



Michipicoten First Nation Land Use Planning FINAL DRAFT PRESENTATION

April 12th, 2022

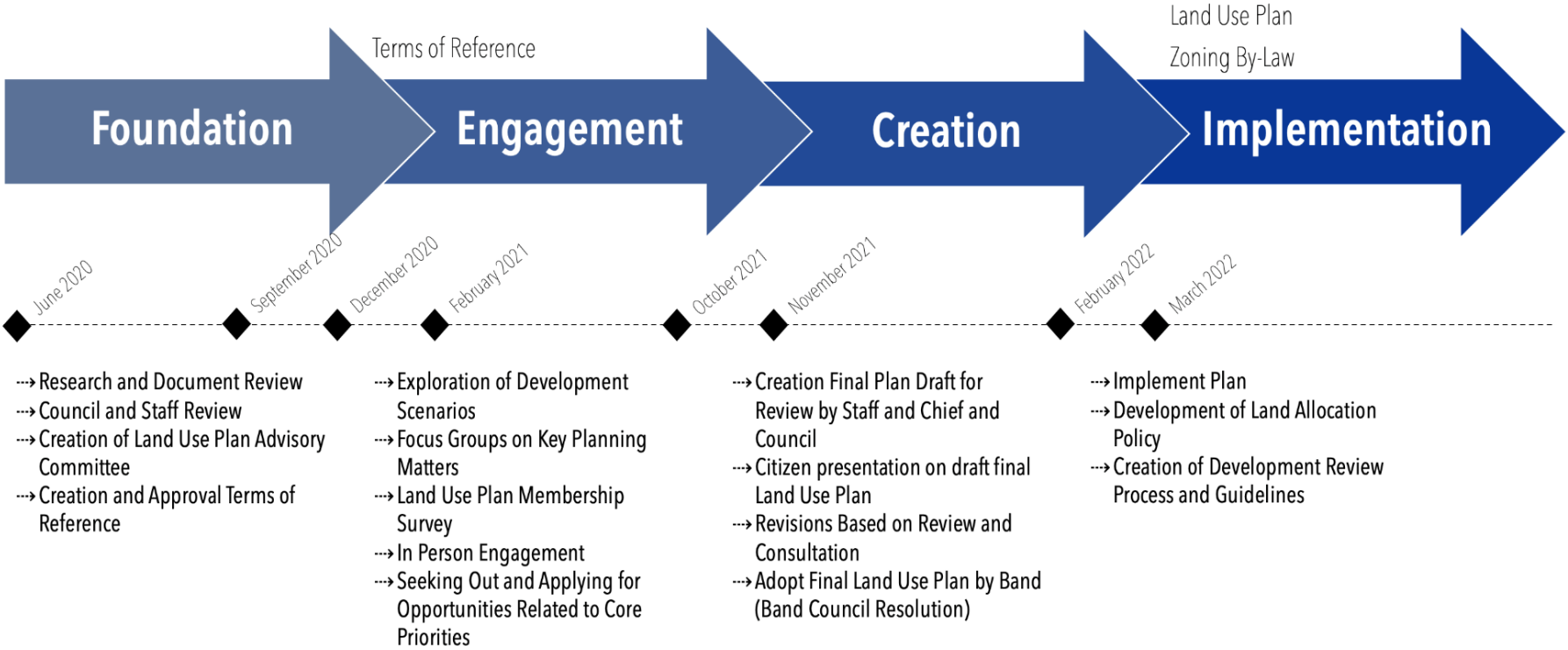
Prepared by:

Alexander Marques, MFN Community and Land Use Planner

Agenda

- Opening Prayer
- Review of the Planning Process
- Vision and Implementation
- Land Use Plan and Zoning By-Law
- Development Review Process
- General Land Uses
- White Sands Settlement Area
- Dore Lake
- Tremblay Flats
- Land Designation
- Dog Lake and Chapleau
- Monitoring and Plan Review
- Questions and Discussion

Planning Process



Vision

This Plan envisions the following characteristics of growth over the 20-year life of the Plan.

1. Protecting Michipicoten's land and water resources through the intensification of the White Sands Settlement Area by allowing existing large lots to be subdivided in the future, and permitting housing typologies that use land more efficiently.
2. Identifying lands to expand the settlement area that are contiguous to existing infrastructure, and encouraging more compact housing typologies that are designed to maintain privacy.
3. Encouraging the White Sands Settlement Area to develop as a complete community that better serves the daily needs of residents and offers a range and mix of housing types, high quality cultural facilities, public open space and easy access to local stores and services.

Vision (continued)

4. Ensuring the availability of sufficient land for employment to accommodate forecasted growth that supports Michipicoten's economic competitiveness, and creates Tremblay Flats as Michipicoten's primary employment hub.
5. Directing development to settlement areas, except where necessary for development related to the management or use of resources, resource-based recreational activities, and land uses that cannot be located in settlement areas.
6. Encouraging active transportation by creating accessible walking and cycling paths that connect key uses within the White Sands Settlement Area.

Vision (continued)

7. Encouraging each regional reserve land base (Gros Cap, Chapleau, Dog Lake) to develop according to its own distinct character.
8. Encouraging connections between all Michipicoten Citizens and their ancestral lands by protecting and enhancing the natural environment, cultural and sacred areas.
9. Initiating the Addition to Reserve Process, to convert Michipicoten's fee simple land holdings into reserve land.

Planning for Growth

According to Michipicoten First Nation's Draft Community Comprehensive Plan (CCP), the total number of Michipicoten Citizen's is expected to grow by roughly 5% annually.

Year	2020	2030	2050
Total Population	1,219	1,550	2,600

However, the population growth of MFN Citizens living 'on-reserve' has stagnated over the past two decades due to several key factors:

1. No new housing has been built at the White Sands Settlement Area for nearly 20 years
2. The resident population is an ageing population.
3. Lack of funding to expand the communities water treatment and distribution infrastructure.
4. Up until recently, the regional economy has been in decline.

Demand for New Housing

Based on responses to the MFN land use planning survey conducted in Summer/Fall 2021, there is relatively strong demand for more housing within the Gros Cap residential area.

In total, 28 respondents indicated they would be interested in relocating their primary residence to reserve lands within the planning horizon and most within the next 5-10 years.

If all 28 respondents and their households moved to Gros Cap, this would result in a total of 97 new residents, more than doubling the current population of the White Sands Settlement Area.

Vision

**COMPLETE
COMMUNITY**

General Land Uses

General Land Use	Zoning Designation	Zoning Code
Agriculture		
	Agricultural	A
Community and Cultural Areas		
	Community Park	P1
	Community Camping Grounds	P2
	Community Facility	P3
	Cultural Area	SA1
	Sacred Area	SA2
Employment and Economic Development		
	Community Commercial	C1
	Gateway Commercial	C2
	Employment (Light Industrial)	C3
Protected Natural Areas		
	Protected Natural Area	PN1
	Protected Natural Resource	PN2
Residential		
	Low Density Residential	R1
	Medium Density Residential	R2
	Recreational Residential	R3

Example (R1)

Low Density Residential (R1) 9.2

Land may be used and buildings and structures erected, altered or used in a Low Density Residential Zone (R1) zone for low density urban residential development only where the following specifications are complied with:

Permitted Typologies:

Single Detached Home, Duplex, Semi-Detached (side lot setbacks do not apply to semi detached homes)

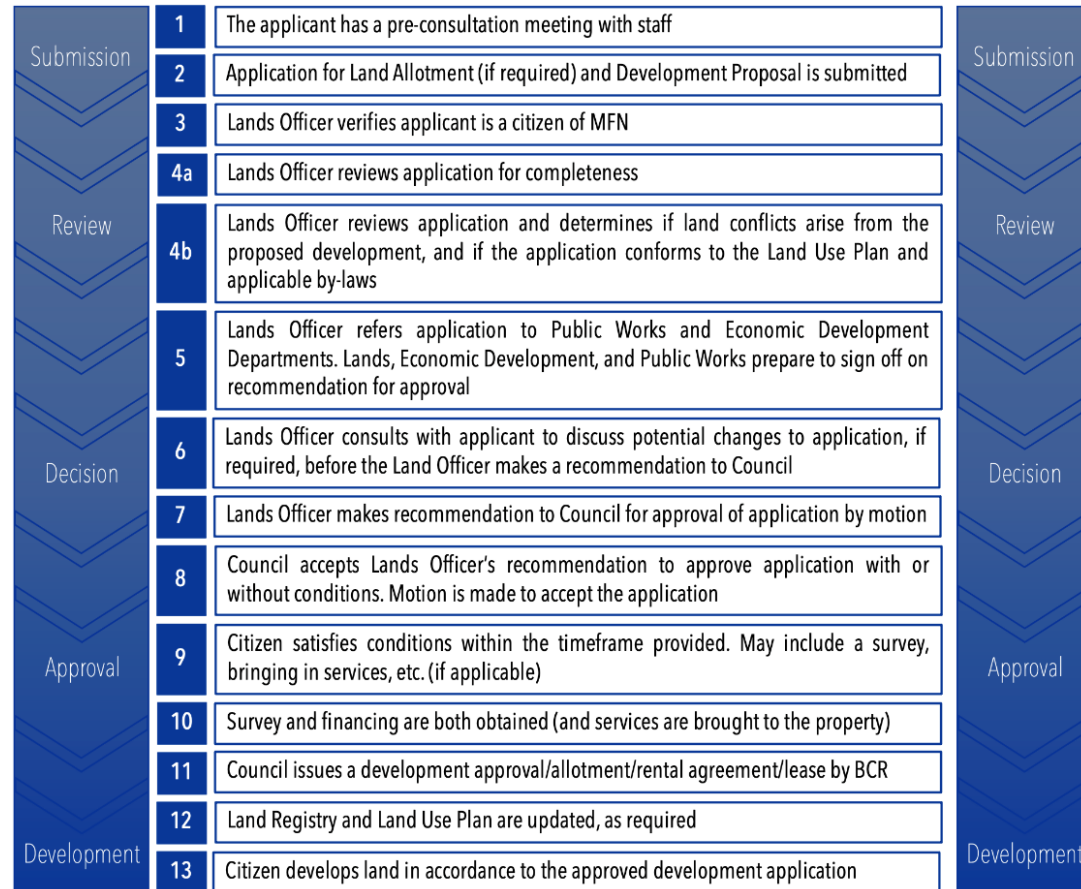
Minimum Lot Size*:	720m ²
Maximum Site Coverage:	30%
Set Back from Lot Line:	
	Front and Rear 3m (minimum) 7.5m (maximum)
	Side Lot 1.5m (minimum)
Maximum Building Height:	9m
Parking:	1 Parking spot for every unit plus and additional .5 parking spot for every bedroom. (i.e. 1 bedroom = 1.5 parking spots, 2 Bedroom = 2 parking spots, 3 Bedroom = 2.5 parking spots)
Accessory Buildings:	Permitted
*Provided all set backs for Septic Systems can be accommodated on site	

Implementation

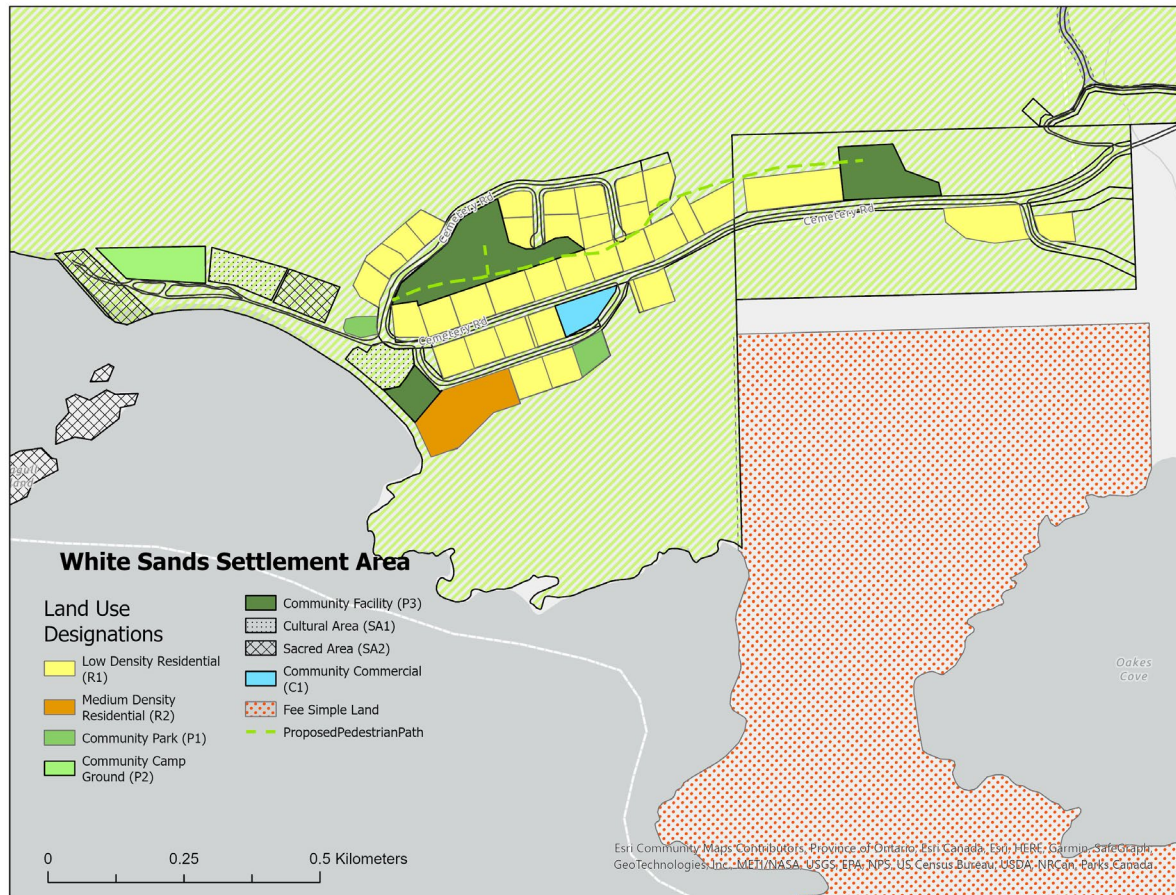
Zoning-By-Law is best thought of as a guide for development, that can give an applicant a good idea of what type of development will be permitted. It contains information on the types of buildings and uses, their location, and technical details like setbacks, building heights etc. While it is important to have strong policy direction – it is also important to remember that these policies are not written in stone – **there are mechanisms built in for review and appeal**. This is because it is impossible to know the future or anticipate every type of development that may actually benefit the community, or what the social, environment or economic dynamics will be down the road.

Implementation - outlining the steps to achieve the vision set out in the land use plan.

Development Review Process



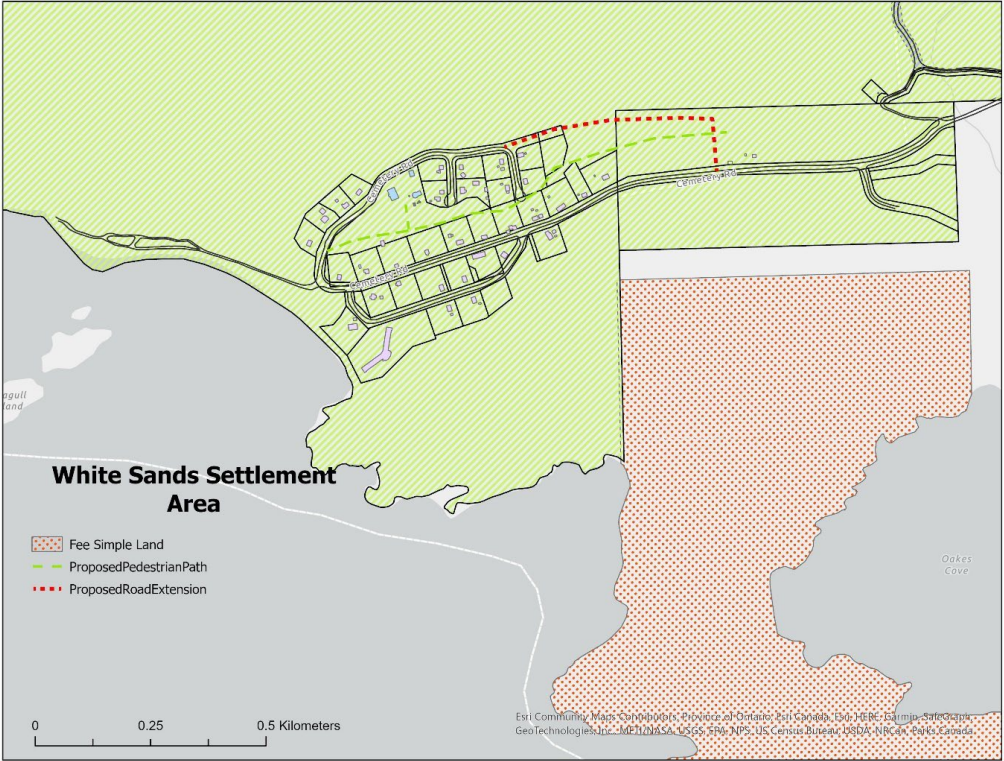
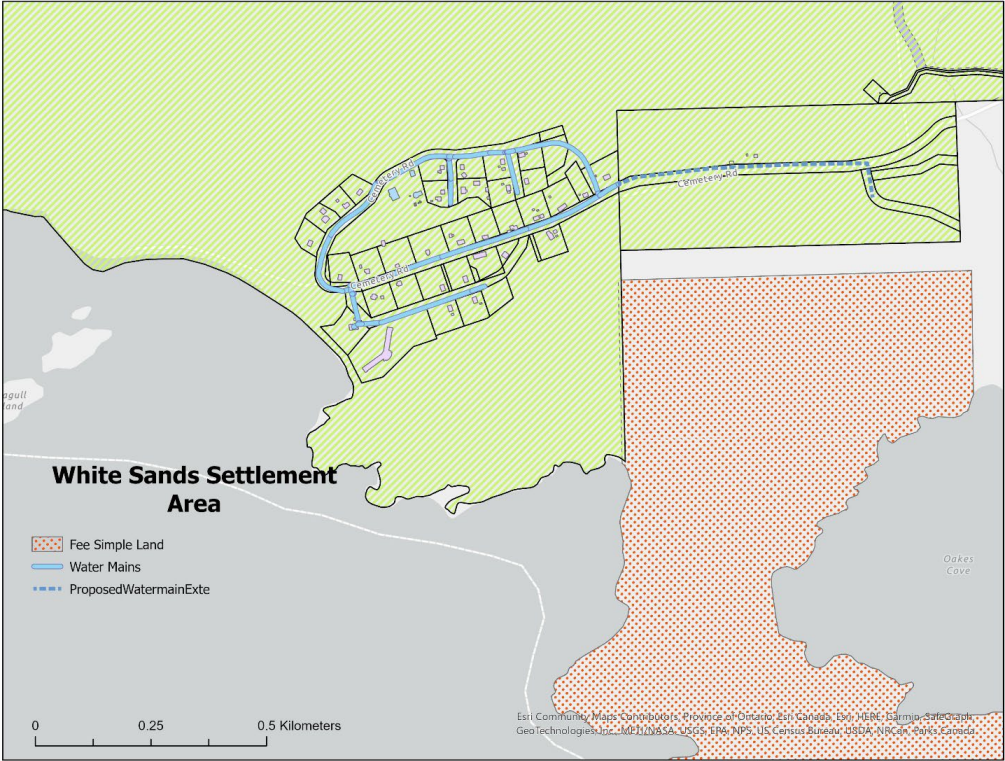
Building a Complete Community



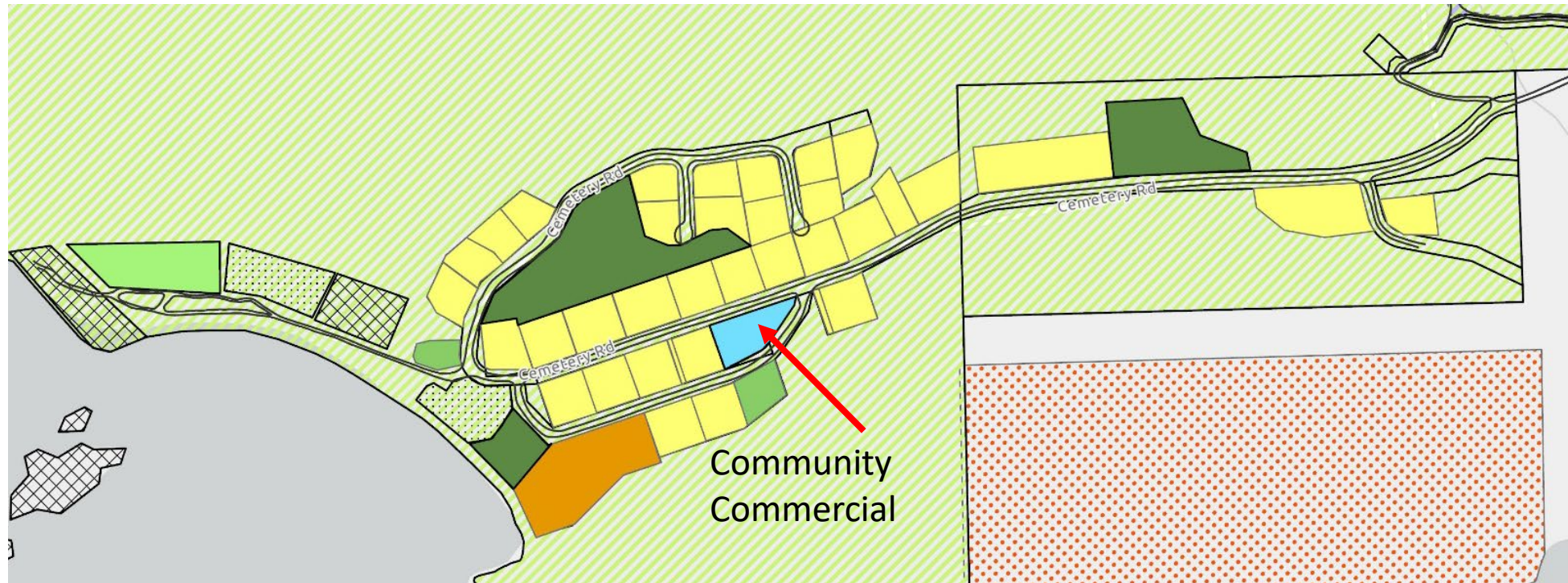
Michipicoten's Land Use Plan is organized around a vision for community building that sees the White Sands Settlement Area developing into a **Complete Community**.

The Michipicoten Cultural Centre is one key element of this larger vision, and has been designed as a multi-purpose building that can fulfill a variety of community needs.

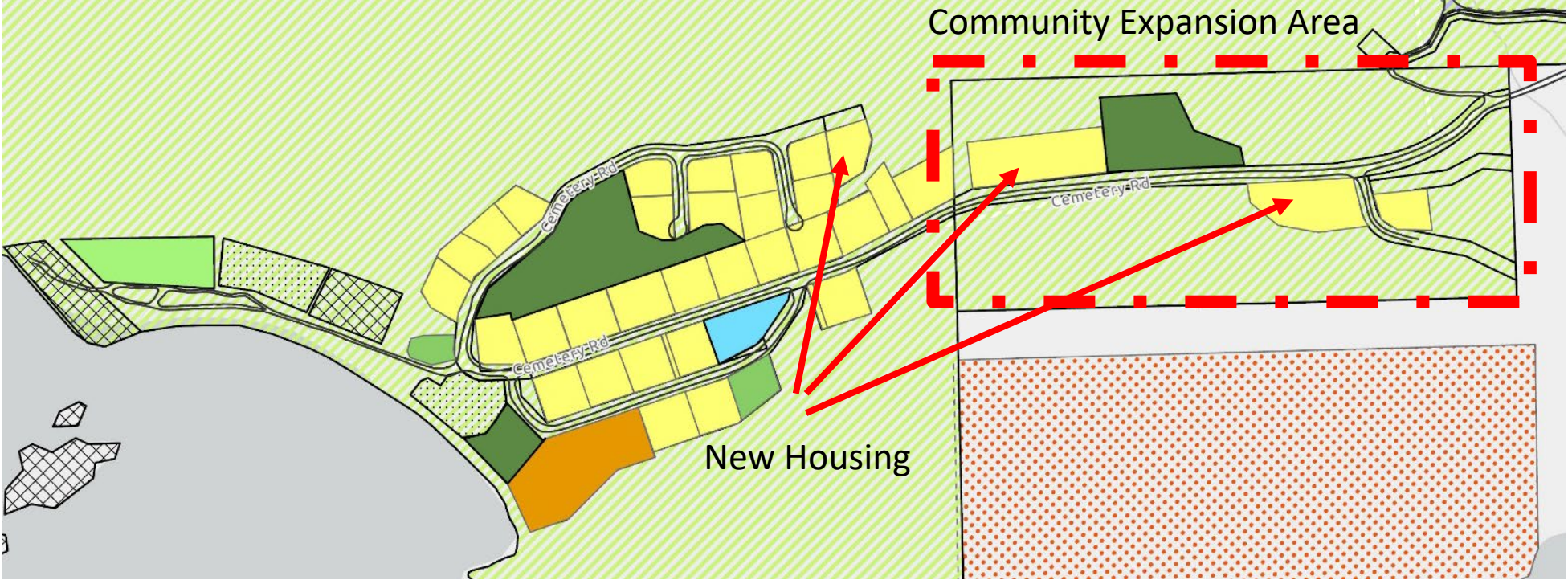
Infrastructure Improvements



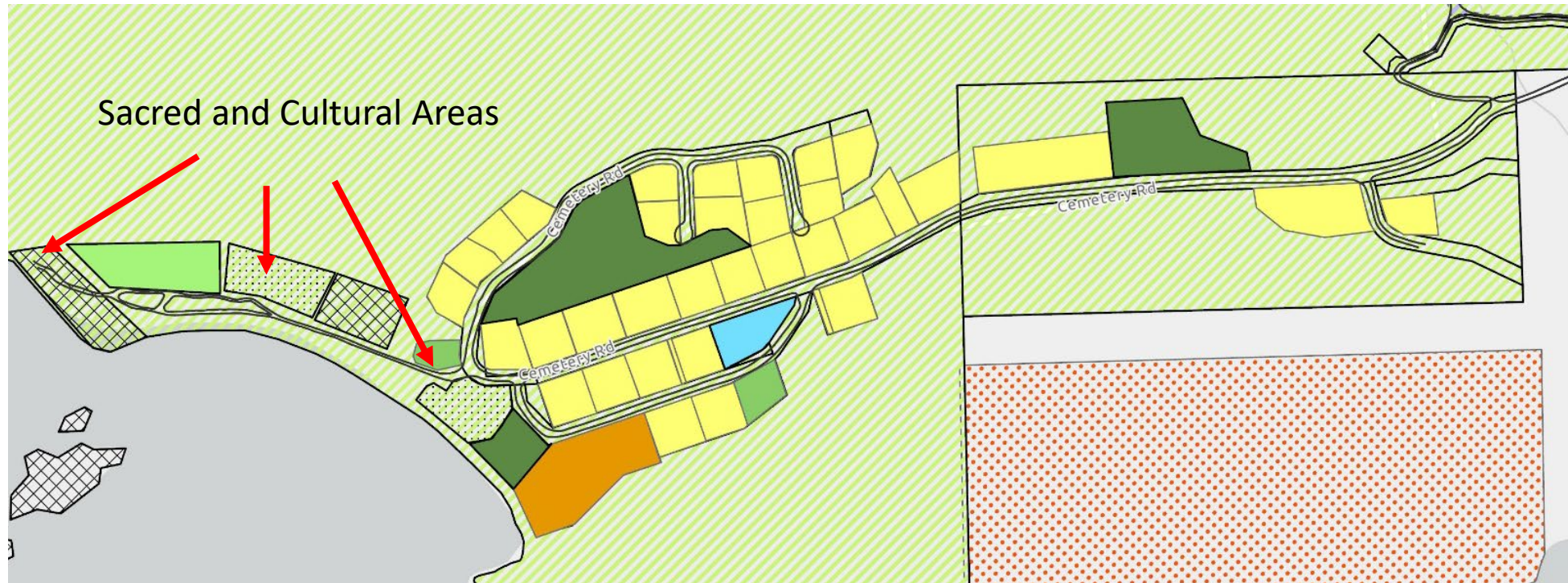
Commercial Development



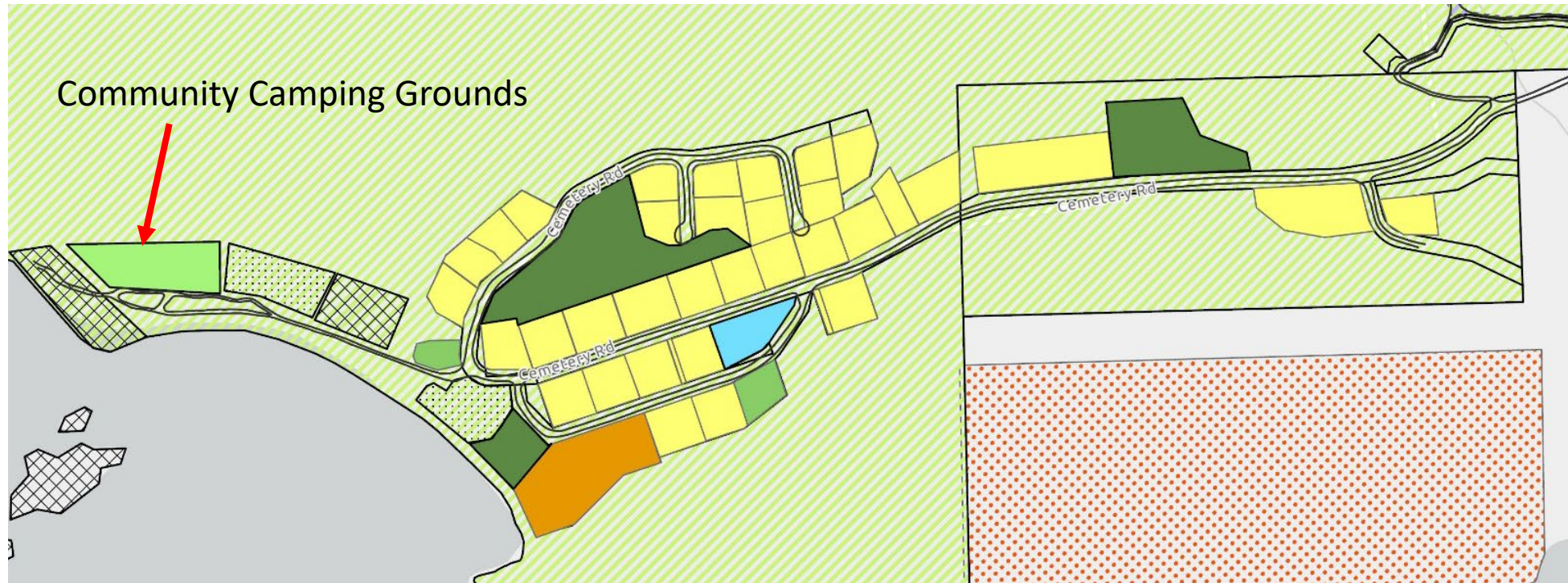
New Housing



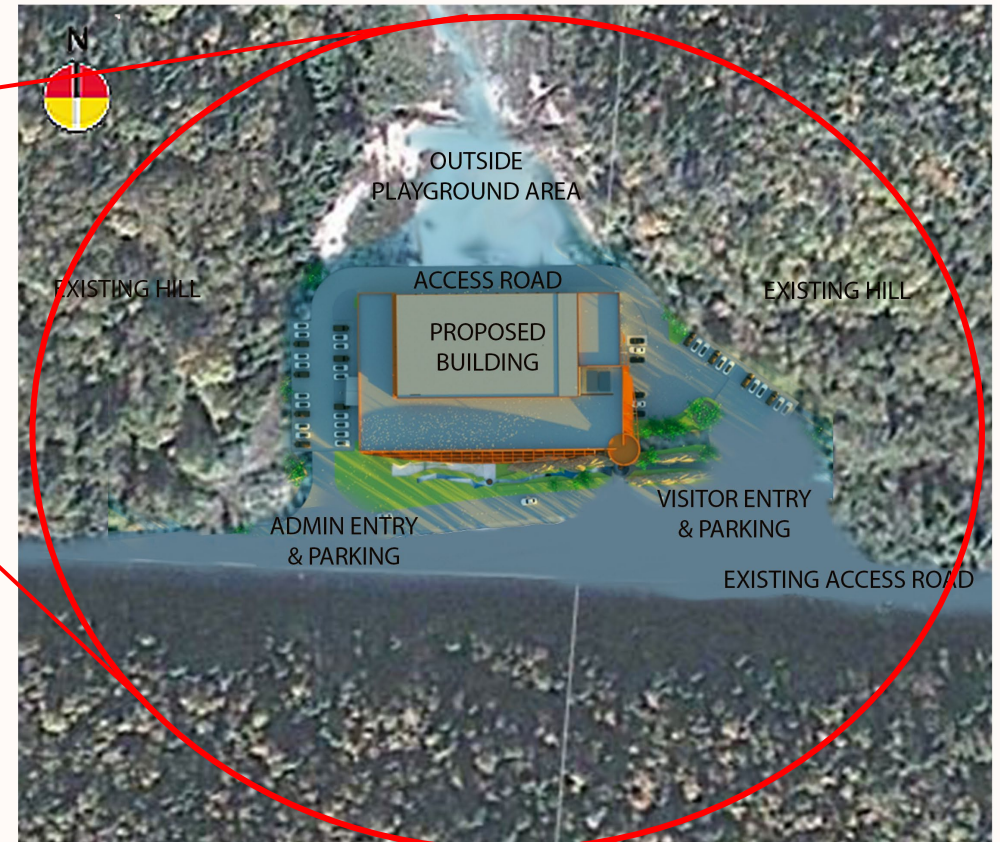
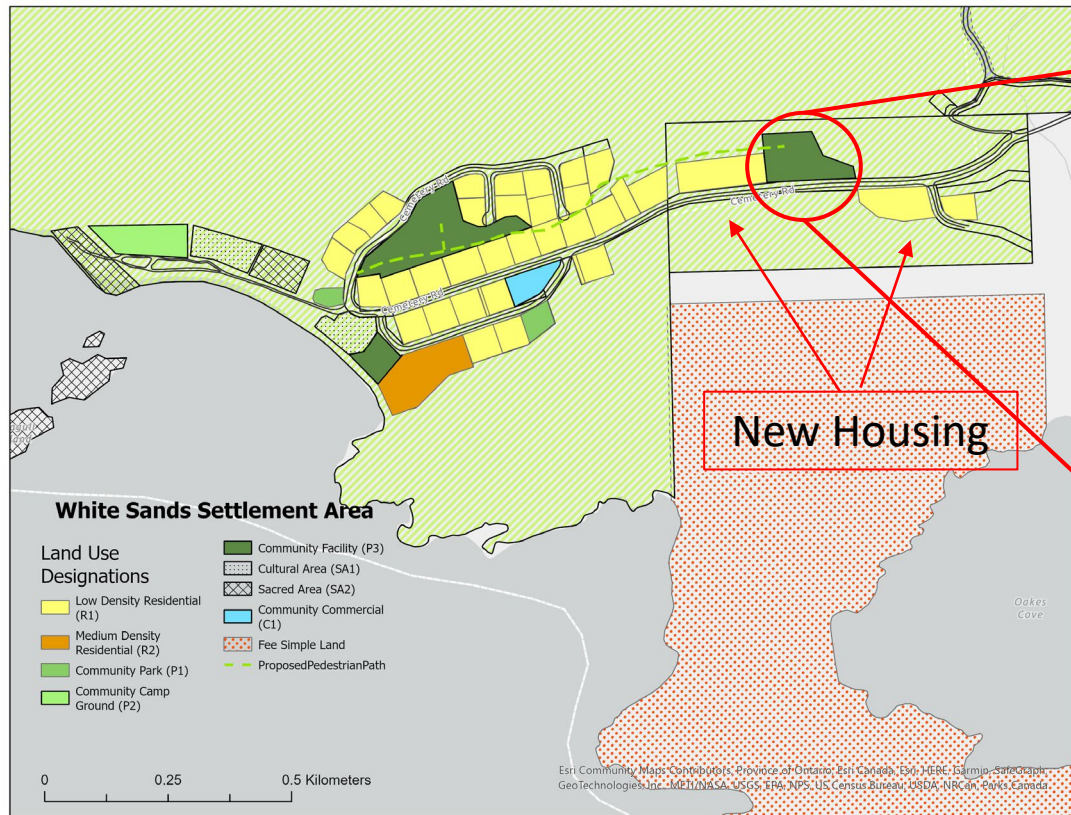
Sacred and Cultural Areas



Community Camping



Cultural Amenities



Cultural Centre

Facade

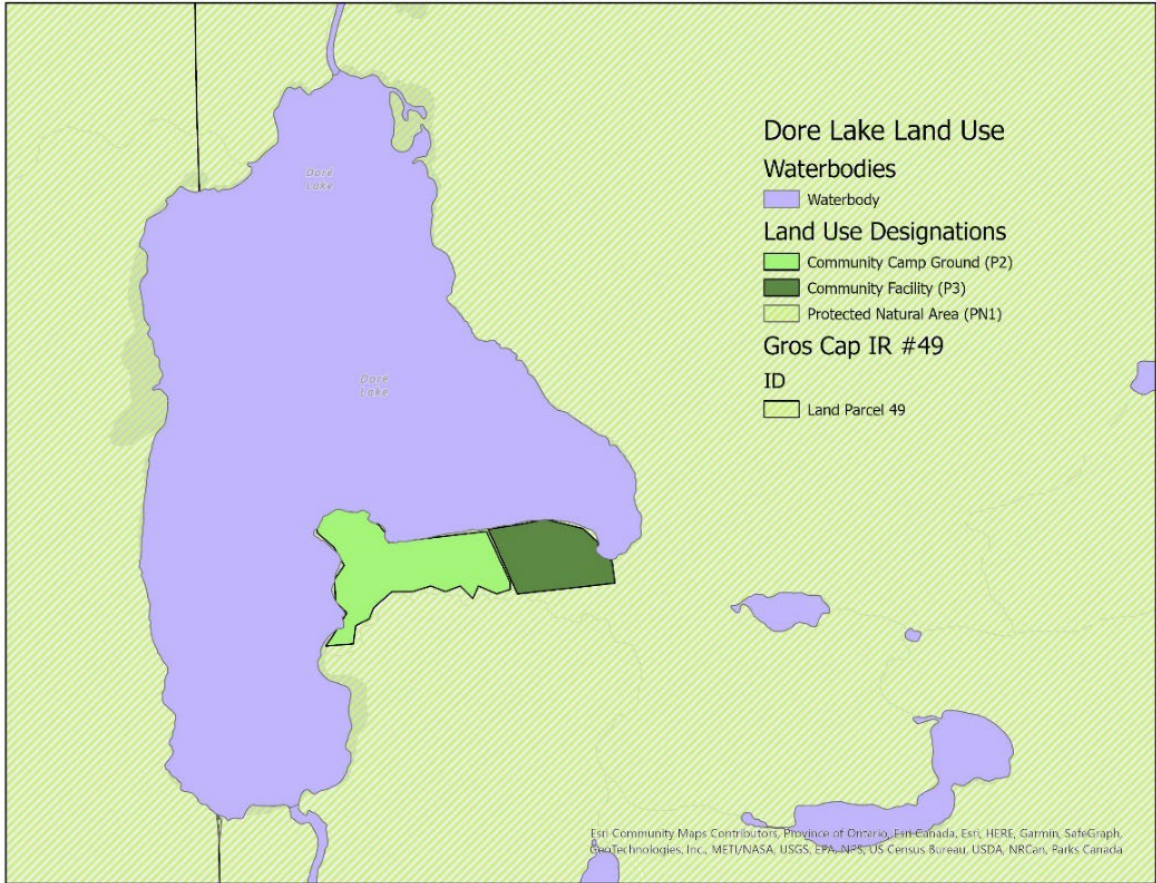


Cultural Center

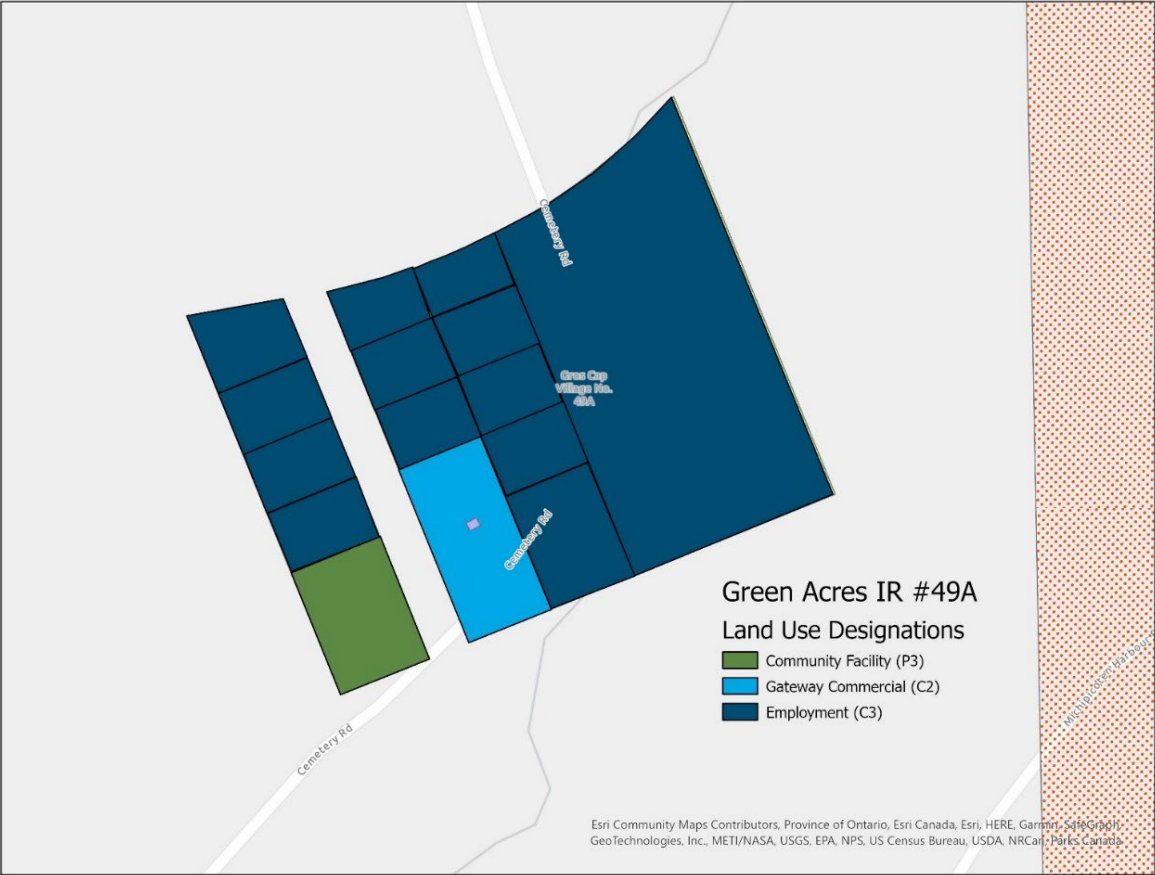
Rink and Admin Entrance



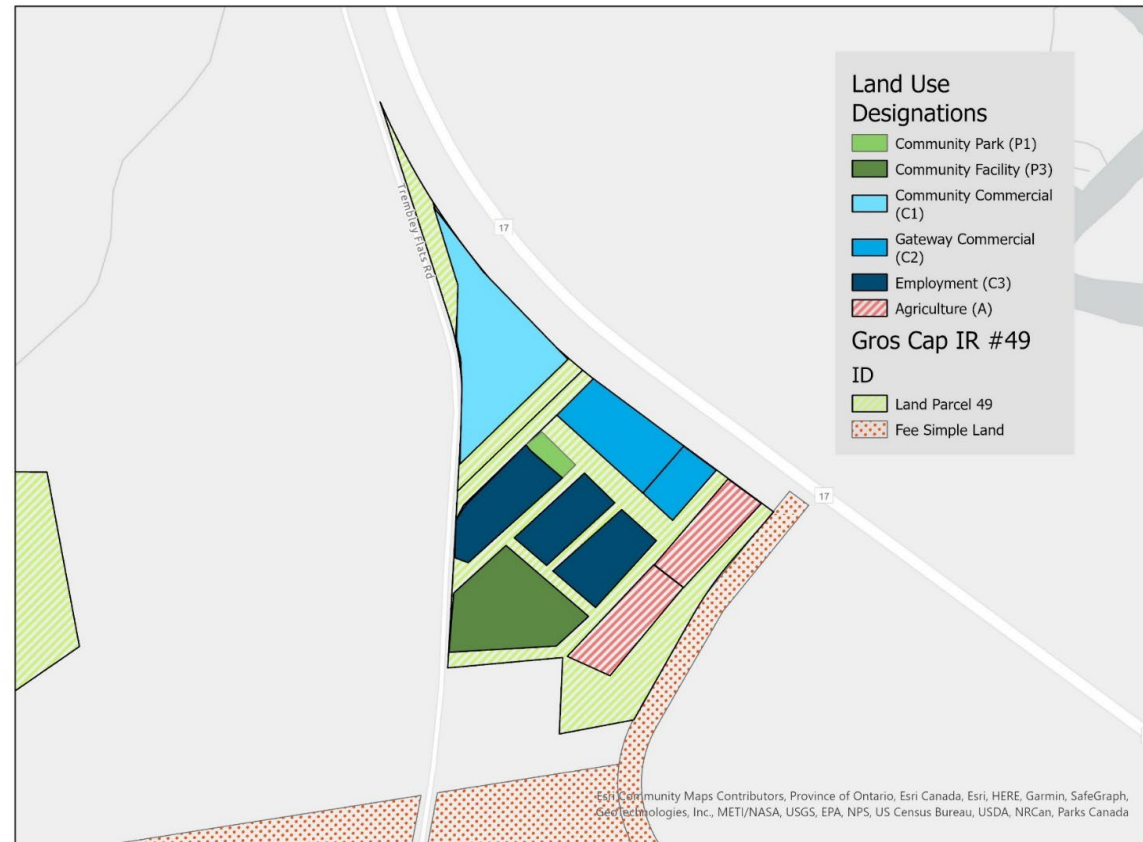
Dore Lake



Green Acres – Land Use



Tremblay Flats - Land Use



Tremblay Flats – Lot Plan



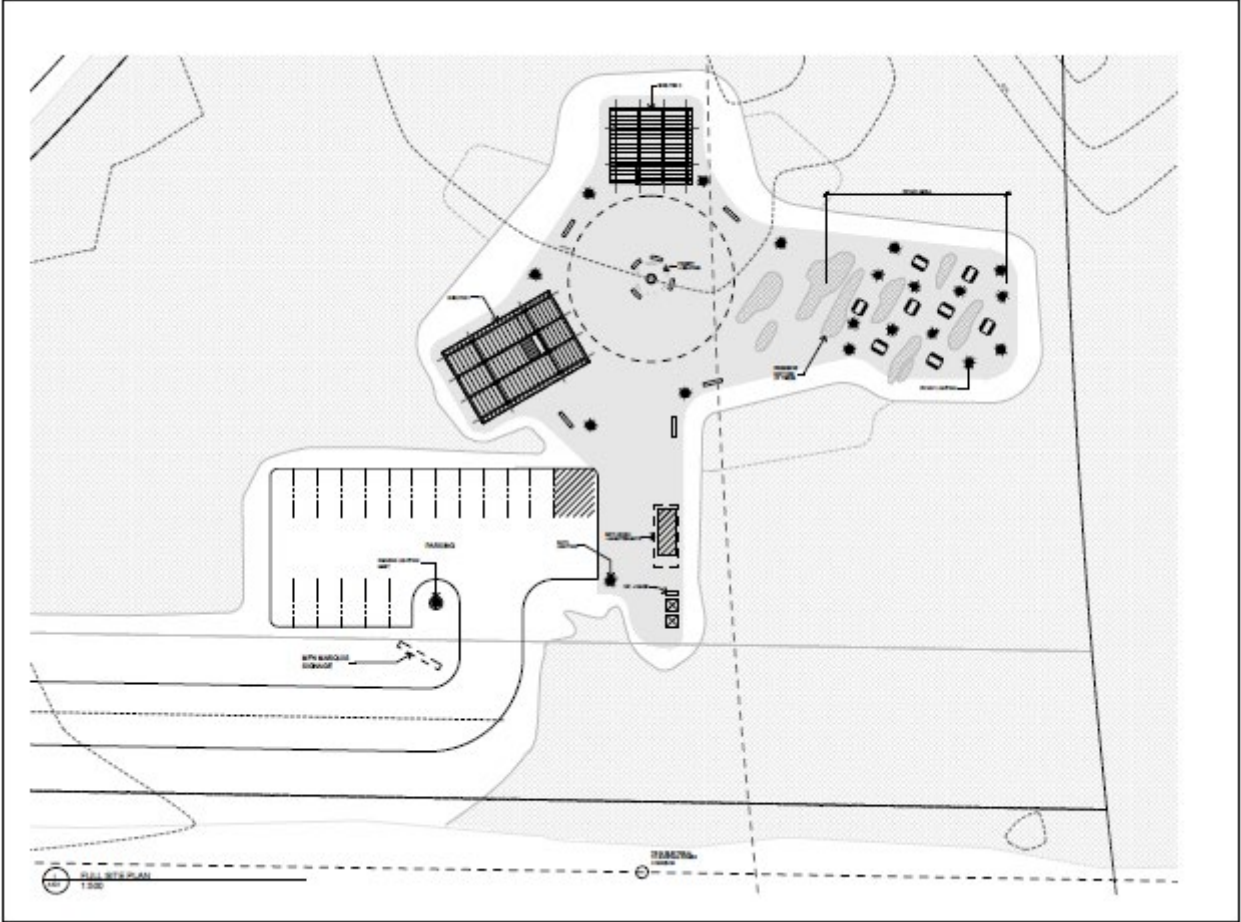
ZONE A
MFN COMMONS
Cultural retail, crafts,
& businesses.

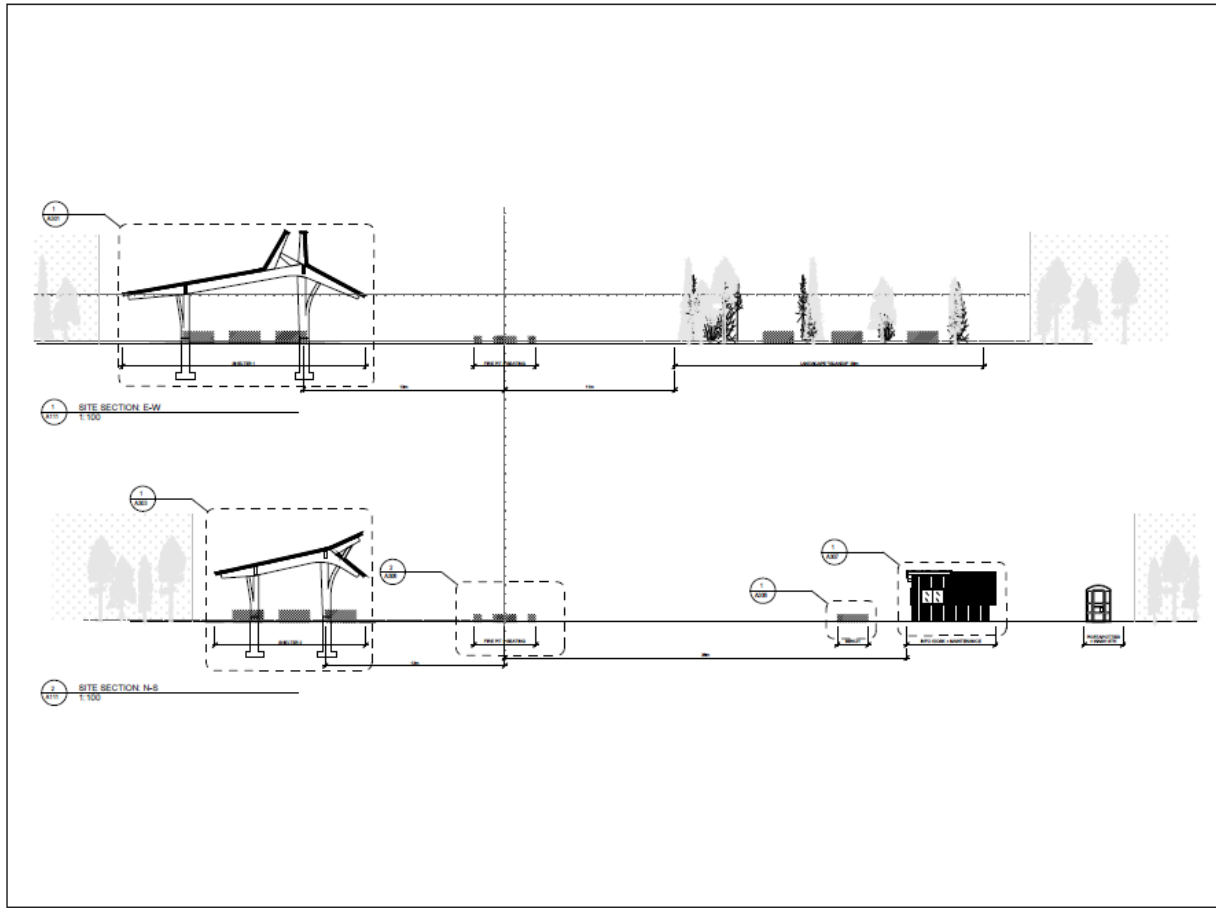
ZONE B
Gas station, retail.

ZONE C
Other commercial
& light industrial

ZONE D
Other

MFN Common

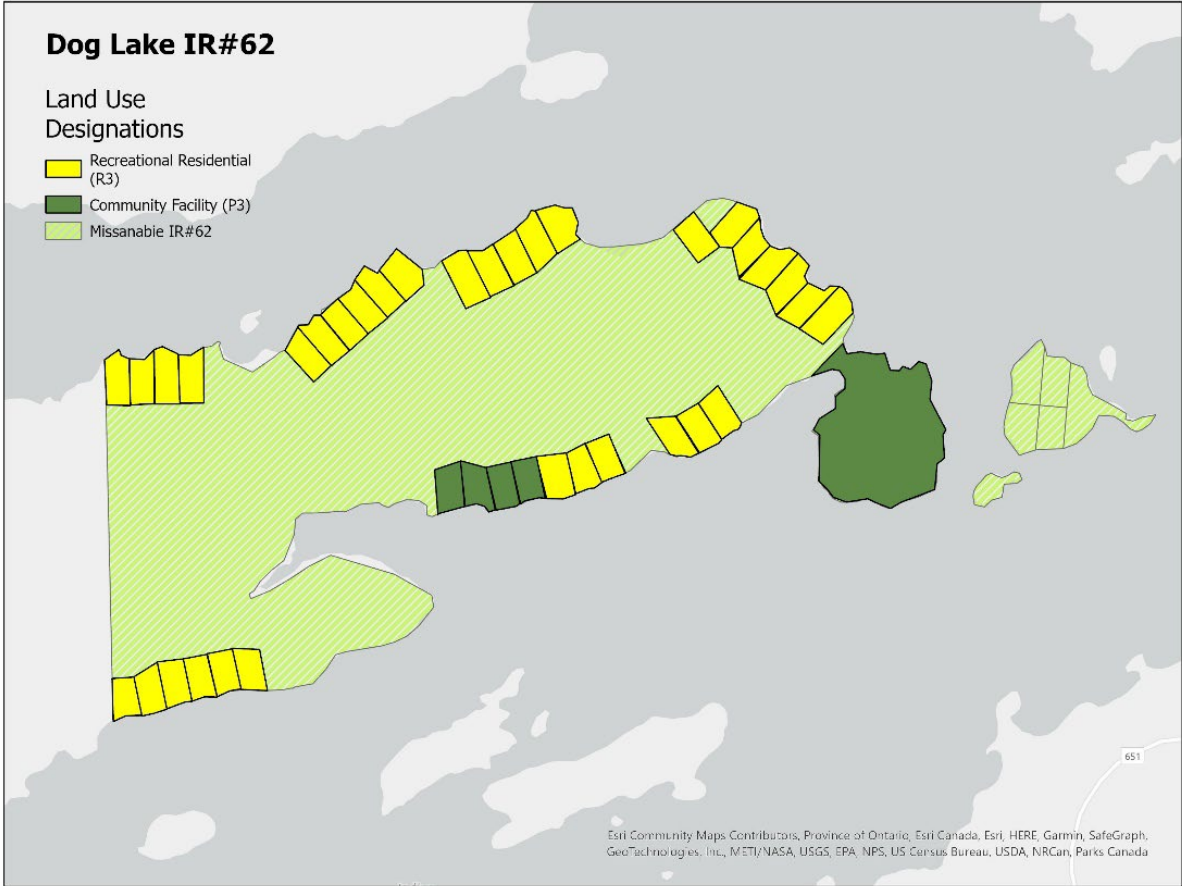




MFN COMMONS ΓΥΛΙΣ

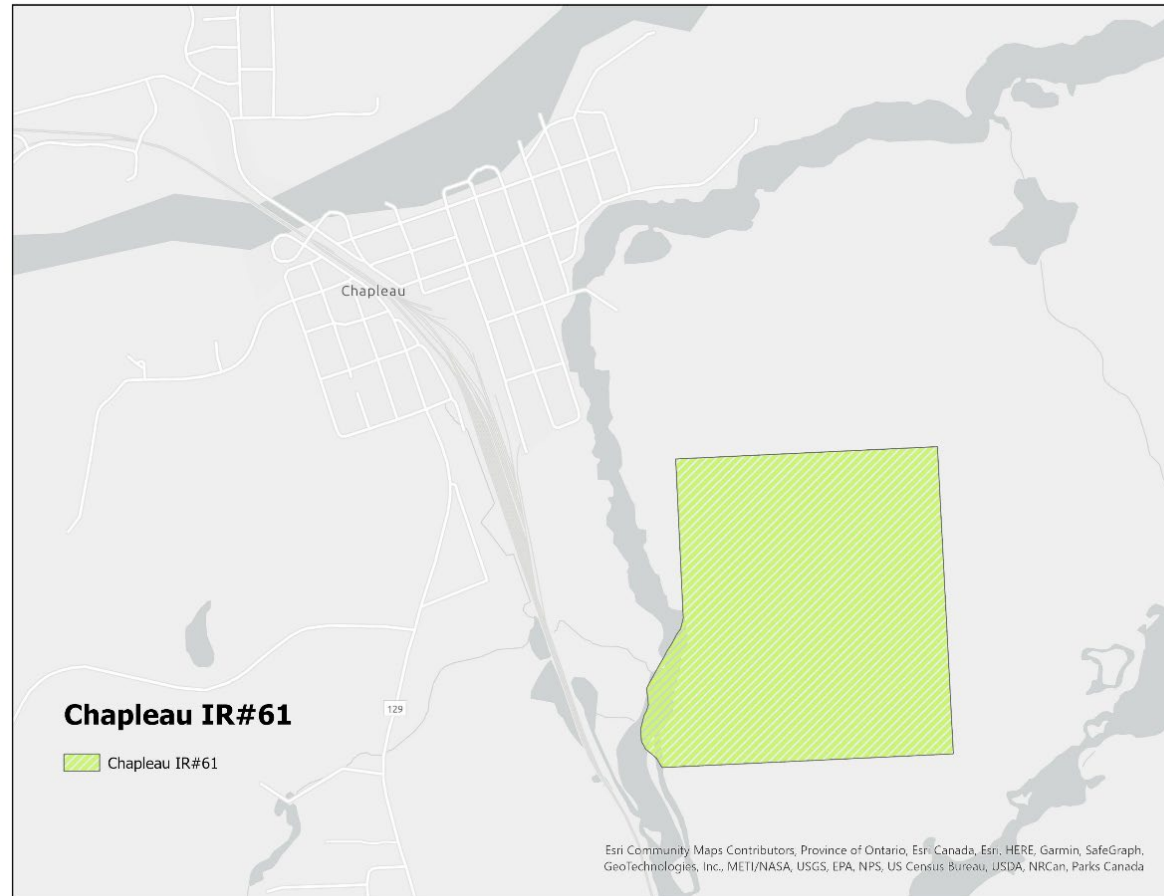


Missinabie (Dog Lake) IR62

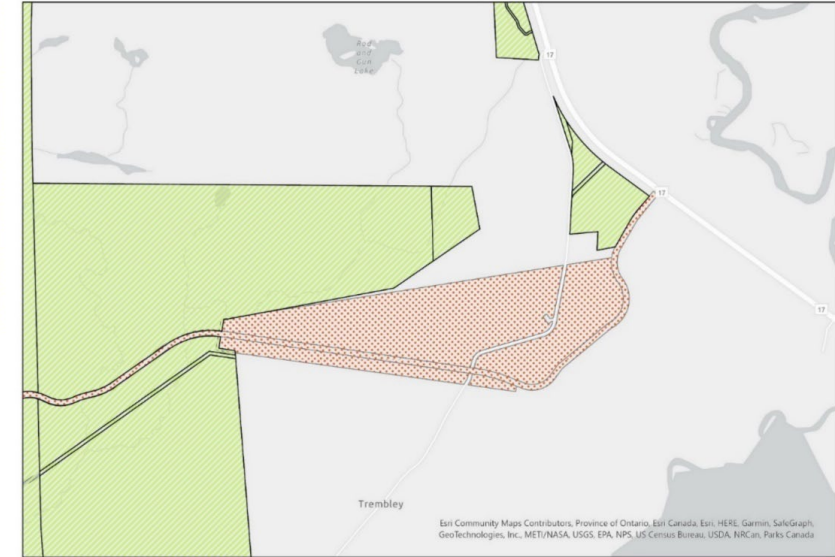
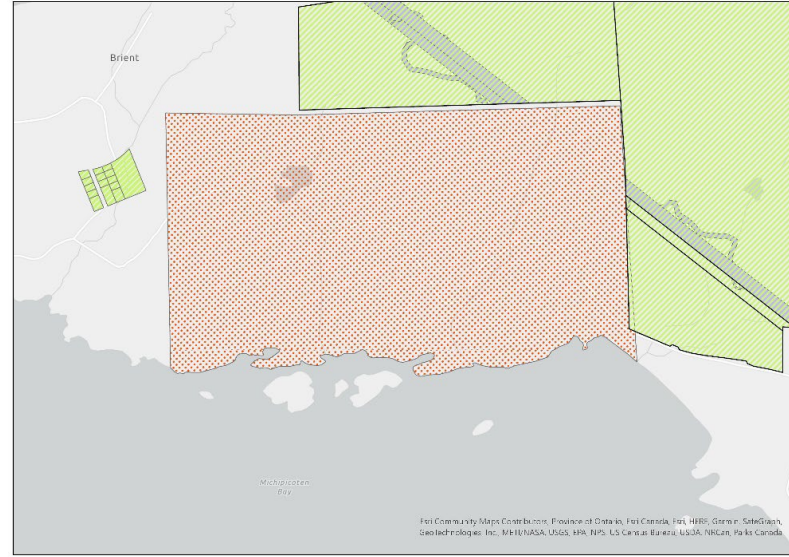
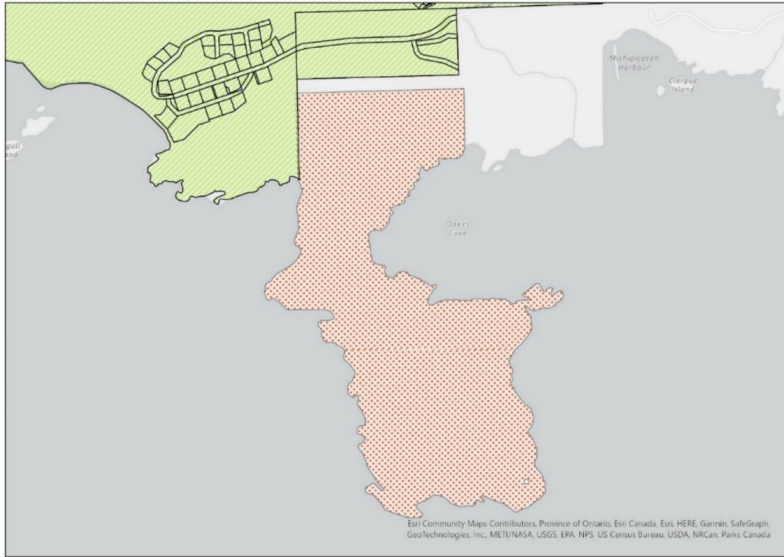




Chapleau – IR61



Fee Simple Lands

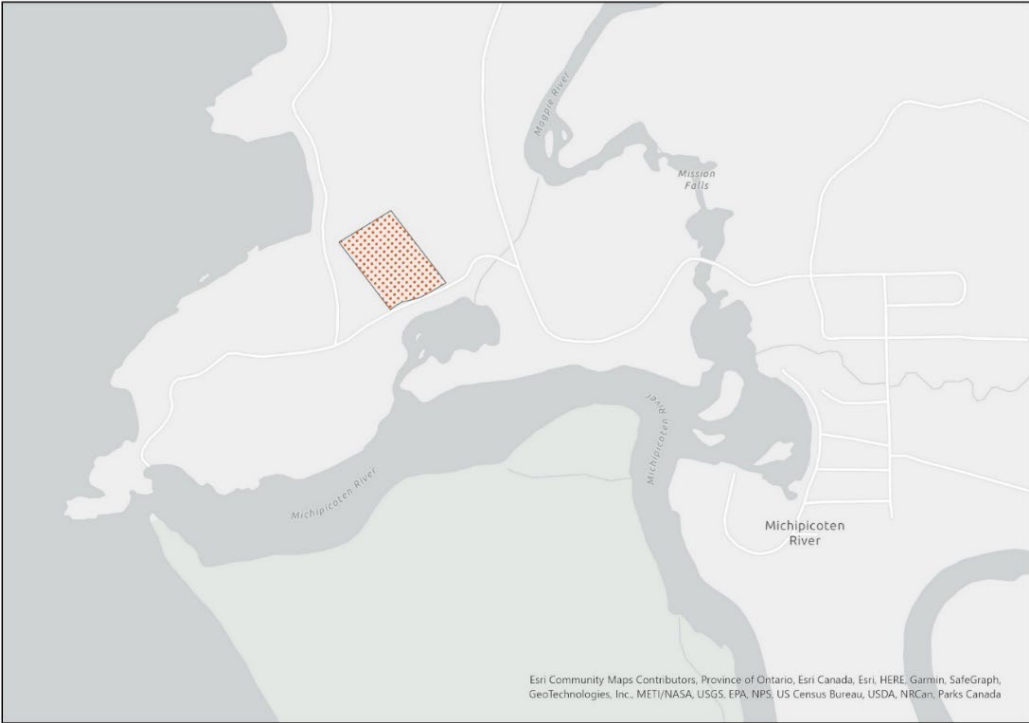


Zoning Designations for Oaks Cove and Peninsula	Zoning Code
Recreational Residential	R3
Community Park	P1
Community Camping Grounds	P2
Community Facility	P3
Cultural Area	SA1
Sacred Area	SA2
Protected Natural Area	PN1

Zoning Designations for Sandy Beach and Superior Coast	Zoning Code
Recreational Residential	R3
Community Commercial	C1
Gateway Commercial	C2
Community Park	P1
Community Camping Grounds	P2
Community Facility	P3
Cultural Area	SA1
Sacred Area	SA2
Protected Natural Area	PN1

Zoning Designations for Tremblay Flats & Railbed	Zoning Code
Community Commercial	C1
Gateway Commercial	C2
Employment	C3
Community Park	P1
Community Facility	P3
Sacred Area	SA2
Protected Natural Area	PN1

Fee Simple – Medicine Cave



Zoning Designations for Tremblay Flats & Railbed	Zoning Code
Cultural Area	SA1
Sacred Area	SA2
Protected Natural Area	PN1

Monitoring and Plan Review

Amendment

(1) Council must follow the following procedures in amending or repealing this Land Use Plan:

(a) Council must present the amendment or proposal to repeal for discussion at three separate meetings;

(b) Council must provide at least 15 days notice to members prior to each meeting referred to in paragraph 10. (1)(a). Such notice must indicate the nature of the amendment being discussed;

(c) Council must allow any member, or any person who may possibly be affected by the proposed amendment, to present written or oral comments at any of the meetings required by paragraph 10. (1)(a). Council may, however, set reasonable restrictions on the amount of time allowed for such comments to be submitted.

Monitoring and Plan Review

Lands Officer

The Lands Officer, appointed by council through section 4.0 of Michipicoten First Nation's Zoning ByLaw, shall review the land use plan annually:

- a) to ensure their own familiarity with the document;
- b) to review any planned infrastructure or other band lead development projects for the year, and prepare a briefing note to Council containing recommended amendments as required to the Land Use Plan or Zoning By-Law.

Monitoring and Plan Review

Plan Review Period

The Land Use Plan requires period formal review and updates in order to reflect the evolving direction and changing circumstances facing the community's growth dynamics.

- a) The Land Use Plan shall be reviewed in a formal process by Council, Executive Officer, the Lands Officer and Public Works Manager every 5 years;
- b) An updated Land Use Plan and Zoning By-Law should be prepared every 10-12 years, and plan for a 20-year horizon.

Monitoring and Plan Review

New Council

Following the election and inauguration of a new Michipicoten First Nation Chief and Council, the Lands Officer will provide a copy of the most up to date version of the Land Use Plan and Zoning By-Law to each Council member for review. Council members shall review the contents of the Land Use Plan and Zoning By-Law in full. The Lands Officer shall be available to council for any questions or comments on the Land Use Plan in a formal in-camera session within 60 days of a new Council's inauguration.

Coming up next!

- MFN Common Phase 1 Build
- Land Designation for Economic Development
- Development Review Process Guidelines
- Implementation Plan
- Apply for detailed design funds for the Cultural Centre
- Housing Co-design process with Lateral Office (IN PERSON EVENT TOMORROW APRIL 13TH)
- Advance Fuel Station Businesses Planning and Coordinate with Funders
- Expand Water Distribution and Upgrade Water Treatment Plan
- Upgrade and resurface roads
- 2 new houses!
- Land Allocation policy for Recreational Residential Uses at Dog Lake

Niwiigwaaminaanin - Tomorrow

In Person Community Lead Housing Design Session tomorrow!
w/ Architect Mason White of Lateral Office:

5:00-6:00pm – Dinner at the Band Hall
6:00-8:00pm- Co-Design Session

[Niwiigwaaminaanin: Housing Co-Design Process | Michipicoten Land Use Plan Website \(michipicotenlands.ca\)](#)

Land Designation

[LAND DESIGNATION for BUSINESS DEVELOPMENT | Michipicoten
Land Use Plan Website \(michipicotenlands.ca\)](#)

Questions and Discussion

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