bodies and the forested areas adjacent to these features within 30 metres (100 feet);
 - ii. Areas where the landscape or vegetation provides habitat for important species, including nesting sites, etc.;
 - iii. Areas that connect important habitats together and provide natural movement corridors for animals;
 - iv. Areas with slopes greater than 15% will be considered as environmentally sensitive areas until determined otherwise by a qualified geotechnical engineer;
 - v. Areas identified as environmental sensitive areas through pre-planning input from Elders and Nation members.
 - vi. Areas with potential impact to hydrological connectivity and the properties of the earth's water, and its movement in relation to land.
3. **Preservation of Natural Areas** - Beyond the 30 metre (100 feet) setbacks from waterways and water bodies, the natural features of any landscape area should be protected:
 - i. Identify and retain mature trees and woody vegetation on building sites wherever and as much as possible, while having consideration for Fire Smart guidelines; and
 - ii. Design and plan each site to require as little grading or excavation as possible to minimize disturbance to the natural area.
4. **Preservation of Natural Areas** - Waterways should be protected from long-term hydrologic impacts by using drainage strategies that slow down, absorb, and filter rainwater:
 - i. Strategy should focus on natural landscape, overland drainage, and soil-based management practices such as, rain gardens, swales, dry ponds, sediment ponds, and deep un-compacted soils to collect and filter rainwater from impervious surface areas; and
 - ii. Minimize paved and impervious surface areas such as parking lots and roads; and
 - iii. Consider more impervious construction materials to reduce the impact of parking lots and roads.
5. **Requirements for Pre-Development Considerations** -
 - i. **Site investigations** - The extent of environmental sensitive areas should be investigated, mapped, and included in the site plans and construction documents.

- ii. **Setbacks** - Setbacks for each environmental sensitive area should be established based on the nature and use of each environmental sensitive area (e.g. waterways and water bodies, habitat, corridors, slopes, etc.). No clearing, tree removal, site grading, digging, storage, construction, or construction-related activities should occur within the established setback. Setbacks should be indicated in any site plans and construction documents.
- iii. **Construction** - The setbacks for environmental sensitive areas should be maintained by indicating the boundaries of setback areas with high visibility flagging or fencing during construction.

2.2.3.2. Actions

1. **Map Environmental Sensitive Areas** - Create and maintain an inventory of an environmental sensitive areas map for all ACFN Reserve lands.

2.2.4. New Housing and Renovation Guidelines

2.2.4.1. Policies

1. **Safe and Healthy** - Build residential buildings that are safe and healthy.
 - i. Existing vegetation and trees should be retained as much as possible.
 - ii. Drainage and runoff from each property should be managed on site wherever possible, and not directed towards adjacent lots.
 - iii. Impervious surfaces (all buildings and any pavement) should not exceed one-half (50%) of the site.
 - iv. All structures should be set back from the front, rear, and side lot lines by at least 4.5 metres (15 feet). This does not include porches, ramps, and stairs.
 - v. Parking areas should be beside or behind the house on each lot where practical and possible.
 - vi. For safety reasons, storage structures including garages should not block the visibility of the main house from the road in any way.
 - vii. Provide for a range of housing types, such as single family detached houses, single family detached houses with suite(s), attached duplexes on a common lot or separated by a party wall on the lot line, tandem duplexes (front/back on lot), and tandem houses (front/back on lot) separated by a courtyard.
 - viii. Building heights may be 2 storeys above grade or Flood Construction Elevation with a finished attic under the roof. Building heights shall not exceed the fire fighting capacity and infrastructure available.
2. **Environmental, Cultural Protection, and Flood Hazard Guidelines** - Apply to all rural and urban residential areas.

2.2.4.2. Actions

1. **Map Possible Residential Areas** - Create and maintain an inventory of possible residential areas for all ACFN Reserve lands.

2. **Renovation Guidelines** - Create Renovation Guidelines to help bring existing residential buildings into compliance with the LUP or meet current energy guidelines.

2.2.5. Commercial and Industrial Area Guidelines

2.2.5.1. Policies

1. **Minimize Impacts** - Minimize the negative impacts that commercial and industrial activities (e.g. noise, dust, odours, and traffic) could have on nearby Residential, Cultural, and Environmental areas.
2. **Environmental and Cultural Protection guidelines** - apply to Commercial and Industrial areas.
3. **Buildings should be located and designed to minimize noise and air pollution impacts on Residential areas.** This includes but not limited to:
 - i. Requiring that any excessively loud or noxious manufacturing activities be enclosed within a building, including all light industrial activities to minimize noise, light and dust impacts;
 - ii. Locate doors including garage bay and loading dock doors on the side of the building that faces away from residential areas;
 - iii. Locate building mechanical equipment such as HVAC or exhaust fans on the side of the building that faces away from residential areas;
 - iv. Use sound-reducing techniques and materials in the design of the building envelope AND mechanical equipment;
 - v. Use of fences or landscaping may be required or allowed within the setback areas for security or visual screening purposes;
 - vi. No storage of materials, waste, or parking should occur in these setback areas;
 - vii. Densely vegetated buffers and berms 15 metres (50 feet) to 30 metres (100 feet) wide should be established and maintained between all Industrial and Residential areas; and,
 - viii. Use fume, dust, and odor control equipment such as capture devices, dirty or foul air fans, odor scrubbers, filters, etc. where the activity indicates this need.
4. **Transportation and Mobility**
 - i. All industrial traffic should be directed away from Residential areas and directed to a highway.
 - ii. Safe pedestrian routes (paths and sidewalks) should be developed and maintained between Residential areas, parking areas, and places of employment.
 - iii. Parking may be provided site-by-site or consolidated where this promotes more efficient use of land.
5. **Resources Extraction**
 - i. Resource Extraction would be considered under Industrial areas which should be located away from Residential areas and with a densely landscaped vegetative buffer to protect existing residential areas.

- ii. Resource Extraction uses require a Remediation and Reclamation Plan.

2.2.5.2. Actions

1. **Remediation and Reclamation Plan** - Work with Industry on Remediation and Reclamation Plans for all Resource Extraction operations in order to determine the best use of this land when the operations cease. This should also include procurement, education and skills development opportunities.

2.2.6. Community Utilities & Servicing

2.2.6.1. Policies

1. **Servicing** - All new developments must have appropriate site servicing (i.e., water, septic, sewage, fire service requirements, etc.). ACFN strives to work collaboratively with neighbouring governments to create mutually beneficial servicing agreements.
2. **Telecommunications** - Access to reliable and resilient high-speed internet is essential to participate in the new economy, environmental monitoring, and emergency purposes. ACFN strives to develop their own network or work collaboratively with providers to create mutually beneficial infrastructure.
3. **Solar** - Complete a feasibility study of the opportunities to accommodate solar panels on buildings and structures as well as large-scale solar infrastructure within all reserves.

2.2.6.2. Actions

1. **Servicing Growth Strategy** - Develop a Servicing Growth Strategy to establish long-term management strategies for water supply and treatment, sanitary sewage collection, treatment and disposal, and stormwater management.
2. **Septic System Management** - Create an inventory (list/table) and map of all septic systems and fields on Reserve to determine their functional status. Provide information to the membership to ensure that the use and maintenance of septic sewage systems are being adequately completed and maintained.
3. **Telecommunications Strategy** - Develop a Telecommunications Strategy and map existing telecommunications infrastructure to identify deficiencies and gaps in the system for upgrades and development.

2.2.7. Emergency Services

2.2.7.1. Policies

1. **Accessible Emergency Services** - All development must provide suitable accessibility for emergency response (e.g., fire trucks, aircraft, watercraft, etc.).

2.2.7.2. Actions

1. **Accessible Emergency Services Standards** - Design standards for emergency services access.
2. **Emergency Evacuation Plans** - Develop Emergency evacuation plans for each Reserve.
3. **Emergency Response Plans** - Develop Emergency Response plans for each Reserve.

2.2.8. Flood Hazard Protection Guidelines

These guidelines should be referred to during the planning and development of any land or structure that falls within historically flooded and low-lying areas.

2.2.8.1. Policies

1. **Floodplains** - Promote community safety by restricting development in natural hazard areas such as floodplains and low-lying areas.
2. **Land Elevation** - Areas where the fill is used to raise the natural ground elevation, should be adequately compacted, and the face of the landfill slope should be protected against erosion from flood flows, wave action, ice or other flood debris. In addition, the fill must not adversely impact neighbouring properties by increased surface water elevation or flows directed toward those properties.
3. **Buildings and Structures** - Buildings and structures within floodplains and low-lying areas need to be protected or relocated if alternative measures to withstand erosion and debris flow during flooding and be durable in the event of prolonged inundation with water. A qualified engineer may elevate buildings and structures on stilts instead of fill if feasible.
4. **Exemptions** - Boat-related facilities and structures, outdoor-storage areas, agriculture, playgrounds, and non-inhabited structures may be exempted from this guideline. Exemptions will be reviewed on a case-by-case basis.

2.2.8.2. Actions

1. **Designated Flood Line Area** - Develop a Designated Flood Line Area and integrate it into the LUP for living or working spaces, building mechanical equipment that is susceptible to flood damage. A qualified engineer should establish the Designated Flood Line Area and flood construction levels through an area study or on a site-by-site basis.
2. **Flood Mapping and Mitigation Plan** - Consider developing a Flood Mapping and Mitigation Plan to increase member, staff and leadership awareness of flood risk, planning, and mitigation measures. It would include the following actions:
 - i. Verify available background information;
 - ii. Conduct an investigation into critical information such as inundation mapping, geotechnical information, survey or other data required;
 - iii. Carry out base mapping;
 - iv. Source high-resolution topographic data (i.e., LiDAR or field surveys);
 - v. Carry out required field inspections and review;
 - vi. Determine design floods, analysis of data and hydrological modelling;
 - vii. Create new GIS flood mapping.

2.2.9. Fire Protection Guidelines

2.2.9.1. Policies

1. **Mature Forests** - Maintain mature forests in fire-resistant areas for biodiversity refugia.
2. **Mixed-Strategy** - Use a mixed strategy of fire management (some hands-off, some protection, some stand management).
3. **Synergies** - Establish a trail network through the creation of firebreaks around the development.

2.2.9.2. Actions

1. **Reporting Fire Protocol** - Develop a communications protocol for reporting fires on or near Reserve lands and educating members on the process.
2. **Fire Smart Guidelines** - Develop Fire Smart Guidelines that align with ACFN values and culture.

2.2.10. Erosion Guidelines

2.2.10.1. Policies

1. **Stream Crossings** - Minimize stream crossings to control erosion and point source sediment discharges.
2. **Limit Development** - Restrict development on steep slopes and minimize the size of road networks to avoid soil erosion.
3. **Waterways** - Water bodies and waterways should be protected from sedimentation and erosion by installing sediment fencing between the construction site and downslope waterways before any other construction activity. This fencing should remain in place until all other construction is complete and bare soils have been completely revegetated.

2.2.10.2. Actions

1. **Motorized ATVs** - Consider implementing designated areas and restrict seasonal access for ATV use, in order to protect waterways and reduce erosion.

2.2.11. Transportation

2.2.11.1. Policies

1. **Trail Network** - Develop a safe network of multi-use trails for motorized and non-motorized transportation. Ensure the network provides connections to key destinations, including residential areas, commercial developments and key community gathering spaces.
2. **Multipurpose Road System** - Provide an efficient local road system that is safe and accessible to multiple modes of transportation that serves the needs of residents and local businesses.

3. **Road Impacts** - Reduce road impacts by managing road density and placement. Use existing roads and lines before constructing new access. Place new routes away from rivers, lakes, and wetlands in order to prevent erosion and sedimentation.
4. **Road Development** - Developers are responsible for ensuring safe and reliable access and service roads to all new developments.
5. **Winter Roads** - Seasonal Winter Roads will continue to be critical infrastructure connecting Reserve lands and traditional territory for Nation members. Continue to collaborate with the Regional Municipality of Buffalo and industry on winter roads.
6. **Water** - Transportation by water will continue to be an important mode of transportation connecting Reserve lands. Develop and chart out linkages/routes accessible by boat to service the needs of residents and visitors.
7. **Air** - Air transportation is essential for transporting people, goods, and service providers in the region. Collaborate with air traffic regulators in developing an airstrip at Old Fort.
8. **Intermodal** - Prepare an intermodal service centre at Old Fort to provide passenger, cargo and regional logistics capacity service in the region.

2.2.11.2. Actions

1. **Transportation & Logistics Plan** - Consider the development of transportation services for passengers, cargo and regional logistics at Old Fort to support economic development for recreational, commercial, and industrial purposes.
2. **Trail Network Master Plan** - Consider creating a Trail Network Master Plan. Suggestions include:
 - i. Provide walking and biking paths within the communities to increase members' independence (i.e., reduce reliance on vehicles).
 - ii. Ensure the network meets the needs of all members (i.e., consider various ages and abilities) in the long term (i.e., consider population increase).
 - iii. Ensure that all areas of the Reserve (including rural areas) are connected.
 - iv. Build the trail network before considering new development to ensure that members can enjoy paths and trails throughout the entire Reserve for the long term.
 - v. Consider the changing seasons and related impacts on trails (e.g., the trail will be higher than the ground surface in winter due to snow accumulation, sections might become icy, muddy, and sandy and may need to accommodate large winter equipment for winter maintenance, bridges may be needed in areas affected by regular freezing and thawing, etc.)
 - vi. Consider single use trails (e.g., pedestrians only, motorized vehicles only) to increase safety on the trails, facilitate trail maintenance, and enhance trail enjoyment. Recognize that uses may vary depending on the seasons.
 - vii. Consider multipurpose trails (i.e., trails that allow diverse users such as dog sleds, bikes, pedestrians, etc.).

- viii. Explore opportunities to allow for different uses at different times to minimize conflicts (e.g., allow motorized vehicles during weekdays but only bicycles and pedestrians during weekends).
- ix. Make sure to consider trail impact, activity speeds, user needs, etc. Intended uses will impact the trail design (width, height, curve angles, terrain or building materials, etc.).
- x. Provide a maintenance plan for trails. Note that heavier trail uses (e.g., dog sleds and quads) may require more maintenance.
- xi. Revisit trail uses regularly and consider the need to change allowable uses.
- xii. Provide signage at trail intersections to indicate permitted and prohibited uses.
- xiii. Consider incorporating rules to discourage misbehaviour (e.g., fines and possible trail closures).
- xiv. Consider seasonal activities and day versus night uses, including related needs and risks, in the design of the trail network.
- xv. Ensure the protection of environmentally sensitive areas when building the network (i.e., avoid developing these areas).
- xvi. Consider connecting important cultural features (e.g., harvesting sites, sites with archeological remains), key environmental features (e.g., lakes, rivers, waterfalls), and other points of interest (e.g., viewpoints) to make the trails practical and aesthetically pleasing for users.
- xvii. Provide the necessary infrastructure to increase safety and enjoyment for all users (e.g., signage, washrooms, picnic areas, benches, etc.)

2.2.12. Setbacks and Buffers

2.2.12.1. Policies

1. **Setbacks** - Appropriate setbacks for each area should be established based on the nature and use of each cultural area (e.g. archeological sites, traditional use or cultural practice areas, etc.). No unnecessary clearing, tree removal, site grading, digging, storage, construction, or construction-related activities should occur within the established setback. Setbacks should be indicated in any site plans or construction documents.
2. **Landscaping** - On a case-by-case basis, fencing or landscaping may be required or allowed within the setback areas for security or visual screening purposes.
3. **Riparian Setbacks** - An appropriate setback from the high water mark is required for all waterways. Setback distances should be determined and approved by ACFN (i.e., setbacks should consider applicable provincial standards, but ACFN may exercise the right to increase setback distances).

2.2.13. Sustainability

2.2.13.1. Policies

1. **Ecosystems** - Protect the health of all ecosystems on the Reserves.
2. **Land** - Minimize permanent land conversion.
3. **Energy** - Encourage local renewable energy development and energy efficiency. Support the inclusion of alternative energy sources (e.g., solar panels) and secondary heating sources in new buildings and in the design of new subdivisions.
4. **Water** - Ensure that any development does not impact the ground and surface water quality.
5. **Invasive Species** - All efforts should be made to prevent and eliminate the spread of invasive species on ACFN lands (e.g., noxious weeds).
6. **Zero-Waste** - Promote the philosophy of becoming a zero-waste community.
7. **Wildlife Education** - Develop and implement education programs to protect wildlife (e.g., bears, moose) in and around the community.
8. **Natural Assets** - Development must consider preserving and enhancing natural vegetation where possible.
9. **Environmental Impacts** - Ensure that the environmental impacts of development are understood and that mitigation measures are implemented to minimize the impacts.

2.2.13.2. Actions

1. **Environmental Management Plan** - Draft and implement a Community Environmental Management Plan. Ensure environmentally sensitive areas are protected. Continue to rely on the environmental laws of Alberta and Canada to establish standards and requirements for addressing environmental impacts. ACFN reserves the right to strengthen environmental standards to align with our values and culture.

2.2.14. Waste Management

2.2.14.1. Policies

1. **Streams Protection** - Divert all recyclables and hazardous waste from entering inappropriate waste streams.
2. **Wildlife-Proof Bins** - Utilize bear and wildlife-proof recycling and waste bins at waste transfer stations and other strategic locations.
3. **Cleanups** - Promote community-driven cleanup of less contaminated sites, including abandoned vehicle dump sites and defunct residential fuel storage tanks.
4. **Inactive Landfill Sites** - Inactive landfill sites must be decommissioned, remediated, and reclaimed before land development occurs.
5. **Active Landfill Sites** - Must follow health guidelines and recommended setbacks.

6. **Proposed Landfill Sites** - Need to demonstrate full lifecycle and operational guidelines while meeting environmental guidelines and standards. Proposed landfill sites shall not encroach on existing land users or the use and enjoyment of adjacent land users.

2.2.14.2. Actions

1. **Waste Management Plan** - Create and implement a waste management plan considering solid waste from all land uses (e.g., housekeeping waste).
2. **Reclamation & Remediation Plan** - Create and implement a reclamation & remediation plan to address potentially contaminated sites within Reserve lands.



Image Source: Aubin Consulting 2022 | ACFN Burn Barrel Located at the Poplar Point Reserve

2.3. URBAN DEVELOPMENT (UD)

Urban Development areas were formerly located within the Hamlet of Fort Chipewyan under the jurisdiction of the Regional Municipality of Wood Buffalo.

Until this LUP is updated with specific land use and development details, the areas identified as Urban Development will continue to follow and comply with the previous land use districts established by the Regional Municipality of Wood Buffalo.

Future Urban development shall comply with general land use policies and the surrounding urban context. These areas will be serviced by existing urban infrastructure and services provided by the Regional Municipality of Wood Buffalo.

Arrangements for all other previous services provided by the Government of Alberta and the Government of Canada should be maintained to avoid disruption until provisions are established.

2.3.1. Goals

2.3.1.1. Land Management

Build housing guided by the Seven Generation Principle (i.e., ensure sufficient land supply to meet the communities' present and future housing needs).

2.3.1.2. Walkability

Build walkable, connected communities to improve residents' quality of life.

2.3.1.3. Supporting Everyone's Needs

Support affordable, sustainable housing applicable to members' needs and respect the connection ACFN members have to their environment.

2.3.1.4. Elder Housing

Elder housing should be provided to allow Elders to age in place. Where health, social supports & services needed to live safely and independently are available within the community.

2.3.2. Policies

1. **Density** - Encourage more compact forms of housing in some areas for those who may not require a single-family dwelling.
2. **Accessible Design** - Ensure accessible (barrier-free) housing is sufficiently available to provide independence and dignity for Nation members.
3. **Green Design** - Encourage the incorporation of green technologies and eco-friendly materials within all new homes and buildings, where possible, to ensure maximum efficiencies and lower operating costs.

4. **Cultural Design** - Encourage all new buildings to incorporate ACFN culture and values into the design and construction.
5. **Maintenance** - Encourage ongoing housing maintenance to maintain value, functionality, health, and safety.
6. **Retrofitting** - Work towards retrofitting existing housing and cabin development with sidewalks or pathways where necessary.
7. **Elder Housing** - Develop appropriate and accessible Elder housing in areas close to community facilities for ease of access.

2.3.3. Actions

1. **Housing Inventory** - Build a Housing Inventory including location, date built, house type, and allowed versus prohibited development.
2. **Municipal Servicing** - Maintain agreements to ensure continued access to existing municipal infrastructure from the Hamlet of Fort Chipewyan.
 - i. Water
 - ii. Sanitary
 - iii. Stormwater
 - iv. Electrical
 - v. Other utilities - telephone, internet, etc...
3. **Elder Engagement** - Conduct engagement with Elders and their families to identify preferred housing type(s) and location(s).
4. **Future ATR Applications** - Prepare future ATR applications for additional lands to be added to reserves.
5. **Engage and Update Land Use Plan** - Engage with Nation members regarding updates to the LUP regarding Addition To Reserve (ATR) being completed.
6. **Urban Development Policies** - Develop policies to deal with new and emerging urban development.

2.4. RURAL RESIDENTIAL (RR)

Rural Residential areas are dedicated to cabins, and a variety of housing types on ACFN Reserve lands.

2.4.1. Goals

2.4.1.1. Coming Home

Support Nation members in returning to ACFN reserves as a place of permanent residence.

2.4.1.2. Range of Housing Types

Provide a range of housing for varying family sizes and dynamics (e.g. mobile homes, modular homes, tiny homes, suites, apartments, and single-family homes).

2.4.1.3. Land Management

Build housing guided by the Seven Generation Principle (i.e., ensure sufficient land supply to meet the communities' present and future housing needs).

2.4.2. Policies

1. **Site Design** - New residential development shall promote connectivity through multi-use pathways, sidewalks, and trails. New residential development will also dedicate rights of way for community amenities, including but not limited to parks, open and green spaces, rest areas, and community art.
2. **Accessible Design** - Ensure accessible (barrier-free) housing is available to provide independence and dignity for all Nation members.
3. **Green Technology & Design** - Encourage the incorporation of green technologies and eco-friendly materials within all new homes and buildings, where possible, to ensure maximum efficiencies and lower operating costs.
4. **Cultural Design** - Encourage all new buildings to incorporate ACFN culture and values into the design and construction.

2.4.3. Actions

1. **Housing Design Standards Handbook** - Develop a Design Standards Handbook supporting the inclusion of ACFN's cultural, social, and environmental values in housing designs. Identify synergies between the Housing Design Standards Handbook and design standards for other land use areas. Design standards should highlight ACFN's priorities and may include specifications of materials, material sources, physical measurements, processes, product performance, characteristics of services rendered, etc.
2. **Housing Needs Assessment** - Secure funding and conduct a Housing Needs Assessment covering the types of homes required, upgrades needed to existing homes, and home accessibility issues.
3. **Demographic Assessment** - Update the Band List information annually, on the same date every year. Include data regarding youth living on and off Reserve. The Band List reference date could be aligned with Canada's census reference date.

4. **Partnerships** - Identify opportunities for partnerships to create innovative housing that meets ACFN's present and future needs.
5. **Maintenance Mentorship Program** - Establish a Housing Maintenance Mentorship Program that seeks to teach and support individuals in their home's ongoing maintenance and enhancements.
6. **Drinking Water** - Identify the best suitable location for drinking water wells or other sources of fresh potable water. Build accessible wells to provide safe drinking water access.
7. **Wastewater** - Identify the best suitable location for wastewater systems or communal wastewater systems to address wastewater demand.



Image Source: Aubin Consulting 2022 | Cabin Aerial View on the Jackfish - Delta Reserve

2.5. COMMUNITY AND CULTURE (CC)

Community and Culture areas are intended to accommodate land use activities that support the overall community, including administration, cultural, social, educational, childcare, and emergency services. Types of facilities and uses for these communal areas include administrative offices, cultural centers, a health center, a training center, a community hall, a recreation complex, a sports field, a community garden, greenhouses, and a cemetery.

Culturally protected areas are those of historical, cultural, and archeological significance. These areas are critical to preserving the Nation's culture and traditions. The development will not be supported in these areas other than culturally appropriate activities or passive recreation.

2.5.1. Goals

2.5.1.1. Knowledge Collection & Sharing

Celebrate ACFN's culture and history. Continue to collect and share important information regarding the communities and people.

2.5.1.2. Cultural Protection

Protect culturally sensitive areas through land use planning, education, and awareness.

2.5.1.3. Future-oriented Planning

Ensure servicing and infrastructure are provided to meet ACFN's needs as the population grows.

2.5.2. Policies

1. **Cultural Spaces** - Developments should include spaces for expressing and practicing ACFN culture, such as places for displaying ACFN art in parks and streets, sites for celebrations and gatherings, and spaces for making traditional crafts or undertaking other cultural activities.
2. **Traditional Land Use Study** - Require that a Traditional Land Use Study be undertaken before any development.
3. **Heritage Protection** - Recognize and protect the cultural heritage values associated with archaeological sites and cultural places in all planning and management of residential, commercial, and industrial developments throughout the Nation.
4. **Harvesting & Cultural Practices** - Enable ACFN members to use resource areas for personal use and cultural and traditional practices like gathering firewood, medicines, and foods.
5. **Dénesuline Language Signage** - Require all new developments to use Dénesuline language on buildings, structures, and signs.
6. **Building Design** - Architecturally refers to ACFN's traditional building styles and practices.
7. **Accessible Design** - Ensure that all new infrastructures are accessible (barrier-free) to provide independence and dignity for all community members.

8. **Site Design** - All development should be within walking distance of each other to create walkable communities that will improve ACFN members' connections and quality of life.
9. **Safety** - Encourage the inclusion of Crime Prevention Through Environmental Design Principles (CPTED) in future development plans.

2.5.3. Actions

1. **Cultural Centre** - Develop a plan and feasibility study for a community cultural center that can accommodate events, activities, and educational and training opportunities.
2. **Cultural Programming** - Identify locations and opportunities for expanded community programming to accommodate members' needs.
3. **Education** - Provide training opportunities for youth and community members in cultural traditions, including plant and animal stewardship, forest practices, and the Nation's history.
4. **Cultural Master Plan** - Prepare a Cultural Master Plan, which would include an inventory of all cultural and historical resources, policies for protecting and enhancing all cultural and heritage resources, and a list of potential programming opportunities for all ages. The Cultural Master Plan would incorporate the Inventory of Archeological Sites and the Dénesuline Language Signage Program.
5. **Inventory of Archeological Sites** - Develop a comprehensive inventory of all known archeological sites and areas to be protected for cultural purposes (e.g., food and medicine harvesting sites) on Reserve and identify these areas as 'no development zones' and 'culturally protected areas'. Update the LUP maps with the results as necessary.
6. **Dénesuline Language Signage Program** - Develop a "Dénesuline Signage Program" for all ACFN reserves and communities to promote the traditional language.
7. **Dénesuline Communications** - Translate all official forms of public communication regarding the LUP in Dénesuline.
8. **Design Standards Handbook** - Develop a Design Standards Handbook that highlights the inclusion of ACFN's cultural, social, and environmental values in the design of the communities' infrastructures. Design standards will emphasize the values and visions for sites and facilities and demonstrate how designs can draw on ACFN's traditional knowledge, oral traditions, customs, and beliefs. Design standards may include specifications of materials, material sources, physical measurements, processes, product performance, characteristics of services rendered, etc.
9. **Maintenance Plan** - Investigate funding opportunities to develop a management and maintenance plan for all community spaces such as parks and recreational areas.
10. **Cemetery Inventory and Maintenance** - Inventory cemeteries located on Reserves and investigate funding opportunities to maintain cemeteries in accordance with Nation values and tradition.

2.6. PARKS AND OPEN SPACES (PS)

Parks and Open Spaces areas include recreational infrastructures (e.g., ice rinks), parks, and outdoor spaces dedicated to recreational uses (e.g., forests). Outdoor recreation areas are relatively undeveloped spaces that may be culturally and environmentally sensitive and should support minimal development.

2.6.1. Goals

2.6.1.1. Future Thinking

Follow the Seven Generations Principle to ensure outdoor facilities, activities, and open spaces meet the needs of all present and future generations in the Nation. Facilities and activities should reflect ACFN's culture and heritage.

2.6.2. Policies

1. **Low-Impact Uses** - Encourage appropriate low-impact land uses in recreational and open spaces, such as passive recreation (e.g., walking), active recreation (e.g., soccer), and traditional land-use practices (e.g., harvesting).
2. **Recreational Spaces** - Provide recreational spaces for family leisure in commonly-used areas that do not currently have site-specific recreational infrastructures (e.g., benches) and facilities (e.g., washrooms).
3. **Accessible Design** - Ensure that all new infrastructures are accessible (barrier-free) to provide independence and dignity for all community members.
4. **Site Design** - Create a continuous open space system for the communities that provide recreational and natural links through ACFN lands that highlight the Nation's culture and identity.
5. **Trail Development** - Trail development in the communities will minimize impacts on cultural sites and the environment, have proper signage, and provide sustainable and efficient connectivity.
6. **Trail Allocation** - Provide a trail network that meets the needs of all community members at various stages of their lives.
7. **Collaboration** - Encourage collaboration between Reserve locations on connected, open spaces, trails, and green corridors.
8. **Maintenance** - Provide sufficient maintenance to playing fields, adjacent community facilities, and connecting trails; institute maintenance schedules and plans for recreational and open spaces.
9. **Safety** - Ensure safety, including lighting, signage, and access for emergency response vehicles, is considered when developing new parks, trails and open space areas.
10. **Waste** - Utilize bear and wildlife-proof recycling and waste bins at trail starts, intersections, and other strategic locations.
11. **Landscaping** - Native species shall be planted in parks and open spaces.

2.6.3. Actions

1. **Parks and Recreation Master Plan** - Create a Parks and Recreation Master Plan to identify future growth areas and provide strategic direction for developing and implementing sports, recreation facilities, outdoor activities, and trails. The Parks and Recreation Master Plan should incorporate the Trail Network Master Plan (suggested under General Policies - Transportation).
2. **Funding** - Investigate funding opportunities to provide more recreational infrastructure for youth and families on Reserve.



Image Source: Aubin Consulting 2022 | Bear Tracks in the Sand, at Jackfish Reserve

2.7. COMMERCIAL (COM)

Commercial areas are intended to accommodate land use activities that allow for the sale of goods and services, including retail, office space, and other commercial services. They are lands used by for-profit businesses that generate revenue and jobs for members. These could be member-owned small businesses, Band-owned companies, or third-party businesses.

2.7.1. Goals

2.7.1.1. Economic Diversification

Create viable economic opportunities and assist in improving the social conditions of ACFN through economic diversification. ACFN's priority is to increase the number of ACFN-owned businesses.

2.7.1.2. Jobs for All

Provide job opportunities for all members who wish to work on Reserve or in their Traditional Territory. Promote skill development, capacity building, and employment of members.

2.7.1.3. Land Stewardship

Protect ACFN's connection to the land, culture, and people in all economic developments.

2.7.2. Policies

1. **Partnerships** - ACFN will target strategic opportunities for members and community-owned businesses to generate revenue on ACFN lands by fostering mutually beneficial joint ventures that promote economic development, job creation, and training.
2. **Land Ownership** - Lease space and maintain ownership and control of land and businesses for the benefit of the Nation.
3. **Local Businesses** - Support small-scale businesses with minimal impact on neighbours and culturally-based businesses run from individuals' homes.
4. **Outlet** - Create an outlet for local entrepreneurs to sell agricultural products, art, and other products at a weekly outdoor market or other community events.
5. **Tourism** - Promote community-driven cultural heritage tourism initiatives on ACFN Lands that are environmentally friendly and sustainable.
6. **Accessible Design** - Ensure that all new infrastructures are accessible (barrier-free) to provide independence and dignity for all community members.
7. **Site Design** - New commercial developments shall promote connectivity through multi-use pathways, sidewalks, and trails. New commercial developments will also dedicate rights of way for community amenities, including but not limited to parks, public spaces, rest areas, and community art.

8. **Land Use Studies** - Require appropriate historical, archeological, and environmental investigations to be undertaken prior to development.

2.7.3. Actions

1. **Business Framework** - Develop an appropriate business framework, including licensing and registering of businesses owned by Nation members or employing Nation members on Reserve or in ACFN's Traditional Territory.
2. **Leasing Policy** - Develop a policy for leasing ACFN lands. The policy development process must include community engagement.
3. **Funding** - Explore funding opportunities to support local businesses and create an outlet for entrepreneurs.
4. **Design Standards Handbook** - Refer to the Design Standards Handbook created for the Community and Culture areas for commercial site and building design. Add commercial-specific requirements where necessary.



Image Source: Aubin Consulting 2022 | Sun Set Aerial View of the Point Brule Reserve

2.8. INDUSTRIAL (IND)

Industrial areas support light and heavy industrial uses. These areas should be adjacent to major roadways, away from residential areas.

- Light industrial areas are used for light manufacturing and light processing, community infrastructure, and equipment storage.
- Medium and Heavy industrial areas are used for large-scale activities using big equipment and large areas of land.
 - Medium industrial activities include logistics, intermodal operations and deep-water ports.
 - Heavy industrial activities include waste incinerators, chemical plants, large resource extraction projects, etc. Areas identified for heavy industrial uses intend to balance economic development and environmental stewardship within the natural resource sector.

2.8.1. Goals

2.8.1.1. Economic Independence

Develop ACFN's economic independence.

2.8.1.2. Resource Extraction

Develop resource areas for economic purposes while maintaining environmental stewardship practices.

2.8.1.3. Increased Connectivity

Increase ACFN connectivity through the development of a deep water port located on the Old Fort Reserve.

2.8.2. Policies

2.8.2.1. Forestry

1. **Holistic Forestry** - Take a holistic approach to forest development and management, considering timber value, non-timber forest products (e.g., sap, foliage, medicinal plants), wildlife, habitat, visual quality, water bodies, and watercourses.
2. **Forest Protection** - Apply a concentrated landscape approach to logging by using a single pass system to minimize the industry footprint and road density and maintain large patches of contiguous forest for ecological needs. The distribution of logging and access needs to be considered through engagement with other land users.
3. **Mature Forests** - Protect large stands of mature forests (notably old-growth, if any) by establishing forest Reserves around larger old stands.
4. **Erosion** - Slopes greater than 30% should not be logged.
5. **Soil** - Minimize soil disturbance (e.g., use a dispersed skidding pattern, do not blade skid trails, and use rubber-tired skidders) if available.

6. **Sensitive Areas** - Forested areas on permafrost should be avoided where possible for logging or road building. Wet areas (soils saturated year-round) should be buffered and not logged, with reduced access to maintain ecosystem health and integrity.

2.8.2.2. Fisheries

1. **Fisheries** - Assess and manage water bodies and fish habitats to sustain and enhance fisheries.

2.8.2.3. Logistics and Intermodal Operations

1. **Logistics** - Investigate the challenges and opportunities to move people, goods and services between and within the Reserve lands.
2. **Intermodal Operations** - Consider and evaluate possible intermodal operations at Old Fort to expand and enhance connectivity within the region.

2.8.2.4. Resource Extraction

1. **Impact Assessment** - Resource extraction activities shall require an environmental impact assessment and a remediation plan to ensure the health and preservation of the Nation's environmentally significant lands. Resource extraction activities may include forestry, mining, oil and gas extraction, etc.
2. **Cumulative Effects Analysis** - ACFN should conduct a cumulative effects analysis to determine the long-term residual effects of resource development. ACFN will set parameters for the magnitude, spatial extent, and duration of the overall development pattern independent of the resource development proponents and government. The cumulative effect analysis should be reassessed periodically. It should be a tool for environmental assessments and amending ACFN's LUP.
3. **Oil and Gas** - The key to management direction in the oil and gas sector is collaborating with other industry sectors and focusing on access management to minimize road density, greenhouse gas emissions, and industrial footprint.
4. **Wildlife protection** - Resource development should be carefully planned to reduce wildlife habitat fragmentation at a watershed scale.

2.8.2.5. Renewable Energies

1. **Clean energy projects** - Consider clean energy projects such as wind, solar, and geothermal where feasible and economically viable.

2.8.2.6. Other Industrial Developments

1. **Site and Building Design** - Buildings should be located and designed to minimize noise and air pollution impacts on non-industrial areas. Design recommendations include:
 - i. Locating building mechanical equipment such as HVAC or exhaust fans on the side of the building that faces away from residential areas
 - ii. Using sound-reducing techniques and materials in the design of the building envelope and mechanical equipment
 - iii. Requiring that any excessively loud or noxious manufacturing activities be enclosed within a building to minimize noise, light, and dust impact
 - iv. In some cases, fencing or landscaping may be required or allowed within the setback areas for security or visual screening purposes.
 - v. Encouraging culturally relevant, aesthetically pleasing, and compatible development in terms of size, scale and design with adjacent land use.
2. **Buffers** - Densely vegetated buffers and berms should be established and maintained between all industrial and non-industrial areas to reduce visual and noise impacts.
3. **Road development** - All associated traffic should be directed away from non-industrial areas and to the highway.

2.8.3. Actions

1. **Forestry | Inventory** - Identify areas that can be logged in the future. Inventory and assess the stands harvested in the past and develop a restoration or silviculture plan to rejuvenate them. Access to sites and decommissioning old, unsafe roads should be part of the inventory process.
2. **Resource Extraction | Resource Management Strategy** - Develop a resource management strategy to identify what resources can be extracted (e.g., timber, gravel, oil), preferred locations for these extractions, and processes that should be followed before, during, and after extraction activities to ensure that key environmental and cultural values are protected.
3. **Other Industrial Developments | Design Standards Handbook** - Create a Site and Building Design Standards Handbook for industrial uses to ensure the protection of the land, the safety of workers, residents, and visitors, and high quality of life for all ACFN members.



Image Source: Aubin Consulting 2022 | Old Fort

2.9. AGRICULTURAL

Agricultural areas are intended to promote, support and encourage agricultural activities on ACFN lands. These activities will support the long-term viability of agriculture in the area and protect it from activities, projects, and land uses that could decrease its agricultural value. The 'Future Agriculture' land use designation envisions areas used to generate lease-based revenue, provide local food sources, promote educational opportunities, and allow families to live on farms within the agricultural areas.

2.9.1. Goals

2.9.1.1. Food Sustainability

Contribute to ACFN self-sufficiency by providing local food sources and promoting food-related education.

2.9.1.2. Economic Opportunities and Stewardship

Generate economic opportunities while maintaining the ecological integrity and beauty of the area.

2.9.2. Policies

1. **Member-driven** - Encourage member-driven farming and ranching operations on suitable land on the Athabasca Chipewyan Reserve to support community food security.
2. **Agricultural Products** - Promote, encourage, and support diverse agricultural opportunities.
3. **Local Produce** - Promote sustainable use of the natural biodiversity and botanical resources on agricultural land.
4. **Ranching & Farming Practices** - Working in partnership with other governments, ranchers, farmers, and not-for-profit organizations, ACFN will increase public awareness of ranching and farming practices and the importance of agriculture in the area, and its role in providing for food diversity and security.
5. **Community Farming Project** - Develop a community-supported farming project catering to ACFN members, such as partnering with like-minded community gardening advocates to increase citizen support and involvement.
6. **Chemical Product Use** - To protect ecosystem well-being, notably water quality and human health, the application of fertilizers, herbicides and pesticides on agricultural land shall be minimized. Owners or operators may be required to submit fertilizer, herbicides, and pesticide management plans for approval by ACFN.
7. **Water** - Assist in making water resources available to small lot operators by accessing supply from nearby rivers in an environmentally sustainable fashion.
8. **Complimentary Land Uses** - ACFN will encourage, consider, and permit value-added activities (e.g., food transformation and service) that can improve the viability of the agriculture sector. ACFN may approve low-impact agri-tourism on agricultural land.
9. **Greenhouses** - Encourage the use of greenhouses to increase food security year-round. Consider green technologies and culturally relevant designs for the greenhouses.

2.9.3. Actions

1. **Productive Lands Study** - Conduct a study to identify locations where food production (through ranching and farming) is most viable on ACFN Reserve.
2. **Education & Awareness** - Coordinate and liaise with the ACFN communities to support key agricultural pursuits, such as agricultural training, village gardening, food preparation, and nutritional knowledge.
3. **Education Coordinator** - Appoint or hire a coordinator to provide necessary oversight and training of agricultural and gardening activities to increase community capacity.



Image Source: Aubin Consulting 2022 | Aerial View of the Poplar Point Reserve Docking Location

2.10. TRADITIONAL USE AREAS [TUA]

Traditional Use Areas are intended to be sustained for wildlife, habitat, sensitive environmental areas, and areas that can be used for traditional land use practices and enjoyment. Development should be limited to culturally-appropriate activities on a case-by-case basis.

2.10.1. Goals

2.10.1.1. Environmental Sustainability

Support the use and enjoyment of natural areas, provided the uses do not degrade the ecosystem.

2.10.2. Policies

1. **Discretionary Development** - Protect natural areas by discouraging the development of permanent structures and buildings (excluding cultural camp facilities) and limiting access to motorized vehicles. Limit development or disturbance in areas adjacent to significant natural areas such as tree stands and water bodies. All buildings and structures are considered discretionary and will require ACFN approval.
2. **Limit Land Conversion** - Minimize permanent conversion of land.
3. **Traditional Activities** - Maintain access to a full range of opportunities to fish, hunt, trap, gather medicines and harvest plants within the Reserve lands for Nation members.
4. **Ecosystems** - Maintain conservation areas that are large enough to observe natural processes and ecosystem reactions to climate change and that represent a variety of boreal ecosystems.
5. **Riparian Corridors** - Promote connectivity and movement of animals between riparian corridors.
6. **Riparian buffers** - Apply riparian management buffers for rivers, streams, lakes and wetlands and consider ACFN cultural values and wildlife habitat features identified by ACFN.
7. **Wildlife protection** - Preserve wildlife habitats to manage and maintain wildlife populations and to provide viable hunting grounds for ACFN members.
8. **Forest Protection** - Identify all mature and old-growth forest areas to be protected with a possible selective harvest for cultural and ceremonial use with support from community members and approval from Chief and Council.
9. **Watersheds** - Maintain the structural and functional integrity of watersheds across the Nation.
10. **Groundwater** - Protect groundwater and aquifer quality and quantity.
11. **Connecting Values** - Identify where wildlife habitats, cultural values, wetlands, lakes, streams, trails, old forests, trails, hunting areas, and special elements are located in each watershed. Ensure their protection or conservation, and consider developing a connected network among the values.

2.10.3. Actions

1. **Land Management** - Identify areas that should be protected (i.e., no development permitted), conserved (i.e., development is permitted if it maintains the ecological integrity of the area), and those that may support development.
2. **Environmental Monitoring** - Establish monitoring stations on reserves to establish baseline conditions for scientific study and cumulative impacts.



Image Source: Aubin Consulting 2022 | Aerial View of the Poplar Point Reserve

3. IMPLEMENTATION

3.1. IMPLEMENTATION OVERVIEW

The implementation sections will guide ACFN over the coming planning cycles to achieve the intended results based on the vision, guiding principles and policies established in the LUP. This implementation strategy should be reviewed and updated as needed to adequately reflect changing conditions and demands (implementation and LUP revisions).

The recommendations and information collected through various engagement events have influenced the implementation guidelines listed below, and these guidelines should be considered over the next five years.

The ACFN DLRM Lands and Rights Department will implement the plan and work collaboratively with various departments and committees to which each section of the plan applies.

3.2. IMPLEMENTATION GUIDELINES

All reviews, amendments, or revisions to the LUP must be conducted and approved by the ACFN DLRM Lands and Rights Department (DLRM) at regularly scheduled meetings. The DLRM will refer all significant LUP decisions to The Chief and Council for further direction and approval.

Action items that require any budget or fee amendments must be reported to the DLRM Lands and Rights Director. Most potential budget amendments will require approval by the Chief and Council.

The DLRM and its Director are responsible for implementing the Actions in this LUP and must do so in the Nation's best interests. Cost and time-saving measures, environmental protection measures, and other social benefit processes should be considered and followed wherever possible.

Meeting the timeline for completing Actions will be budget dependent.

3.2.1. Land Use Plan Approval Process

The LUP Approval Process illustrated on the right assumes that the LUP was originally approved under the provisions of section 81 of the *Indian Act*. The LUP Approval Process and approval will be amended and updated accordingly to reflect the new requirements when ACFN approves their Land Code.



3.2.2. Roles & Responsibilities

The following roles and responsibilities will be taken into consideration in the implementation of the LUP.

3.2.2.1. ACFN Land Use Plan Implementation Coordinator

DLRM will take the lead on the LUP Implementation Plan. Therefore, DLRM will need to secure funding and appoint an LUP Implementation Coordinator for the first five years of the plan's implementation. The coordinator will oversee the LUP's progress, funding needs and resources, and ACFN's departmental collaboration. The coordinator will also foster relationships with land use decision-makers, including neighbouring First Nations, local municipalities, government agencies, and industry proponents, as well as with qualified professionals who can provide land use decision-making support.

3.2.2.2. Proponents/Developers: (Nation and Non-Nation)

Proponents/Developers (Developers) have the responsibility and duty to follow all guidelines and policies outlined by the LUP. Nation and non-Nation developers are also responsible for following and abiding by the community vision, objectives, policies and procedures outlined by the LUP. Developers must also obey all applicable development permit processes and procedures outlined in the various ACFN laws, policies, programs and plans.

3.2.2.3. ACFN Development Officer

The Development Officer would hold yearly evaluations, consistently reviewing approvals and follow-ups regarding development proposals within the Nation to ensure that the LUP documents goals and priorities are maintained throughout future development.

Anyone intending to develop on ACFN lands must follow all outlined LUP policies, implementation steps and any other process deemed necessary by DLRM. All development on Reserve lands requires ACFN approval. Uses and activities that do not conform to this LUP will be denied.

3.2.2.4. ACFN DLRM Lands and Rights Department

The DLRM is responsible for overseeing and managing amendments to the LUP. DLRM will ensure that the LUP is maintained and updated accordingly to respond to changing needs and opportunities of the Nation over time, as directed by the Chief and Council.

3.2.2.5. ACFN Lands Manager

The role of the Lands Manager is to develop and implement laws and policies related to any and all DLRM processes. The implementation phase of the LUP should be overseen and reviewed by the Lands Manager on a consistent basis. All actions related to the LUP deemed significant by ACFN's DLRM should be reported to the Lands Manager.

3.2.2.6. ACFN Members

The ACFN members will continue to participate in the development and amendments to the LUP through engagement opportunities and following the policies outlined by the LUP. Further, the Nation members will be critical to the evolving LUP as Nation needs to change over time. Nation members are encouraged to apply to any new and available positions within ACFN's DLRM in order to maintain and further growth, stewardship and success of the LUP.

3.3. PLAN REVIEW AND EVALUATION

3.3.1. LUP is a Living Document

The LUP is intended to be a Living Document, meaning that amendments can be made through appropriate engagement and discussions, continually edited and updated. All LUP reviews, amendments, or revisions must be conducted and approved by DLRM Lands and Rights Department. The DLRM will require approval from Chief and Council for items considered to be of significant status.

3.3.2. Annual LUP Review

The Annual LUP Review should be completed in the month of January in order to provide ACFN time to prepare funding applications for the next fiscal year, beginning April 1.

The following is a list of things that should be completed as part of the Annual LUP Review:

- The ACFN DLRM Lands and Rights Department will update the Chief and Council and Nation members annually.
- The report shall include each year's implementation status (e.g., through a 'percentage complete' quantifier) and overall LUP goals.
- The report will also list actions that are no longer applicable, and a resource assessment of these actions will be completed.
- The newsletter created for Nation members will have a different format than the newsletter given to Chief and Council; it could take the form of a written report, video, presentation, newsletter article, or any structure that may be most engaging for ACFN members.
- Members should remain informed of all plan achievements to maintain confidence and buy-ins. This step will ensure that the implementation and plan renewal phases are maintained.

3.3.3. 5-year LUP Comprehensive Review

The LUP should undergo a comprehensive review by the DLRM Lands and Rights Department, Nation members, Chief and Council every five years. Major amendments to the LUP should be discussed at this time. The comprehensive review will ensure that the LUP remains up-to-date, aligned with the Nation's values, and flexible to the changing needs, desires, and priorities of Nation members. Further, the 5-year comprehensive review will incorporate LUP-focused engagement events to assess the changing needs of the Nation and the LUP.

Completed activities will be noted and removed from the plan. New goals, objectives, and activities will be added with guidance from the departmental managers and Nation members.

3.3.4. LUP Newsletter

A LUP newsletter will be prepared by DLRM Lands and Rights Department for annual and 5-year Comprehensive LUP reviews, which will be shared with Chief and Council and made available to Nation members. The LUP newsletter is intended to keep Nation members informed of the achievements of the LUP in order to build capacity and confidence in continued implementation of the LUP.

LUP Newsletter should include, but not limited too the following:

- Highlight LUP implementation action items that the Nation successfully completed each year.

- Images and figures that highlight outcomes of LUP engagement and related events.
- A consolidated outline of policies or requirements that are no longer applicable or have been amended.
- A written report, video, presentation, newsletter article, or any structure that may be most engaging for Nation members.

3.3.5. Audit/Review

The Annual Audit measures the effectiveness of governing practices and systems regarding the LUP and, subsequently, associated budgets and LUP action item completion. The scope of the Annual Audit should include transactions and reviews that were completed over the course of the year related to the LUP.

The audit will help the Chief and Council and DLRM Lands and Rights Department record and effectively manage the associated costs and implementation strategies related to the LUP.

The reports should then be filed with the original Community Land Use Plan file and directory to ensure they are not overlooked when the five-year planning cycle is renewed. Reports should also be delivered to the respective manager and committee for the department to which the completed actions apply.

The ACFN DLRM Lands and Rights Department will be responsible for evaluating the effectiveness of the LUP.

When creating the yearly report, the following questions shall be considered:

- What outcomes were achieved?
- How can policies and actions outline objectives that are SMART (Specific, Measurable, Achievable, Relevant, and Time-Bound)?
- What impacts has the plan had on land use and development in the community?
- Does the LUP continue to represent the Nation's values and priorities?
- Are there new land uses or questions not addressed by the plan that should be considered in amendments or in the next 5-year review?

3.3.6. Land Use Plan Amendment

A LUP amendment is a formal request to modify an existing land use district within the LUP. An amendment is the lawful change of the LUP. Anyone can submit an LUP amendment; however, the Chief and Council must approve the amendment in order for it to take effect. If a Nation member is interested in pursuing a land use or activity not identified in the LUP, they may submit a letter of application to the ACFN DLRM Lands and Rights Department outlining their intention for a new land use district.

The letter should contain the following:

- A summary of the current land use designation
- Requested land use designation change
- Reason(s) behind the land use designation change request
- Identification of the lack of appropriately designated land available elsewhere on the Reserve

The application will be presented to Chief and Council with recommendations by the DLRM Lands and Rights Department and Lands Manager who will act with the purpose and intent to honour the values and goals that this LUP identifies. The Chief and Council will make the appropriate decision based on the provided information with the

purpose and intent to follow the key values and goals identified throughout the LUP. Further, any amendments made to this plan will follow section 81 of the *Indian Act*, until such time that ACFN has a Land Code.

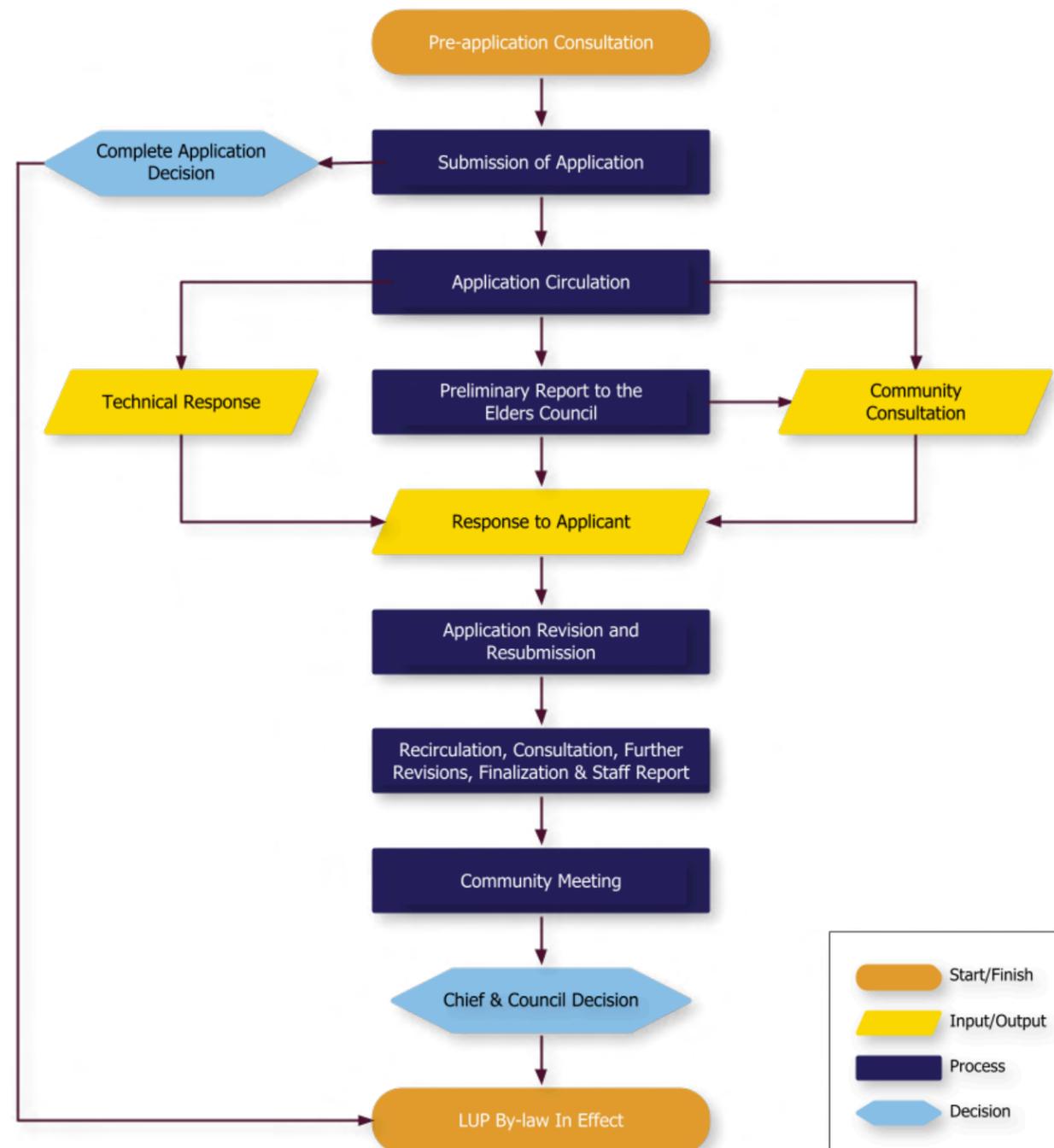
3.3.7. Land Use Redesignation Application

A land use redesignation is the process of formally changing the land use district of a land. (e.g., changing the Land Use District from Residential to Commercial).

3.3.8. Planning Application Variances

The purpose of a variance is to allow for development to be approved within a specific land use district where the proposed development does not comply with all the requirements within the LUP. Variances shall not vary more than 10% of the requirement or a specified number, whichever is less. (e.g. the building exceeds the maximum height allowed under the applicable land use designation).

3.3.9. Zoning and By-law Amendments and Application Process



3.4. REGIONAL PLANNING - LOWER ATHABASCA REGIONAL PLAN

In Alberta, Regional Plans are government-approved plans that integrate provincial-level policies at the regional level.

These plans help ensure that land-use decision-making is undertaken to set out an approach for managing land and natural resources⁶. ACFN is located in the planning boundaries of the Lower Athabasca Regional Plan (LARP), which covers a region of 9,321,180 hectares.⁷ The LARP was the first regional plan under Alberta’s Land-use Framework; being approved on August 22, 2012, the plan came into effect on September 1, 2012.⁸

The 10-year review of the LARP commenced on August 26, 2022, with public engagement beginning in the fall; an online survey is currently available to Albertans, Indigenous communities and Key stakeholders.⁹ ACFN is actively monitoring this process. An appointed ACFN member regularly reviews the status of the LARP. This individual is also responsible for seeking out funding to aid in regional planning participation as well as be active in the cumulative impact monitoring.

3.5. LAND USE & DEVELOPMENT PERMIT APPLICATION PROCESS

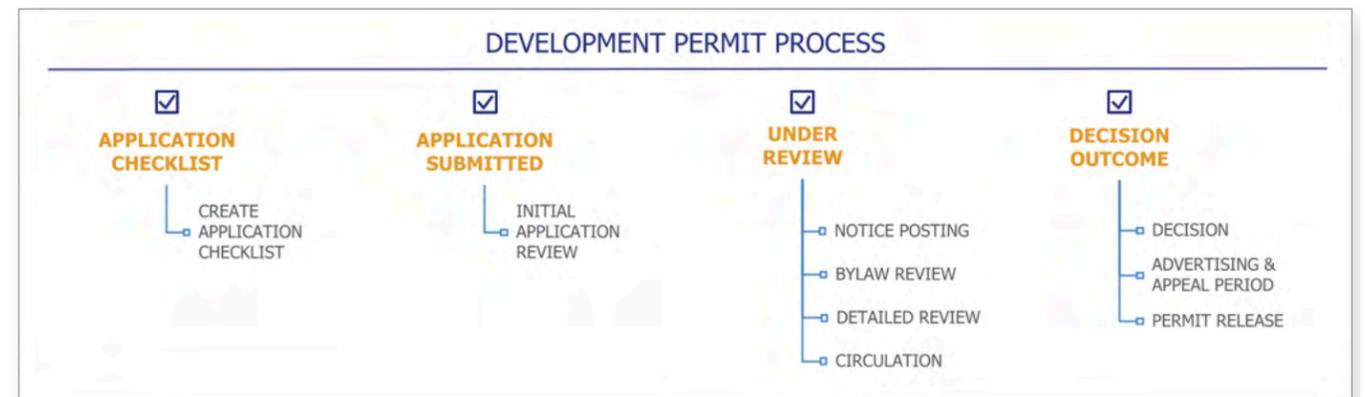
The Land Use and Development Permit Application process is responsible for determining the ability of a Nation member or proponent to develop a project on Reserve land. The DLRM Lands and Rights Department is responsible for making certain that all new developments align with the rules and regulations mentioned in the LUP. All buildings and developments are required to go through an application process, providing all required documentation and a fee.

An application fee scheduled will be approved by the Chief and Council based on the calendar year. The application fee may include a referral fee for services that need to be outsourced for qualified/professional recommendations.

The Land Use and Development Application process can be lengthy, and it is recommended that the applicants consult the LUP prior to submitting the application.

Development permit decisions must be made in writing and distributed to the applicant after the decision has been made. If refused, the DLRM Lands and Rights Department must state the reasons for refusal.

Land Use and Development Application submissions should follow the Development Permit Process, illustrated below.



⁶ Government of Alberta Environment and Parks Regional Plans. Source: [Alberta Land Use Secretariat](#)

⁷ Government of Alberta Land-use Framework. Source: [Regional Plans](#)

⁸ Government of Alberta | Environment and land use planning. Source: [Lower Athabasca Regional Planning Overview](#)

⁹ Government of Alberta Land-use Framework | Regional Plans. Source: [10-year Review](#)

3.9. BYLAW ENACTMENT

THIS BYLAW IS HEREBY enacted at a duty to convene meeting of Athabasca Chipewyan First Nation Chief and Council this 22nd day of February, 2023.

Signed by the following members of Council:

Chief Allan Adam

Councillor Flossie Cyprean

Councillor Tim Flett

Councillor Cody Marcel

Councillor Teri Villebrun

Being the majority of those members of the Chief and Council of Athabasca Chipewyan First Nation present at a duty called meeting of the council.