

Wahnapiitae First Nation Land Use Plan



DRAFT FOR REVIEW

Band Council Resolution

Acknowledgment

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Section 1

Introduction



1.1 PURPOSE OF THE LAND USE PLAN

The Wahnapiatae First Nation (WFN) Land Use Plan sets out policies that guide community growth and development on reserve for the next 20 years from 2026 to 2046. The Plan outlines the vision, goals and policies for how the reserve lands will be managed and developed.

The policies of this Plan apply to the existing reserve lands measuring 3.2 km by 3.2 km, or 1,036 hectares of land. Once adopted by Chief & Council, the policies will be used to guide decisions about the future use and development of reserve lands for the benefit of all members.

Wahnapiatae adopted a Land Use Plan in 2014 that outlined the goals for sustainable development within Wahnapiatae's traditional territory. There were 3 geographic scales considered in that plan including Treaty lands, stewardship lands and reserve lands. This 2026 Land Use Plan (LUP) is an update for the reserve lands only. From 2020-2025 more than 27 new homes were built, over 10 Members have gone through the lot distribution process, and many new commercial ventures have been considered and developed. This new development and amount of time since the last LUP led to the review the 2014 Land Use Plan to ensure that lands are allocated appropriately and the necessary infrastructure is in place to meet community needs for the next 20 years.

The 2014 Land Use Plan will continue to be a strategic planning document for the Treaty lands, to ensure an ecosystem-based approach to land use planning and coordination with other jurisdictions and stakeholders. WFN will consider updating the vision and management direction for the Treaty lands in a separate and future strategic planning initiative.

This Plan does not commit WFN to proceed with any projects specified here. Any future projects to achieve the vision and goals of the Plan will be determined by Chief & Council's direction, available funding, and implementation capacity. The Plan is a living document that can be updated or amended to represent the evolving needs and goals of WFN.

1.2 STRUCTURE OF THE PLAN

The Plan contains six sections and one map. The structure of the plan is as follows:

- **Section 1: Introduction** defines the purpose and structure of the plan and the process of plan preparation.
- **Section 2: History of Our People & Community** provides a brief history of WFN and describes the regional context.
- **Section 3: Vision & Goals** provides the vision statement and the goals that guide the Plan.
- **Section 4: Governance & Administration** describes how to make decisions using the Plan and how to amend the Plan in special cases.
- **Section 5: General Guidelines** contains guidelines that apply to all development on reserve.
- **Section 6: Land Use Designation Guidelines** contains guidelines that apply to areas with specific land use designations within WFN, as shown in the Land Use Plan Map.
- **Land Use Plan Map** shows the land use designations for reserve lands.

1.3 GENERAL & LAND USE DESIGNATION GUIDELINES

The “general” and “land use designation” guidelines in this Land Use Plan will help WFN achieve their planning goals. Both types of guidelines describe where developments should be located and how they should take place.

- **General Guidelines** apply to all WFN reserve lands, irrespective of the land use designations that are shown on the Land Use Plan maps.
- **Land Use Designation Guidelines** apply to specific locations that correspond to the coloured areas that are shown on the Land Use Plan maps.

1.4 THE PLANNING PROCESS

The Land Use Plan was prepared through a phased planning process that combined technical analysis, direction from Chief & Council, and input from WFN members. The process was designed to understand current land use conditions, identify future needs and opportunities, and develop a practical plan to guide growth, land management, and decision-making over the long term. It also considered WFN’s transition toward land management under the Framework Agreement on First Nation Land Management.

The planning process generally followed the phases below:

PHASE 1: Project Initiation & Background Analysis

- Reviewed the 2014 Land Use Plan and other key background documents.
- Desk top review of information on land use, infrastructure, environmental features, housing, and community growth.
- Prepared baseline mapping and identified key opportunities and constraints.

PHASE 2: Community Input & Policy Direction

- Conducted oral interviews with WFN members, WFN Staff, and Chief & Council. Engagement sessions and surveys were used to obtain community member input.
- Developed the draft vision, principles, and goals based on the feedback provided.

PHASE 3: Draft Plan

- Prepared the draft land use plan, associated mapping and guideline content based on the background review and engagement findings.
- Draft Plan posted for community consultation for 30 days, and an engagement session was held during the comment period for additional engagement opportunity, questions, and feedback.

PHASE 4: Final Plan

- Final Plan prepared based on feedback from leadership and community members.
- Adoption by Chief & Council.

The image shows a serene natural setting. In the foreground, a pond is filled with numerous lily pads of various shades of green and brown. A few white lily flowers are visible among the pads. Two large, smooth, grey rocks are partially submerged in the water. The background is a dense forest of tall, thin evergreen trees, likely spruce or fir, reaching towards a clear blue sky with a few wispy white clouds. The overall scene is peaceful and well-lit, suggesting a bright, sunny day.

Section 2

History and Context

2.1 HISTORY OF OUR PEOPLE & COMMUNITY

Our people have existed on our ancestral lands and waters since time immemorial. Our ancestors hunted, fished, trapped, and harvested medicines and other foods from the lands and waters to provide for themselves and their families. They historically used the Wahnapiatae and Vermilion rivers to gain access to the Great Lakes and major trade centres.

Due to the success of our ancestors' trade routes and relationships, the Hudson's Bay Company established trading posts around Lake Wanapitei. Our people controlled and used the watershed as a travel and trade corridor long before modern roads, establishing the waterways and access to them as primary importance to our culture and history. Today our members continue to use and rely on the lands and waters for sustenance, recreation, education, employment, and cultural practices.

The region has been shaped by ongoing and historic resource extraction, including mining, forestry, aggregate extraction, and related industrial activity, and directly impacts the reserve lands. These activities have influenced environmental conditions, access, and land use pressures, reinforcing WFN's desire for careful planning around environmental protection, future development, and land management.

Our community has been working to document the significant events that led us to how our community formed and developed along the shores of Lake Wanapitei. The following timeline of events was compiled using the Draft Wahnapiatae First Nation Comprehensive Community Plan (2025) and discussions with members:

- **1821:** Hudson's Bay Company established a trading post located at the North River on Lake Wahnapiatae
- **1850:** Signatory to the Robinson-Huron Treaty between the Crown and Anishinaabeg communities along the northern shores of Lakes Huron and Superior. The Treaty recognized that our people could retain certain lands as their reserves and would continue to hunt and fish over the entire territory except for certain areas. The excluded areas primarily included Crown lands, which may be sold or leased to individuals or companies with the consent of the Crown. The Treaty identified reserve lands of "... two miles square at Wanabitibing, a place about forty miles inland, near Lake Nipissing". The Treaty also provided for a cash payment at the time of the Treaty and for a perpetual annuity.

- **1870s:** Hudson's Bay Company establishes a trading post on Post Creek
- **1884:** Reserve lands were surveyed 34 years after signing the Treaty. The surveyed lands were not the lands originally described in the Treaty and was reportedly done without consulting our Nation. This discrepancy resulted in a land claim.
- **1964:** Norman Recollet came to Wahnapiatae reserve land for the first time.
- **1982:** Norman Recollet moved onto the reserve and started developing the land.
- **1990s:** Norman Recollet organized the construction of the road into the reserve from Capreol and encouraged members to move to the reserve lands to assert ownership. The original road was gated to ensure non-members didn't enter. Norman also organized the creation of lots along the waterfront and encouraged Members to build a home on a lot and move to the community – this road would become Loonway Road.
- **1992:** Wahnapiatae First Nation logo created by our grandmother Wendy Tyson – the logo features a crane, loon and marten, animals common in our traditional territory.
- **1995:** Completion of second road into the community – Taighwenini Trail.
- **1990s:** Establishment of the Post Creek Campground.
- **2004:** Residency Code enacted.
- **2011:** Centre of Excellence was constructed replacing the small trailer at the corner of Taighwenini Trail and Loonway Road.
- **2014:** Chief & Council adopt the first Land Use Plan for managing lands and resources within the Wahnapiatae Watershed, including the reserve lands.
- **2021:** Signatory of the Framework Agreement on First Nation Land Management which allows our Nation to self-determine how our reserve lands are managed.
- **2022:** WFN members ratify the Boundary Specific Claim Settlement Agreement.
- **2024:** Annuity Settlement Agreement signed.
- **2026:** [Land Code Vote May 2, 2026 - to be updated following May 2 Vote]
- **2027-2030:** Land Claim Settlement & Addition to Reserve.

2.2 BUILDING LAND MANAGEMENT CAPACITY

[Section to be updated following May 2 Vote]

Section 3

Vision and Goals



3.1 VISION

The vision for WFN’s Land Use Plan draws on information gathered in surveys, Planning Week workshops, off-reserve engagement sessions. Members shared their values, priorities, and hopes for the future, which were refined into a draft vision. The vision for the RLUP is as follows:

Wahnapiatae First Nation treaty lands are protected, cherished, and honoured as home. Guided by culture, responsibility and traditional Anishinaabe knowledge, we care for and have a relationship with our waters, forest, and air so plants, animals, people, and insects can thrive. The land supports biodiversity, homes, community infrastructure, and services that strengthen collective well-being for generations to come.

3.2 GOALS

WFN has 3 main goals for guiding future land uses on reserve. These goals summarize the most common land use planning priorities expressed by WFN community members during engagement sessions, in survey responses, and in existing policy documents. The goals are:



Goal 1: Protect and Steward the Lands

Protect Wahnapiatae First Nation’s lands, waters, forests, and culturally important places so they remain healthy and resilient.

This goal is to actively identify, protect and care for WFN’s lands, waters, and culturally important places so they remain healthy, resilient, and able to support future generations. It also means managing growth and development in ways that maintain ecological functions, protect community values, and uphold the Nation’s responsibility to care for the land over time.



Goal 2: Sustainable Community Growth

Guide housing, infrastructure, and services in ways that support the growth of the community, and that will reduce conflicting land uses.

This goal is to plan for housing, infrastructure, and services in a way that responds to current needs, prepares for future growth, and makes efficient use of available land and resources. It calls for directing development to appropriate locations, coordinating land use with infrastructure capacity, and ensuring that future growth is practical, phased, and aligned with the community's long-term vision. This includes planning for new housing opportunities, supporting community facilities and services, and making decisions that balance growth with environmental, financial, and infrastructure realities.

Goal 3: Land Use that Strengthens Community Life



Ensure WFN lands are used in ways that benefit and provide employment for members while enriching community life now and for future generations.

This goal is to ensure that WFN lands are used in ways that directly support members, families, and the overall well-being of the community. It means giving priority to land uses that contribute to a strong, connected, and vibrant community, including housing, cultural activities, community gathering places, local services, and other uses that improve quality of life. It also means using land in a way that reinforces belonging, supports cultural continuity, and creates lasting benefits for current members and future generations.

Section 4

Governance & Administration



4.1 USING THE RESERVE LAND USE PLAN

The Land Use Plan is a practical tool for guiding land use and development decisions. It will support consistent decision-making while allowing flexibility to respond to community needs, new opportunities, and changing circumstances. The process below describes how the Plan will be used in practice. Upon Land Use Plan implementation, these sections will be moved to WFN Policy formatting and attached as appendices.

When to use the Plan

- 1) This Plan will be used to:
 - a. guide where different types of development should occur;
 - b. inform land use and development decisions made by Chief & Council;
 - c. help ensure that new development aligns with WFN's vision, goals, and land use designations.

Interpretation & Conformity

- 2) This Plan applies to proposed development projects on reserve lands. Proposed development includes new buildings, major additions, changes in land use, and other forms of development that may affect land, infrastructure, the environment, or community well-being.
- 3) The policies of this Plan are not intended to create an overly rigid or burdensome process. The level of review should be proportional to the scale, complexity, and potential impacts of a proposal.
- 4) Supported Land Uses are identified in each Land Use Designation in this Plan. Proposed development for Supported Land Uses should generally proceed, provided they meet all other applicable policies of this Plan and all relevant WFN laws, policies, regulations, and approval requirements.
- 5) Conditionally Supported Uses are land uses identified in some Land Use Designations in the Plan that may be appropriate in certain locations or circumstances but require further review before they are supported. Proposed development for Conditionally Supported Land Uses should be subject to careful review, including community engagement where appropriate, to determine whether the proposed use is suitable for the site, avoids or minimizes conflicts with surrounding uses, protects community well-being, can be safely accessed and serviced, and is in the best interests of WFN. Based on that review,

the proposal may be supported, refused, or returned for revision and resubmission.

- 6) Any use, building, or structure that was established with the approval of WFN, but does not conform to this Plan, may continue. However, it should not be expanded, intensified, or rebuilt in a way that increases the non-conformity or works against the long-term direction of this Plan.

Pre-Development Application Discussion

- 7) Before submitting a development application, proponents should discuss their proposal with WFN Lands staff. The purpose of this discussion is to:
 - a. identify the applicable General Guidelines and Land Use Designation;
 - b. confirm what information is needed to review the proposal;
 - c. identify any potential issues with the proposal; and
 - d. determine whether the proposal will likely be treated as an application for minor or major development.

Development Application Submission Requirements

- 8) A development application must include enough information for WFN to understand the nature and impacts of the proposal. Depending on the type of development, this includes:
 - a. a description of the proposed uses and development;
 - b. a site plan or sketch showing the location and dimension of buildings, access, parking, site drainage, location of well, location of septic, and lot line setbacks;
 - c. information or studies on potential environmental or cultural impacts, where relevant;
 - d. a completed WFN Risk Mitigation Assessment Report (see Appendix 1);
 - e. a landscaping plan;
 - f. any other information reasonably required by WFN to complete its review.

Application Completeness

- 9) WFN Lands staff will review each submission to determine whether enough information has been provided to begin review.
- 10) If an application is deemed incomplete, staff will notify the proponent and identify the additional information, revisions, or clarifications required before the application proceeds further.
- 11) If deemed complete, WFN Lands staff may request at any point prior to a final decision on the development application, any additional information and/or revisions from the proponent to better address:
 - a. the guidelines of this Plan;
 - b. site design and compatibility;
 - c. environmental or cultural concerns;
 - d. infrastructure or servicing constraints; or
 - e. concerns raised by technical reviewers, WFN community members, Chief & Council, and/or WFN staff.

Classification of Development Applications

- 12) Once enough information has been provided, WFN Lands staff will classify the proposal as either **minor development** or **major development**. In making this determination, staff will consider:
 - a. the scale of the proposal;
 - b. the type of land use proposed;
 - c. the extent of site alteration or land disturbance;
 - d. the potential for environmental, cultural, infrastructure, or community impacts; and
 - e. whether broader review or community input is likely needed.
- 13) **Minor development** is small-scale, routine, and low-impact in nature. Minor development may include:
 - f. single detached or duplex dwellings;
 - g. small scale free standing commercial structures up to 300 sq. m

- h. small additions to existing buildings up to 50% of the original structure;
 - i. accessory buildings (e.g., garages and sheds without permanent foundations) up to 100 sq. m. in all designations except residential and 50 sq. m in residential areas; and
 - j. other similar forms of development that do not significantly change the use or intensity of the land.
- 14) **Major development** is generally larger in scale, more complex, or more likely to have broader impacts on the community. Major development may include:
- a. multi-unit residential structures of 3 units or greater;
 - b. larger commercial & light industrial, community use, or cultural developments
 - c. all intensive use development;
 - d. any commercial, light industrial, intensive use or cultural development that may establish a noisy, dusty, and/or odorous use;
 - e. subdivisions or the creation of multiple new lots;
 - f. proposals involving long-term leases, external partners, or significant land disturbance;
 - g. proposed development that does not align with Land Use Plan Map
 - h. development that may affect culturally important lands, environmentally sensitive areas, or community servicing capacity; and
 - i. other proposals that staff and/or Chief & Council determine require broader review.

Community Engagement

- 15) Community engagement may occur for development applications classified as minor development.
- 16) Community engagement must occur for development applications classified as major development.
- 17) A member can request community engagement be carried out for any development application.

- 18) The community engagement format may vary depending on the proposal and may include submission of written comments, online and/or in-person surveys, membership meetings, and/or other engagement methods that WFN considers appropriate.
- 19) Members will be notified of any community engagement activity at least 1 week in advance of the activity. Where written comments are requested, the commenting period will be for a minimum of 2 weeks.

Staff Review

- 20) The Director of Lands is responsible for reviewing and making a recommendation to Chief & Council regarding all development applications.
- 21) The Director of Lands may delegate review and recommendation responsibilities to other WFN Lands staff or consultants.
- 22) Any staff person reviewing an application under delegated authority must follow the same review approach and guideline direction set out in this Plan.
- 23) WFN Lands staff will prepare a written report for Chief & Council that includes a recommendation for all development applications. At minimum, the staff report must include:
 - a. a description of the proposed development, location and intended use;
 - b. identification of the applicable land use designation and relevant guidelines of this Plan;
 - c. an assessment of the proposed development's alignment with the Plan vision, goals, and guidelines;
 - d. a summary of key considerations, which may include environmental and/or cultural impact, proposed servicing and access arrangement, and land use compatibility assessment, as applicable;
 - e. a summary of what community engagement occurred, if any, and the input received from the community, including key themes, concerns, and areas of support;
 - f. a summary of any technical review or input received from staff, advisors, or consultants, where applicable; and
 - g. a clear recommendation to Chief & Council.

Decision-Making Authority

- 24) Chief & Council retain the sole authority for development application decisions. Lands staff review proposals, provide recommendations, and coordinate technical or community input, but the final decisions rest with Chief & Council.

Decision Options

- 25) Chief & Council may:
 - a. approve the application;
 - b. approve the application with conditions;
 - c. defer the application pending additional information, revisions, or engagement; or
 - d. refuse the application.

Conditions of Approval

- 26) WFN may approve a development proposal with conditions where needed to address matters such as:
 - a. site layout and building placement;
 - b. access, parking, and circulation;
 - c. water, wastewater, drainage, and utility servicing;
 - d. environmental protection or mitigation;
 - e. protection of cultural values or sensitive areas;
 - f. phasing of development; and
 - g. any other matter reasonably related to the proposal.

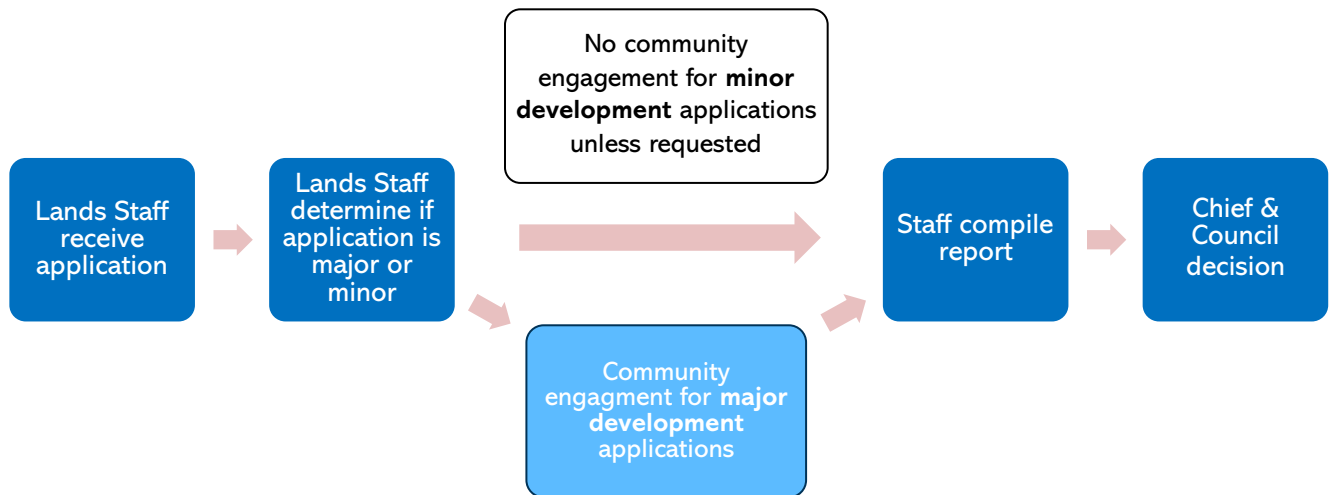
Flexibility in Interpretation

- 27) Where a proposal does not fully align with a specific guideline, Chief & Council may still approve it where they are satisfied that:
 - a. the proposed development is generally consistent with the overall intent of the Plan;
 - b. the proposed development provides a benefit to the community; and
 - c. any concerns can be addressed through revisions, conditions, or other measures.

Notice of Decision

- 28) Within 2 weeks of a Chief & Council decision, WFN staff will notify the proponent of the outcome.
- 29) Where a proposal is refused or deferred, WFN will identify the main reasons and, where appropriate, outline what changes or additional information may be required for the proposal to be reconsidered.

Summary of Development Review Process

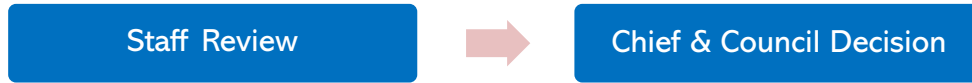


4.2 MAKING CHANGES TO THE PLAN

Minor Plan Amendment Process

- 1) **Minor amendments** include administrative changes to the Plan such as:
 - a. the addition of approved major amendments into the Reserve Land Use Plan;
 - b. updating base mapping;
 - c. additions of appendices as informed by the implementation plan;
 - d. changes to grammar or formatting.
- 2) Proposed minor amendments will be reviewed by WFN staff.

- 3) Chief & Council may, by resolution, approve, modify, or refuse a proposed minor amendment based on the staff review and their assessment of the proposed change.



Major Plan Amendment Process

- 4) **Major amendments** include changes to the content and intent of the Plan such as:
 - a. changes to general or land use designation guidelines;
 - b. changes to the supported land uses within a land use designation; or
 - c. changes to the land use designations on the map.
- 5) Major amendments will be reviewed by WFN Lands staff to assess whether the proposed change aligns with the vision, goals, and overall intent of this Plan.
- 6) A WFN membership meeting will be held to present and discuss any proposed major amendment.
- 7) In contemplating a proposed major amendment, Chief & Council will consider:
 - a. the staff review;
 - b. feedback received through the WFN member meeting; and
 - c. their own assessment of the proposed amendment.
- 8) Chief & Council will decide by resolution whether to approve or refuse the proposed major amendment.



Comprehensive Review

- 9) WFN leadership will complete a review of the Reserve Land Use Plan every 5 to 7 years to update the on-reserve population projections and land and infrastructure needs to ensure the Plan continues to support sustainable community growth.



Section 5

General Policies

5.1 COMMUNITY GROWTH

Due to the efforts of Norman Recollet, who established permanent residency on the reserve lands in 1994, community life slowly took hold and over 50 people lived on reserve by the early 2000s. In 2026, the on-reserve population was estimated at 140 people, of which approximately 75% are members. With a total registered population of 806 members, roughly 13% of members live on reserve.

Members identify many factors that drive decisions on whether to live on or off-reserve. These factors include affordability of housing, availability of housing, access to cultural programming, family connections, access to health care, educational opportunities and programming, and work or spouse work situations.

A range of growth scenarios were considered to envision how the community may grow and change over the next 20 years. Indigenous Services Canada (ISC) prepared 40-year growth scenarios to 2066. The ISC scenarios project much slower growth than current trends at roughly 1.0% annual growth. The ISC projections are considered the LOW growth scenario. The community has experienced particularly high growth over the last 10 to 15 years at roughly 5.0% annual growth due to an accelerated housing development program that delivered 27 new homes in the last 5 years (2021-2026). Applying these past trends going forward for the next 20 years are considered the HIGH growth scenario.

Members favoured a MEDIUM growth scenario that falls between the LOW and HIGH scenarios. The MEDIUM growth scenario assumes housing construction will continue at the same high pace for the next 5 years (5 homes constructed each year) and then slowing down for the following 15 years. This results in a roughly 4.2% annual growth and a population of 320 people by the year 2046. An additional 52 new homes would be needed to house this community growth.

Managing Growth

- 1) Growth and development decisions should consider long-term climate resilience, emergency preparedness, and the land and infrastructure capacity to support future needs.
- 2) Land use designations will provide sufficient and appropriately located land to accommodate a projected population of 320 people by 2046, including land for

housing, community and cultural uses, jobs and economic development, infrastructure, and other priority projects.

- 3) Growth will be directed to areas where the land use designation supports the proposed development.
- 4) Chief & Council will work with commercial businesses who hold Certificates of Possession to identify opportunities to better align with sustainable development, community connectivity, and environmental safety.
- 5) WFN will update and maintain its Lot Distribution Policy and Housing Policy to support fair allocation processes, clear administration, and alignment with current community needs, land availability, and this Plan.

Plan Review

- 6) The Land Use Plan will be amended or updated when the Additions to Reserve (ATR) process is complete to ensure these lands are strategically integrated into the long-term growth framework.
- 7) The Land Use Plan will be reviewed every 5 to 7 years, or sooner if needed, to ensure it continues to reflect community needs and priorities.

5.2 ENVIRONMENTAL PROTECTION

For WFN, the health of the Nation is closely tied to the health of the land and waters. These lands and waters sustain the communities drinking water sources, important cultural practices and everyday activities including hunting, harvesting, and the gathering of medicines, while also providing places for ceremony, recreation, and community life. Protecting the natural environment helps keep these connections strong for members today and for future generations.

Climate Change

- 1) WFN will consider the effects of climate change in land use planning, infrastructure planning, environmental management, and development review.
- 2) Development proposals should demonstrate how climate-related risks, including flooding, erosion, wildfire, heat, drainage, and extreme weather events, have been considered and addressed where relevant.

- 3) WFN may require climate risk, hazard, or environmental studies where needed to support safe and sustainable land use decisions.
- 4) WFN supports the use of traditional knowledge and scientific information to better understand climate change impacts within reserve lands and the traditional territory.
- 5) WFN will conduct a risk assessment of reserve lands to understand the potential impacts of various climate events on members and community infrastructure.
- 6) WFN will develop a Climate Change policy.

Water and Shoreline Protection

- 7) Permanent buildings and structures will not be permitted within 30m of a wetland or the high-water mark of any waterbody or watercourse.
- 8) Limited structures within the 30m setback may be permitted where no reasonable alternative exists, including docks, boardwalks, bridges, and access roads that support safe and responsible use of the shoreline.
- 9) WFN staff may approve minor works within the 30m setback for community infrastructure, flood or erosion protection works, or other similar development, where environmental impacts are minimized.
- 10) A natural vegetated buffer of at least 10m will be maintained along wetlands, waterbodies, and watercourses to protect water quality, prevent erosion, and maintain natural shoreline conditions. For existing development, revegetation of a 10m buffer from the highwater mark is encouraged. Minor clearing for walkways, fire mitigation, and/or general maintenance is permitted within the vegetated buffer.

Water Quality and Source Protection

- 11) Development will be planned and carried out in a way that considers and mitigates risk to groundwater, surface water, or drinking water sources.
- 12) Development will be informed by best practices to avoid contamination of private wells and shared groundwater sources.
- 13) WFN may require the completion of studies, mitigation measures, or alternative approaches where development could pose a risk to water quality or drinking water sources.

- 14) WFN may develop a community-wide groundwater or source water protection plan to support safe drinking water now and in the future.
- 15) If a communal water system is implemented, development will follow the recommendations and policies in the *2014 First Nations Source Protection Toolkit* in order to protect WFN's water source.

Contaminated Lands

- 16) An Environmental Site Assessment (ESA) must be completed prior to development on lands that may be contaminated, and any required remediation must be completed before development proceeds.

Natural Features Protection

- 17) The removal or alteration of major natural features, including wetlands, forested areas, shorelines, bedrock, large boulders, and/or any earth works resulting in elevation changes of 1ft or greater must be approved by Chief & Council prior to development.

Compliance with Other Policies or Regulations

- 18) All development and infrastructure projects must comply with applicable federal environmental legislation and any WFN environmental policies or regulations.

5.3 LAND & LOT DEVELOPMENT

All new development and land uses on reserve will meet the minimum development standards in this section. These standards will help ensure that new development proceeds in a consistent manner that supports community health and safety, protects the natural environment, and respects cultural heritage.

Lot Size

- 1) The minimum lot size for all lots will be 1 acre (4,047m²) with a minimum road frontage of 30m.
 - a. If communal water servicing is provided, the minimum lot size may be reduced to 0.33 acres (1,350m²).
 - b. If a proposed development requires more than 1 acre of land, the proponent must demonstrate why additional land is needed.

- c. Existing lots that are larger than 2 acres may be subdivided to create new lots for a proposed development. Administrative developments will need to allocate funds to capture these survey costs.

Access & Servicing

- 2) New development will connect to available access and servicing infrastructure, including roads, electricity, and water or wastewater systems, where they exist.
- 3) Where piped services are not available, development may proceed with individual water and wastewater systems, subject to appropriate review and Health Canada approvals.
- 4) Where a lot is less than 2 acres (8,094m²) and individual water and wastewater services are proposed, WFN may require a hydrogeological study to demonstrate that the lot can be safely and effectively serviced and/or if a tertiary septic system is required.
- 5) Development will be designed to allow for future connection to communal water and wastewater systems, where feasible.
- 6) Chief & Council may permit alternative energy systems where development can safely and reliably generate its own power.

Building & Lot Standards

- 7) New development must meet applicable building standards, including the *Ontario Building Code* and any WFN building requirements, unless otherwise approved by Chief & Council.
- 8) New buildings will comply with the following minimum yard setbacks:
 - a. 3m setback from the front lot line
 - b. 3m setback from any side lot line
 - c. 6m from the rear lot line
- 9) New development will consider sustainable building practices, materials, and technologies where technically and financially feasible.
- 10) Site clearing will be limited to the minimum area necessary to accommodate development.

- 11) Vegetated buffers between lots are encouraged to maintain privacy and community character.
- 12) Landscaping should be used to improve the appearance of development, support site drainage, enhance privacy, and help new development fit with the surrounding area. Landscaping should use native or hardy species where possible and be designed to minimize maintenance and reflect the natural character of the area.
- 13) New lots will be provided with single vehicle road access and a standard residential culvert. If additional access accommodations are needed or requested, cost sharing will be implemented.

Separation Distances

- 14) New development will not be permitted within 60m of any closed or active solid waste site or quarry.
- 15) Intensive land uses (e.g. industrial uses, certain commercial uses) may be permitted between 60m and 200m of an active or closed solid waste site, quarry site, or other similar uses. WFN may require technical studies that demonstrate no risk to human health or the environment, to the satisfaction of Chief & Council.
- 16) No housing or other sensitive land uses will be permitted within 500m of an active solid waste site or active quarry site unless technical studies demonstrate no risk to human health or the environment, to the satisfaction of Chief & Council.
- 17) No housing or other sensitive land uses will be permitted within 200m of a closed solid waste site or any dusty, noisy, and/or odorous commercial or industrial land use.
- 18) No development will occur within 200m of any explosives storage site.

Studies and Site Design

- 19) Subdivision and development design will be informed by appropriate technical studies, which may include environmental, geotechnical, hydrogeological, archaeological, and topographic assessments, as required.

Culture and Knowledge

- 20) Traditional knowledge will be considered in the planning and review of development.
- 21) Where appropriate, cultural protocols or ceremonies may be undertaken prior to development, with guidance from Elders or community knowledge holders.

Accessibility and Safety

- 22) WFN may require accessibility features in new development.
- 23) WFN may encourage new or existing developments to pursue the *Rick Hansen Foundation Accessibility Certification*, or similar accessibility standard.
- 24) Community use buildings should incorporate site design measures that enhance visibility, wayfinding, and user comfort and safety, while reducing opportunities for unsafe conditions through building orientation, lighting, and the placement of buildings, entrances, and public spaces.

Fire Protection

- 25) New development must consider wildfire risk and incorporate *FireSmart* principles where appropriate.
- 26) Buffers and vegetation management around existing buildings should follow *FireSmart* guidance to reduce wildfire risk.

Subdivision Design & Phasing

- 27) Plans of subdivision will be prepared for new subdivisions and will identify:
 - a. environmentally and culturally sensitive areas
 - b. infrastructure and servicing approach
 - c. roads, drainage, and connections
 - d. pedestrian routes and public spaces
 - e. lot layout and boundaries
- 28) New subdivisions will be developed in phases to support cost-effective servicing and infrastructure delivery.

- 29) New subdivisions should incorporate shared outdoor amenity space, such as parks, playgrounds, green space, or gathering areas, where appropriate to the scale of development.

5.4 ADAPTIVE REUSE OF EXISTING BUILDINGS

Adaptive reuse refers to the moving and/or repurposing of existing buildings, and structures that meet current community needs. Supporting adaptive reuse helps conserve resources, maintain community character, and make efficient use of existing infrastructure and serviced land.

General Direction

- 1) WFN encourages the adaptive reuse of existing buildings, especially where the new use supports community well-being, economic development, or cultural continuity.
- 2) WFN supports the relocation of suitable existing buildings for reuse on other sites where this provides affordable housing, preserves community character, or benefits the community.

Development Requirements

- 3) Development applications for adaptive reuse must demonstrate that the building or site can safely accommodate the new use, including any upgrades required to meet building, fire, and environmental standards.
- 4) Development applications for adaptive reuse must confirm that existing or upgraded servicing, including water, wastewater, access, and parking, is adequate for the intended use and will not place undue pressure on community systems.
- 5) Relocated buildings must be inspected by a qualified professional to confirm they meet structural, safety, and servicing requirements appropriate for the new location and use. Required servicing connections must be confirmed or upgraded to meet WFN standards prior to occupancy.

Cultural Considerations

- 6) Where a building or site has cultural, spiritual, or historical importance, adaptive reuse must protect and, where possible, enhance these values. Consultation with Knowledge Keepers or Elders is required prior to submitting an application.

5.5 ADDITIONS TO RESERVE LANDS

WFN is in the process of negotiating an Addition to Reserve (ATR), which may support future community growth and other long-term needs. To ensure the ATR lands are planned and developed in a coordinated and appropriate manner, a planning process will be completed before significant development proceeds.

General Direction

- 1) No significant development will proceed on ATR lands until a planning process has been completed and appropriate land use designations have been established.
- 2) Despite the above guideline, if limited development is proposed on ATR lands prior the completion of a planning process, the general goals and guidelines of this Plan will apply, including the land use designation policies most relevant to the proposed development.
- 3) Planning for ATR lands may be undertaken as a separate process or as part of a broader update to this Land Use Plan.

5.6 INFRASTRUCTURE SYSTEMS

Infrastructure systems can support community growth. They should provide safe, efficient, and reliable services for existing land uses and future development. This section includes policies for transportation, water and wastewater, solid waste, energy, telecommunications, and food systems.

5.6.1 Transportation

WFN is accessible year-round by 2 roads from Capreol, with an additional seasonal access via Ella Lake Road. There are also a few roads that are interior to the community:

- Taighwenini Trail is the main access road to reserve and is lined with administrative, commercial, and community land uses.
- Loonway Road is the secondary access road to the reserve from Capreol. The road has many residences along it, as well as the Pow Wow grounds and some community services.

- Bear’s Den Road is the newest road in the community, and it is almost exclusively used for residential purposes. Only a portion of the road has been constructed but is intended to connect to Taighwenini Trail in the future.
- Niizh Miikun Road and Bezhig Miikun Road are access roads to the three campgrounds on the other side of Loonway Road.
- Post Creek Road is a privately owned roadway that crosses Post Creek, connecting a few residences to the community.

Road Design Standards

- 1) Roads will be designed and constructed to meet or exceed applicable Transportation Association of Canada (TAC) geometric design standards and relevant Indigenous Services Canada (ISC) requirements.
- 2) Surveyed roads will generally have a minimum right-of-way width of 20m to accommodate the road, drainage, utilities, lighting, active transportation facilities, and future servicing infrastructure.
- 3) Where no other reasonable alignment is feasible, new roads that support access to and enjoyment of the natural environment may be permitted within 30m of a wetland, waterbody, or watercourse, provided appropriate erosion and sediment control measures are implemented to the satisfaction of a qualified engineer and approved by Chief & Council.

Walking and Biking Infrastructure

- 4) Walking and biking shoulders, sidewalks, or multi-use paths should generally have a minimum width of 1.5 m. A minimum width of 2m should be provided near parks, community spaces, schools, or other areas where higher pedestrian activity is expected.
- 5) WFN may develop an on-reserve trail network to support walking, biking, recreation, and community health.

Winter Operations

- 6) Snow storage areas for road clearing will be located at least 50m from any waterbody and designed to ensure proper drainage and community safety.

Recreational Vehicle Trails

- 7) Council may explore formalizing and upgrading a network of ATV and snowmobile trails.

5.6.2 Water & Wastewater

Buildings on reserve are currently serviced by individual well and septic systems.

Servicing & Maintenance

- 1) All new development will be serviced by an individual or communal well in accordance with Health Canada Guidelines.
- 2) All new development will have appropriately designed and sized on-site septic systems. New development includes expansions to existing buildings or uses that increase the amount of wastewater being sent to the septic system.
- 3) Where development is serviced by an individual well, the well owner will be responsible for maintaining the well in a safe and functional condition, including regular inspection, testing, repair, and protection from contamination.
- 4) New and existing development with individual wells should be managed in a way that protects drinking water quality and supports long-term reliability of the water supply.

Water Supply Protection

- 5) If WFN develops communal drinking water infrastructure in the future, a two-zone approach will be used for wellhead protection:
 - a. Zone 1 – Immediate Protection Zone (0–50m): No development, land alteration, or storage of materials will be permitted within 50m of any active or planned community well.
 - b. Zone 2 – Secondary Protection Zone (50–300m): Within 50–300m of an active or planned community well, no industrial, commercial, or other uses incompatible with drinking water protection will be permitted.
- 6) If WFN in the future develops communal drinking water infrastructure, WFN will use the *2014 First Nations Source Protection Toolkit* as guidance to help protect drinking water sources from possible threats, including road runoff, failing septic systems, and landfill seepage.

Fire Protection

- 7) Where no communal fire suppression infrastructure exists, individually serviced lots must be equipped with appropriate on-site fire suppression infrastructure

to ensure adequate fire protection. Such infrastructure includes fire-resistant materials whenever possible, accessible on-site water storage or supply (such as tanks, ponds, or dry hydrants), and clear access for emergency vehicles. The type and scale of fire suppression measures should be appropriate to the use and level of risk associated with the development.

5.6.3 Solid Waste

WFN currently operates a landfill on reserve. The landfill is intended to be closed in 2026 and replaced with a transfer station.

Transfer site:

- 1) WFN will establish a transfer station that will provide safe, reliable, and environmentally responsible waste management for the community.
- 2) The design, operation, and maintenance of the transfer station should mitigate potential effects on community health and safety, the natural environment, and wildlife habitats.

Separation Distance

- 3) New development may be considered between 60-200m of a closed solid waste site or active waste transfer station if the proposed development is not a sensitive land use (e.g., residential uses). WFN staff and/or Chief & Council may require technical studies (e.g., environmental, health, and land use compatibility assessments) be undertaken by a qualified professional to demonstrate that there will be no adverse impacts on the proposed development or the operations of the waste transfer station.

5.6.4 Energy

The community is powered by Hydro One via the electrical transmission corridor along Loonway Road. There are opportunities for renewable energy generation.

General Direction:

- 1) The utility grid should be designed and constructed in accordance with the *Utility Standards Forum (USF)* requirements.
- 2) New housing and community facilities are encouraged to integrate energy efficiency and renewable systems where feasible.

Renewable Energy

- 3) Small-scale renewable energy systems (e.g., solar or wind systems on buildings or free standing) will be permitted in all land use designations.
- 4) Community energy projects may be considered where they provide reliable service, reduce operating costs, or support essential community facilities.

5.6.5 Telecommunication

A telecommunications tower on reserve (accessed from off-reserve) provides cell service to the WFN community and internet service is available on reserve.

General Direction:

- 1) Telecommunications facilities (antennas and/or towers) will be permitted in any land use designation and will meet the necessary health, safety, and environmental setback requirements as determined by the facility owner/operator and in accordance with applicable federal laws.

5.6.6 Food Systems

The community's food system includes garden plots and a few greenhouses. These facilities provide healthy food for the community and create training opportunities while strengthening food security, supporting cultural learning, and intergenerational knowledge-sharing.

Planning and Community Facilities

- 1) WFN may prepare a food security plan to help guide future needs, priorities, and actions related to food security.
- 2) WFN may support the operation, improvement, and expansion of community food facilities, including the community greenhouses.

Traditional Foods

- 3) Lands and waters will be protected to support hunting, fishing, and harvesting practices and to help ensure continued access to traditional foods.

Food-Security-Supportive Development

- 4) Where appropriate, new housing and community facilities should incorporate features that support food security, such as community kitchens, gardens, greenhouses, or cold storage.

Partnerships

- 5) WFN may pursue partnerships with local food producers, businesses, and other First Nations to improve food access and strengthen a resilient local food system.

Section 6

Land Use Designation Policies



6.1 RESIDENTIAL

The Residential designation is intended to provide for a range of housing and related uses that support daily community life, including parks, playgrounds, and home-based businesses. Residential areas will primarily serve the housing needs of WFN members while supporting safe, healthy, and complete neighbourhoods.

General Direction

- 1) Residential lands will primarily be used to provide housing for WFN members, with a range of housing types permitted including single-detached, duplexes and other multi-unit buildings.
- 2) WFN will continue to support the development of safe, accessible, and culturally supportive housing for Elders, including the potential development of an assisted living facility and long-term care facility.
- 3) WFN will also support housing options for families, older youth and young adults.
- 4) New residential development should support a diversity of housing delivery approaches, including Band-supported housing and member-funded housing.
- 5) Vacant, derelict, or unsafe buildings that are not suitable for habitation should be removed or rehabilitated to improve safety and make land available for new housing or other compatible residential uses.

Lot Distribution

- 6) Residential lots will be allocated to members wishing to build their own homes based on the Lot Distribution Policy.
- 7) WFN staff will encourage and support members who have been allocated residential lots under the Lot Distribution Policy to develop their lots in a timely manner.

Separation Distances

- 8) New residential development should be located and designed to minimize land use conflicts and avoid incompatible uses. New housing will not be permitted:

- a. within 200m of a active of closed solid waste site, waste transfer station, quarry or other intensive use that may create significant noise, dust, odour, vibration, traffic, or safety concerns; or
- b. within 200m and 500m of an active or closed solid waste site, transfer station, quarry site, or other intensive use that may create significant noise, dust, odour, vibration, traffic, or safety concerns unless appropriate technical studies demonstrate, to the satisfaction of Chief & Council, that the proposed development will not be adversely affected by the operation of the use and that any potential impacts can be appropriately mitigated.

Home-based businesses

- 9) Home-based businesses are permitted in the Residential designation provided that:
 - a. the business is operated by a resident of the dwelling;
 - b. the business remains secondary to the residential use;
 - c. the business does not create nuisance impacts for neighbouring properties, including noise, traffic, parking, dust, odour, vibration, garbage, or other emissions;
 - d. the business does not create a health, safety, or fire risk; and
 - e. any exterior changes to the building or site are limited and maintain the overall residential character of the property.
- 10) WFN encourages the development of home-based businesses that fit within the descriptions provided in the Business Lot Allocation Policy.

Short-term rentals

- 11) Short-term rentals may be permitted in the residential designation subject to any WFN law, policies, or regulations.

Campgrounds

- 12) Chief & Council may work with the commercial campground operators to identify opportunities to improve long term safety, connectivity, and environmental sustainability of these areas within the community, including between Taighwenini Trail, Bear's Den Road, and Loonway Road.

Supported Land Uses

- Elders Assisted Living/Long-Term Care Facility
- Elders Housing
- Older Youth/Young Adult Housing
- Home-Based Business
- Park
- Playground
- Single-Detached Dwelling
- Duplex Dwelling

Conditionally Supported

- Short-term Rental

6.2 COMMUNITY USE

The Community Use designation is intended to provide land and infrastructure for a wide range of public, institutional, cultural, health, educational, recreational, safety, and community support services. Existing Community Use buildings in WFN include the Centre of Excellence and Band Office, the Norman Recollet Health Centre, the Gazebo, and the playgrounds.

General Direction

- 1) Community Use lands will accommodate a range of community-serving buildings, facilities, and spaces that support the health, wellbeing, safety, learning, governance, and social life of WFN members.
- 2) To enhance the appearance, function, and character of Community Use areas, Chief & Council will consider the following when reviewing new Community Use development:
 - a. new buildings should incorporate high-quality design and may include sustainability, accessibility, and community safety features;
 - b. parking should be located to the side or rear of buildings wherever possible to support a safer and more pedestrian-friendly streetscape;
 - c. building entrances should be connected by clearly defined walkways, and front yard areas should include landscaping where appropriate;
 - d. opportunities should be considered to connect community use buildings through walking paths or shared pedestrian routes;
 - e. opportunities should be considered to provide outdoor gathering spaces, seating areas, or other small public amenity areas; and
 - f. signage should be appropriately scaled and placed to complement the building and surrounding area.
- 3) Mixed use development may be permitted in the Community Use designation where community-serving uses are combined with compatible supporting uses in the same building or on the same site, provided that:
 - a. the community use remains the primary use;
 - b. the supporting uses are compatible with the surrounding area;

- c. any residential apartments are located in a building containing a supported land use; and
- d. the development does not create adverse impacts on surrounding lands.

Recreation

- 4) WFN may pursue the development of a covered arena, subject to funding and detailed planning, to support recreation, youth programming, community wellness, and multi-season community use.

Separation Distances

- 4) New Community Use developments will be appropriately separated from industrial or other incompatible uses to reduce potential land use conflicts and protect public health and safety.
- 5) Where needed, minimum separation distances between Community Use development and industrial uses may be guided by the *Ontario D-Series Guidelines*.

Supported Land Uses

- Arena
- Arts & Crafts Studio
- Band Office
- Baseball Diamond
- Community Garden
- Community Freezer
- Dock or Boat Launch
- Elders' Assisted Living Centre
- Elders' Centre
- Elders' Housing
- Fire Hall
- Greenhouse
- Health Centre
- Learning Centre/School
- Office Space
- Park or Playground
- Picnic Area
- Police Station
- Public Works facilities
- Recreation Centre
- Sports Field
- Supported Cultural Land Uses
- Well
- Youth Centre

Conditionally Supported

- Apartment Dwelling, when located in a building containing a supported land use

6.3 COMMERCIAL & LIGHT INDUSTRIAL

The Commercial & Light Industrial designation is intended to provide land for member-owned businesses and Nation-led ventures that are commercial or light industrial in nature. These lands are intended for businesses and services that contribute to the local economy and provide employment opportunities, while remaining compatible with nearby Cultural, Community Use and Residential uses. Permitted uses should generally be low-impact and should not create significant noise, dust, odour, vibration, or other nuisance effects.

General Direction

- 1) The Commercial & Light Industrial designation will accommodate a range of commercial, service, tourism, and light industrial uses that support local employment, economic development, and business growth in WFN.
- 2) Commercial & Light Industrial development will be well maintained, designed with community safety in mind, and located and developed to minimize adverse effects on surrounding land uses.
- 3) Landscaping and vegetated buffers should be encouraged, particularly where Commercial & Light Industrial uses abut Residential, Community Use, and Cultural land use designations, or other sensitive land uses.
- 4) Commercial & Light development will be appropriately separated from sensitive land uses. Minimum separation distances may be guided by the *Ontario D-Series Guidelines*, where applicable.
- 5) Chief & Council may prescribe lot development and design standards related to:
 - a. building design and sustainability;
 - b. landscaping and outdoor amenity areas;
 - c. community safety and site circulation; and
 - d. incorporation of WFN culture, identity, and branding.
- 6) Signage of an appropriate size, design, and location may be permitted, subject to approval by Chief & Council.

Supported Land Uses

- Arts & Crafts Studio
- Clean Energy systems
- Contractors Yard
- Convenience Store
- Restaurant/Café
- Garage
- Gas Bar
- Outdoor Storage
- Retail Store
- Staff or Tourist Accommodations
- Strip Mall
- Traditional Foods Store
- Tourist Outfitting Operation

6.4 INTENSIVE USE

The Intensive Use designation is intended for commercial, industrial, resource-based, utility, and public service uses that may generate significant noise, dust, odour, vibration, traffic, hazardous storage, or other disruptive effects. These lands support economic activity, infrastructure, public services, and day-to-day community operations, but require careful siting, design, and management to avoid conflicts with Residential, Community Use, Cultural, Open Space, and other sensitive areas. All uses in this designation are Conditionally Supported.

General Direction

- 1) The Intensive Use designation will accommodate commercial, industrial, resource-based, utility, and public service uses needed to support economic activity, infrastructure, and service delivery, including uses that may generate significant noise, dust, odour, vibration, traffic, hazardous storage, or other disruptive effects.
- 2) New and expanded development in this designation will generally be separated from Residential, Community Use, Cultural, Open Space, and other sensitive land uses by a minimum of 200m.
- 3) Where the nature, scale, or operating characteristics of a use may create greater impacts, greater separation distances may be required and may be guided by the *Ontario D-Series Guidelines*, as approved by Chief & Council.
- 4) Where needed, development will include appropriate mitigation measures such as setbacks, buffering, screening, fencing, landscaping, traffic management, drainage controls, lighting controls, ground water monitoring wells and other site design measures.
- 5) Chief & Council may prescribe lot development and design standards related to:
 - a. building design and sustainability;
 - b. landscaping;
 - c. community safety and site circulation; and
 - d. incorporation of WFN culture, identity, and branding.
- 6) Signage of an appropriate size, design, and location may be permitted, subject to approval by Chief & Council.

- 7) New or expanded quarries or pits will only be permitted where WFN is satisfied that extraction areas, haul routes, site access, community safety, and closure have been properly planned.
- 8) Outdoor storage, loading, processing, and service areas should be located and screened to reduce visibility from roads, community spaces, and adjacent sensitive land uses.

Conditionally Supported Land Uses

- Fireworks manufacturing and storage
- Marijuana facilities, including shops
- Quarry or Pit
- Recycling or Composting Facility
- Sawmill
- Small-Scale Manufacturing
- Solid Waste Site
- Transfer Station
- Warehouse/Bulk Storage
- Wood Lot & Firewood processing
- Wastewater Facility

6.5 CULTURAL

The Cultural designation is intended for lands that support cultural, ceremonial, educational, and traditional activities. These areas are primarily for the use and benefit of WFN members, while also creating opportunities for visitors to learn about Wahnapiatae First Nation and its culture in a respectful and appropriate way.

General Direction

- 1) Cultural lands are intended to support ceremonies, gatherings, teaching, learning, healing, commemoration, and other cultural or traditional activities that strengthen WFN identity, knowledge, and connection to the land.
- 2) The planning, design, and use of cultural areas will be informed by knowledge keepers, Elders, or other cultural advisors, at the discretion of Chief & Council.
- 3) Cultural lands may include supporting infrastructure where appropriate, such as access roads, parking areas, interpretive signage, temporary campsites, washrooms, trails, and other small-scale facilities that support cultural use.
- 4) Where needed, Cultural lands will be appropriately separated from roads, industrial uses, or other potentially disruptive uses through vegetated buffers or visual screening.

Bass lake Protected Area

The Cultural lands around Bass Lake, referred to here as the Bass lake Protected Area, is generally delineated by the lake's immediate watershed and described on the Plan Map. These lands are intended to preserve and maintain the area in a largely natural state, with limited development permitted. Community cabin development may be permitted, provided it is low-impact, rustic in nature, and consistent with the protection of ecological, cultural, and shoreline values.

- 5) Bass lake Protected Area will be protected and managed to maintain its ecological integrity, cultural importance, natural character, and value for future generations.
- 6) No motorized boats are permitted on Bass Lake, only electric motors <5hp, or paddled vessels may be used.
- 7) Harvesting of fish may be regulated by Chief & Council and monitored by WFN Lands staff.

- 8) Where development is permitted within the Bass lake Protected Area, it will be planned and carried out in a manner that protects the overall ecological and cultural integrity of the area.
- 9) Before approving development within the Bass Lake Protected Area, including community cabin development, WFN will consult Elders, knowledge keepers, or other appropriate cultural advisors to help ensure that culturally important sites and values are identified and protected.

Bass Lake Community Cabin Development

- 8) Community cabin development within the Bass Lake Protected Area must be and remain rustic in nature, with minimal servicing and low environmental impact.
- 9) When considering community cabin sites:
 - a. a minimum set back of 200m from any solid waste site, quarry, or other incompatible use that may create adverse effects will be maintained;
 - b. a minimum setback of 30m for all permanent structures from any waterbody, wetland, or watercourse will be maintained; and
 - c. a minimum 20m natural vegetated buffer will be maintained along all waterbodies, wetlands, and watercourses to protect water quality, reduce erosion, and retain the natural shoreline character. Within this buffer, limited pathway development using permeable materials, selective tree pruning for views, and tree removal for safety may be permitted.
- 10) Community cabins will comply with the following servicing requirements:
 - a. Power: Only off-grid power systems, such as solar or wind, are permitted. Cabins will not be connected to the electrical grid.
 - b. Water: Wells are not permitted. Potable water must be transported to the site.
 - c. Sewage: Class 1 sewage systems, such as privies, may be permitted and must be constructed, maintained, and decommissioned in accordance with the *Ontario Building Code, Division B, Part 8*. These systems must be located at least 30m from the high-water mark of any waterbody, watercourse, or wetland and must be designed to prevent contamination

of soil and groundwater. No other class of sewage system for human waste is permitted.

- d. Wastewater: Class 2 sewage systems for greywater may be permitted for sinks, showers, and other non-toilet fixtures, but are not required. These systems must not receive human waste, must be designed and constructed in accordance with the *Ontario Building Code, Division B, Part 8*, must not discharge to the ground surface or directly into a waterbody, and must be located at least 30m from the high-water mark of any waterbody, watercourse, or wetland.
- e. Site alteration: Clearing, grading, and vegetation removal must be minimized to preserve the natural character of the area and reduce environmental disturbance.

Supported Land Uses

- Cemetery/Graveyard
- Community Cabin
- Cultural Interpretive Centre
- Cultural Use Area
- Cultural Teaching Sites or structures
- Dock
- Fishing (not Bass Lake), plant, and medicine harvesting areas
- Healing Lodge
- Interpretive Signs
- Museum
- Pow Wow Grounds
- Sweat Lodge
- Trail or pathway
- Temporary Camping Sites
- Uses that support food security initiatives (greenhouse, food forest, community food storage, community freeze)

Conditionally Supported

- Recreation Uses
- Snowmobile trail

6.6 OPEN SPACE

The Open Space designation is intended for lands that remain largely undeveloped and support trails, seasonal access, informal outdoor use, and environmental functions, while helping maintain the natural character of WFN reserve lands. The Open Space designation includes all lands not designated by another use.

General Direction

- 1) Open Space lands will be protected and maintained for environmental functions, trails, traditional pursuits, and low-impact outdoor enjoyment.
- 2) Open Space lands will generally remain free from buildings, structures, and major site alteration, except for small-scale improvements needed to support access, safety, maintenance, or community use of the land.
- 3) Temporary or seasonal uses may be permitted where they are low impact and do not undermine the open character, environmental function, or accessibility of the area.
- 4) Open Space lands will be managed to protect natural features, wildlife habitat, minimize grading, site alteration, and vegetation removal, and maintain the open and natural character.

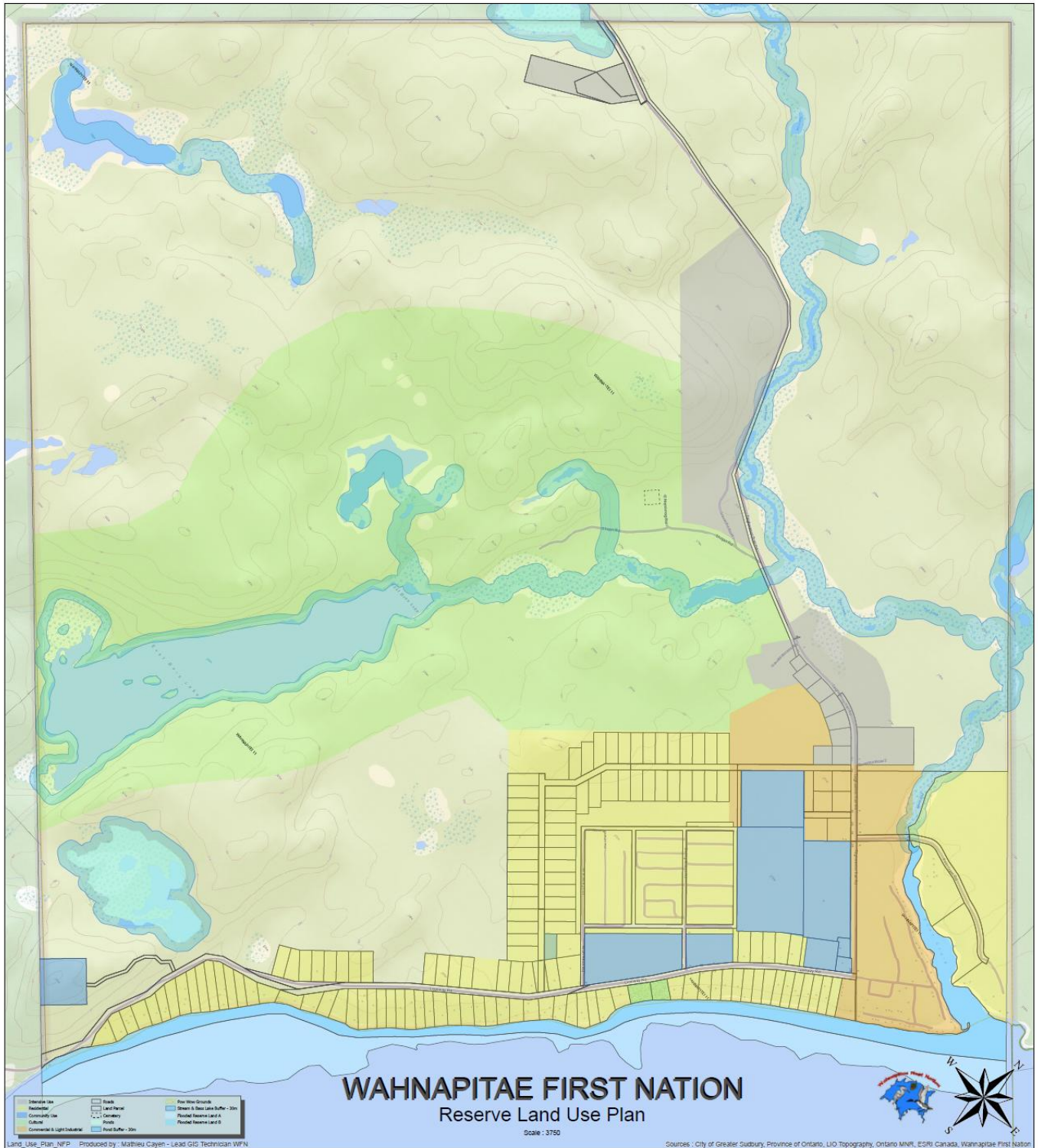
Stump Dump

- 5) WFN will pursue the permanent closure of the existing stump dump through fencing, and related site remediation measures, with the objective of transitioning the site to recreation use where site conditions, environmental considerations, and public safety requirements allow.

Supported Land Uses

- Dock
- Boat Launch
- Lookout
- Snowmobile Trail
- Stump Dump
- Trail or Pathway
- Walk-in Campsites

Map: Land Use Plan Map



Appendix 1: Risk Mitigation Assessment Report Template

1. Executive Summary

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2. Benefits-to-Costs Comparison Table

| Category | Benefits | Costs / Trade-offs |
|-----------------------------|----------|--------------------|
| Safety & Access | | |
| Accessibility | | |
| Social & Community | | |
| Health & Wellbeing | | |
| Mental & Cultural Wellbeing | | |
| Infrastructure & Expansion | | |
| Environmental Values | | |

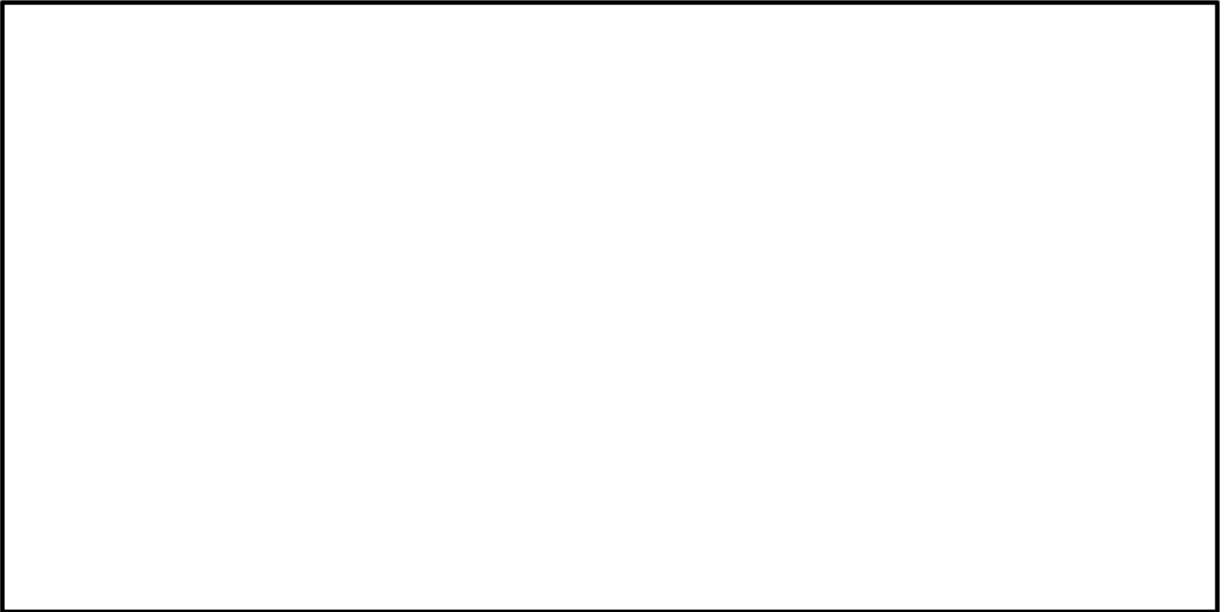
3. Risk Mitigation Matrix

| Risk | Likelihood | Impact | Mitigation Measures | Residual Risk |
|--------------------------------|------------|--------|---------------------|---------------|
| Reduced visibility & oversight | | | | |
| Traffic or parking congestion | | | | |
| Environmental disruption | | | | |
| Future pollution | | | | |
| Infrastructure shortfall | | | | |
| Social | | | | |

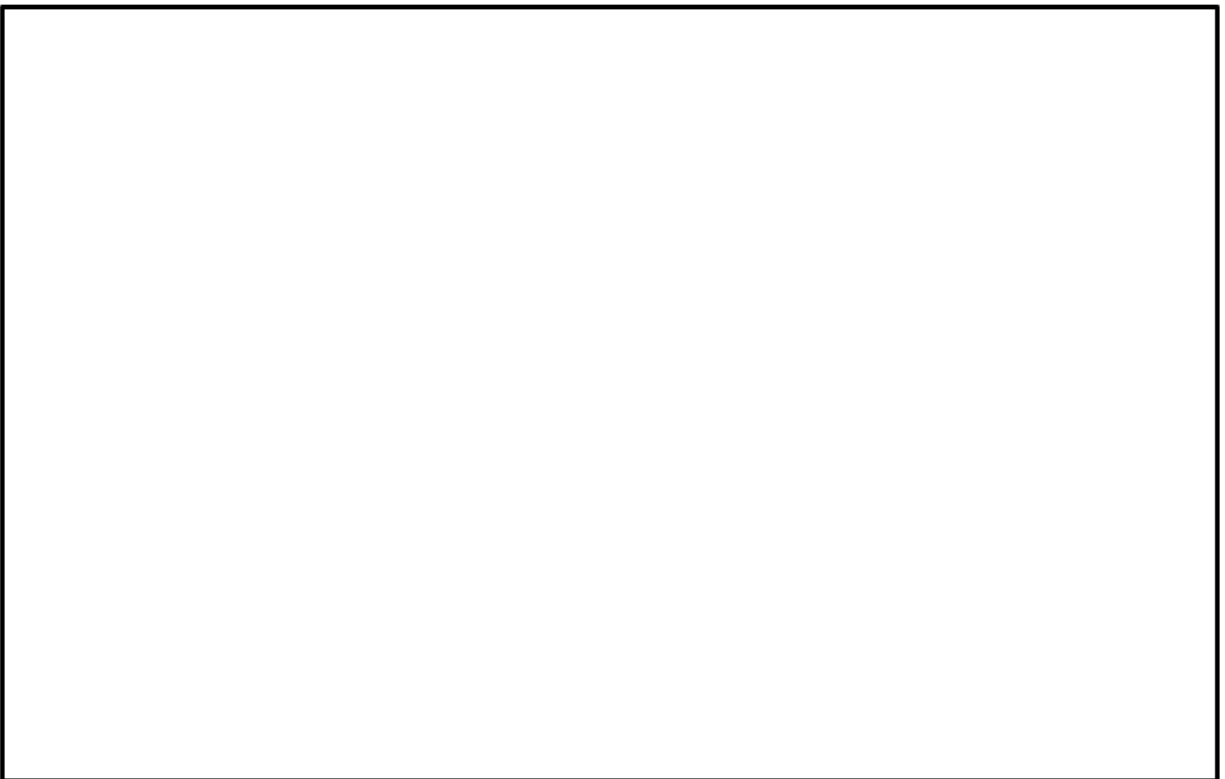
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|--|--|--|--|--|
| detachment | | | | |
| Health risks (allergens, wildlife) | | | | |

4. Evidence:

5. Final Recommendation on Level of Impact



6. Conclusion



7. Works Cited

