



Abegweit
FIRST NATION

Community Land Use Plan



Abegweit First Nation Lands:

Morell, Scotchfort, Rocky Point, and Blockhouse.



Table of Contents

Message from Chief	4	10.0 Recreational Overview	54
Definitions	5	10.1 Recreational Policies	55
Acknowledgements	6	10.2 Recreational Map – Scotchfort	56
1.0 Introduction	7	11.0 Residential Overview	58
1.1 The Community	8	11.1 Residential Policies	59
1.2 Timeline of Growth	9	11.2 Residential Map – Morell	60
1.3 Community Engagement	12	11.3 Residential Map – Rocky Point	61
2.0 The Land		11.4 Residential Map – Scotchfort	62
2.1 Morell Reserve Overview	17	12.0 Resource Management Overview	64
2.1.1 Morell Boundaries Map	18	12.1 Resource Management Overview	65
2.2 Rocky Point Reserve Overview	20	12.2 Resource Management Map – Morell	66
2.2.1 Rocky Point Boundaries Map	21	13.0 Implementation	68
2.3 Scotchfort Reserve Overview	23	13.1 Authorities	69
2.3.1 Scotchfort Boundaries Map	24	13.2 Implementation Tools	70
2.4 Blockhouse Property Overview	26	13.3 Land Use Designation Implementation	71
2.4.1 Blockhouse Property Boundaries Map	27	13.4 Implementation Timeline	74
3.0 General Land Use Policies	29	13.5 Implementation Responsibilities Overview	75
4.0 Land Designations	31	13.6 Immediate By-Laws Needed	76
5.0 Agricultural Overview	33	13.7 Administrative Tools	76
5.1 Agricultural Policies	34	14.0 By-Laws	77
5.2 Agricultural Map – Scotchfort	35	15.0 Amendment Process & Review Period	79
6.0 Commercial Overview	37	15.1 Amendment Process	80
6.1 Commercial Policies	38	15.2 Review Period	81
6.2 Commercial Map – Scotchfort	39	16.0 Amendments	82
6.3 Commercial Map – Blockhouse	40	17.0 Maps and Surveys	84
7.0 Community Services Overview	42	17.1 Land Designation Map - Morell	85
7.1 Community Services Policies	43	17.2 Land Designation Map - Rocky Point	87
7.2 Community Services Map – Scotchfort	44	17.3 Land Designation Map – Scotchfort	89
8.0 Cultural & Spiritual Overview	46	17.4 Land Designation Map – Blockhouse	92
8.1 Cultural & Spiritual Policies	47		
8.2 Cultural & Spiritual Map – Scotchfort	48		
9.0 Industrial Overview	50		
9.1 Industrial Policies	51		
9.2 Industrial Map – Scotchfort	52		

Message from Saqmaw/ Chief Junior Gould

Kwe,



On behalf of Chief and Council, it is my honour to present Abegweit First Nation's Land Use Plan. This document reflects not only our vision for how we use and protect our lands today, but also our responsibility to protect our lands for the next seven generations.

Our lands carry the teachings of our ancestors. They hold our stories, our medicines, our language, and our identity as a people. As we continue to grow, develop, and plan for the future, it is essential that the choices we make respect these teachings.

This Land Use Plan is the result of many conversations, community sessions, and shared knowledge from Elders, youth, families, and staff. Your voices shaped this plan. I want to extend my gratitude to everyone who contributed their time, ideas, and guidance throughout this process. Your participation ensures that this plan is truly rooted in community.

As we move forward, this Land Use Plan will guide our decisions and help us continue building a strong foundation for our Nation's future. We will continue to walk together, honouring our past while planning with intention for the generations ahead.

Wela'lioq,

Saqmaw/Chief Junior Gould

DEFINITIONS

Band member

A Band Member is a member of Abegweit First Nation, who has Indian Status, and the ability to vote in Abegweit First Nation elections.

Community member

A Community Member is a person who lives in the community (Morell, Rocky Point or Scotchfort), but does not have Indian status, and does not have the ability to vote in Abegweit First Nation elections.

Fee Simple Land

Fee Simple Land is land owned by Abegweit First Nation that has not gone through the Addition to Reserve process, so is not reserve land. The band pays taxes on these parcels of land.

Land Code

A Land Code is a legal framework developed by a First Nation to manage their reserve lands and resources independently, taking the First Nation out of 44 sections of the Indian Act under land management. This gives a Band more jurisdiction over their lands, and they will no longer have to ask government permission when using reserve land. To become active, the Land Code requires to be voted on by Band members.

Land Survey

A Land Survey is a legal document created by a process that measures and maps legal boundaries of a piece of land.

Land Use Plan

A Land Use Plan is a strategic document that assesses land and water resources to determine and regulate the most beneficial and sustainable uses of land for various purposes, such as residential, commercial, etc. to prevent degradation and promote sustainable growth.

Reserve Land

Reserve Land is land that has been set aside by the federal government under the Indian Act for use by a First Nation. The legal title is held by the Government of Canada.

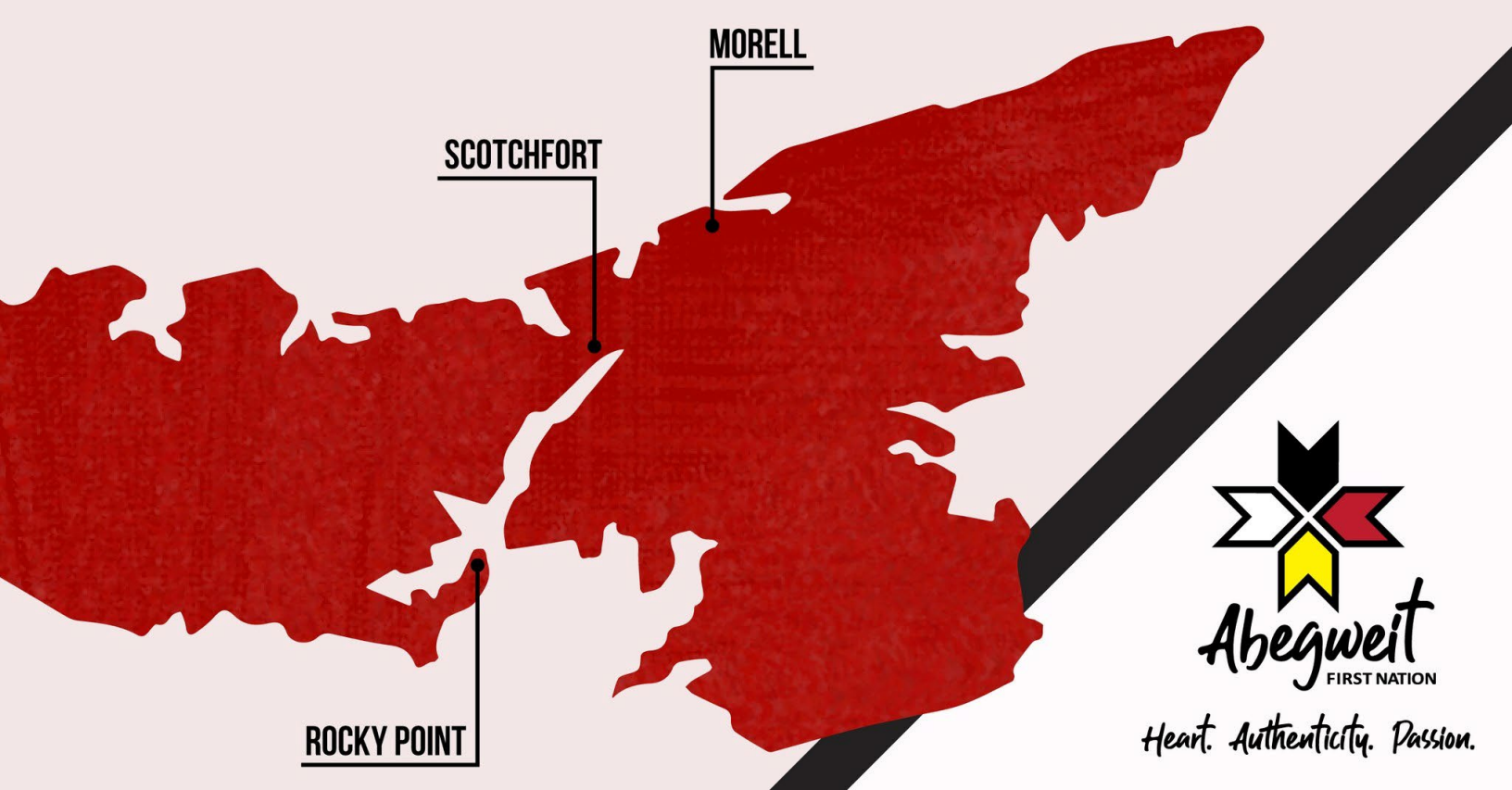


Acknowledgments

Abegweit First Nation would like to acknowledge all those that gave their time and knowledge to help in the creation of the Community Land Use Plan:

Abegweit Chief and Council;
Abegweit Community Members;
Abegweit Administration;
Abegweit Lands Department; and
First Nation Land Management Resource Centre (RC).

Special thanks to community member Melissa Peter-Paul for allowing us to use her beautiful quillwork as the background photo of this document.



1.0 Introduction

Since 1972, Abegweit First Nation has grown more than anyone could have imagined. As of 2025, there are 419 members of Abegweit, with even more community members, with the median age of 27 years old. This means that the need for housing and community services is at an all time high. With this growth comes the need for a land use plan.

The goal of this land use plan is to guide how land is and will be used to ensure social well-being, sustainable development, economic growth and environmental protection for the community. The aim is to promote sovereignty and autonomy while also maintaining efficient and responsible use of land resources for current generations and the next 7 generations.

1.1 The Community

Abegweit First Nation is a proud Mi'kmaq community that has called Epekwitk (Prince Edward Island) home for more than 12,000 years. Our culture and traditions have been passed down successfully from generation to generation since time immemorial.

Our Band Government was established in 1972, following a separation from Lennox Island First Nation, in order to better serve the Mi'kmaq population of central and eastern Epekwitk.

Today, Abegweit First Nation consists of three reserves: Morell, Rocky Point, and Scotchfort. In 2024, Abegweit also assumed ownership of the Blockhouse Lighthouse property in Rocky Point, with plans to develop the site for the benefit of both community members and visitors alike.

We are dedicated to advancing our community socially, culturally, and economically through a holistic approach rooted in education, fairness, and partnerships. Our goal is to create and sustain a healthy, safe, and thriving environment for all our people.

Over the past several decades, Abegweit First Nation has achieved steady growth and success in community development. This

progress includes the construction of new homes, the establishment of a new health center, an early childhood center, an active transportation center, and the Abegweit Connects business center along the Hillsborough River.

The Chief and Council continue to work diligently across many areas—including administration, economic development, education, employment, housing, family support, fisheries and natural resources, health and wellness, and social development—to ensure ongoing growth and opportunity for our members.

Today, Abegweit First Nation is thriving with a population of 416, including 224 members living on reserve, 12 members living on other reserves, and 180 members living off reserve.¹ With renewed focus on providing services and employment opportunities, we remain committed to supporting our people while honoring our cultural values and traditional teachings.

With our people at heart, the leadership of Abegweit First Nation looks forward to building a prosperous future that respectfully aligns with our Mi'kmaq culture and traditions by continuing to take care of the land.

1.2 Timeline of Growth 2019-2022

The Timeline of Growth tells the story of Abegweit's land showing where the community has come from, what it has experienced, and how it continues to grow and thrive.

By understanding the past, we strengthen our ability to protect the land, plan wisely, and honour our ancestors in future land use decisions.

2019

- Community Ball Field: Abegweit First Nation partnered with the Jays Care Foundation to re-construct its community ball field. The ball field is in the heart of the Scotchfort reserve and is open throughout the summer months for everyone to enjoy.

2021

- Rapid Housing Initiative: Abegweit First Nation constructed five new homes in Scotchfort under CMHC's Rapid Housing Initiative. These homes were built within a rapid eight-month period by our very own Abegweit construction team. As a result of this initiative, five families were able to move back to the community to work, play and live.
- Land Code Development: Abegweit became a signatory of the First Nations Land Management Collaborative Agreement, embarking on a journey of land code development.

2022

- Early Learning Centre: Abegweit First Nation opened the doors to a brand-new early learning centre in Scotchfort. Abegweit has a young and fast-growing population, and this state-of-the-art facility allows the community to accommodate this growth by providing a safe and healthy environment for our little ones to play, learn and grow.
- Outdoor Community Rink: With the support of ACOA's Community Revitalization Fund, our community constructed a new outdoor rink in our Scotchfort reserve, adjacent to our new ballfield. Fully equipped with outdoor lights, top-of-line board system, hockey nets and other equipment, our outdoor rink is open seven days a week for all to enjoy.
- Financial Administration Law: Chief and Council enacted Financial Administration Law - this marks the first law passed by the Abegweit First Nation.

1.2 Timeline of Growth 2023-2024

2023

- Abegweit Connects Business Centre: The Abegweit Connects Business Centre began construction in 2021 and opened its doors in 2023 in the community of Scotchfort. This multifaceted community building was supported by many partners, including the Province of PEI, ACOA, Infrastructure Canada, and Indigenous Services Canada. The building features a variety of spaces that will support the community's socio-economic growth, including office space, cultural space, meeting space, boardrooms, retail space and a commercial kitchen. This state-of-the-art building is in a prime location along Route 2 and offers scenic views of the community and the historic Hillsborough River.
- Passive Solar Homes: Breaking ground in 2023, Abegweit's construction team built six passive solar homes in the community of Scotchfort under the Indigenous Homes Innovation Initiative (IHII), a federal program funded by Indigenous Services Canada and Infrastructure Canada and delivered by the Council for the Advancement of Native Development Officers (CANDO). The builds, which are certified to meet Canadian passive house standards, support energy independence, minimize energy costs, and address housing shortages.
- Conceptual Land Plan: ArchWork Studios was hired to create a high-level vision for the Nation's land use, which was the initial stage of the LUP.
- Collaborative Fisheries Management Agreement: The agreement recognizes the Nation's Treaty right while establishing a joint governance framework for fisheries management.
- 24-lot Subdivision: A significant increase to Scotchfort's residential area with a mix of housing types including townhouses, family homes, and accessible homes.

2024

- Active Transportation – Underground Tunnel: Under the Federal Government's *Investing in Canada's Infrastructure Program*, Abegweit spearheaded a multi-million-dollar Active Transportation project on its Scotchfort reserve. The project, which broke ground in 2023, features new paved walkways, street lighting, highway improvements, an embankment/landing on the Hillsborough River to accommodate a floating dock system, and a pedestrian underpass that allows travelers to safely access the community on both sides of the Route 2 highway. Overall, this project enhances the interconnectivity of the Scotchfort reserve, linking the community with its land along the river and the Confederation Trail system, and provides infrastructure that will support active lifestyles and eco-tourism for years to come.
- Abegweit Development Inc.: The formation of the Nation's first arms-length economic development/investment corporation. The office was opened in 2025 in the Abegweit Connects Business Building.
- Community Energy Strategy: Creation of the Nation's comprehensive energy strategy with the help of MRSB.

1.2 Timeline of Growth 2025-2026

2025

- Community Health Centre: Abegweit is planning for the construction of a new community health care facility in Scotchfort. This building will be a state-of-the-art facility and provide our health care professionals with the space and resources required to continue to expand and improve our community health care services. The facility, which is supported by the First Nations and Inuit Health Branch (FNIHB), is set to complete construction in Spring of 2026.
- Active Transportation Centre: The construction of an Active Transportation Centre and Cultural Grounds to be located along the Hillsborough River on the right-hand side of Route 2, across from the Scotchfort Reserve, is set to be complete in 2026. The center will serve as a respite and storage facility while providing rental access to recreational equipment such as bicycles, e-bikes, snowshoes, etc. to be used on multi-use pathways that will connect to the Confederation trail system. Rental access to kayaks and canoes will also offer access to the Hillsborough River through a floating dock/boardwalk system. The site will enhance the community's connection to active transportation opportunities, invite visitors to learn about the history of the Mi'kmaq culture, while also fostering connections with surrounding communities and water pathways.
- Blockhouse Lighthouse renovation: Abegweit recently acquired the Blockhouse Point Lighthouse from DFO and over 12 acres of adjacent land from the Province of PEI. With property, we have exciting plans that will preserve history and natural beauty, while enhancing visitors' access and experience. Design and site development work is already underway thanks to support from ACOA's Community Revitalization Fund.
- Sustainable Growth Plan: Development of a transformative plan to improve Abegweit's governance and organizational structure was started to support its growth.
- Expansion of Early Learning Centre: opened in Fall of 2025.
- Construction of housing residential complex: 3 buildings with 4 units in each – to be complete in Spring of 2026.
- Construction of Housing Administration and storage building: to be complete in Spring of 2026.

2026

- Community Recreation Centre: Abegweit's Community Recreation Centre will be an inclusive, publicly accessible, climate resilient, net-zero community building in Scotchfort. The new building, which is supported by funding from the Province of PEI and Infrastructure Canada, will be a 1,198 m² addition to the Abegweit Connects Business Centre. It will house a fully functional gymnasium, walking track, multipurpose space, a kitchen, an exercise room, an aquatic health spa, and more. It will also serve as a warming center for the region in the event of severe weather conditions and power outages.

1.3 Community Engagement

Community engagement ensures that the Land Use Plan (LUP) reflects the voices, values, and visions of the Nation's members. It is a process that brings people together to share knowledge, identify priorities, and make decisions that shape how the Nation's lands are managed and protected for present and future generations.

Through engagement, community members contribute their traditional knowledge, lived experience, ensuring that the plan truly belongs to the community and reflects their aspirations.

June 2024

- Community BBQ – Community Surveys (visions, goals, etc.)

September 2024

- Meeting with Director's to see how their work intertwines with the Lands Department
- Community Meeting – Open to all community members

January 2025

- Staff meeting
- Director's meeting

February 2025

- Director's meeting
- Monthly Newsletter – Lands Department spotlight – noting to keep an eye out for opportunities to give input for Land Use Plan.

March 2025

- Staff meeting
- Director's meeting

April 2025

- Staff meeting
- Director's meeting

May 2025

- Director's meeting

1.3 Community Engagement *CONT'D*

June 2025

- Staff meeting
- Director's meeting
- Community BBQ – Community surveys (visions, goals, etc.)
- Youth Advisory Board

July 2025

- Rocky Point Community Meeting – Presentation on Lands Department (Land Use Plan and Land Code – Community input)
- Monthly Newsletter showcasing Rocky Point meeting and email provided to give additional input.

August 2025

- Google Forms – Facebook Community Noticeboard – community input
- Monthly Newsletter – Lands Department spotlight – noting to keep an eye out for final opportunity to have a say in the Land Use Plan.

September 2025

- Draft 1 completed of Land Use Plan
- Draft 1 presented to Chief and Council and reviewed.
- Draft 2 prepared for community input.
- Staff meeting – Courtney presented Land Use Plan and more about the Land Code.

November 2025

- Chief and Council final review.
- Final copy of the Land Use Plan prepared and shared.



The Land



2.0 Abegweit First Nation Land

Land TOTAL – 509.66 acres

Reserve Land

Morell Reserve – 183 acres

Rocky Point Reserve – 12 acres

Scotchfort Reserve – 279 acres

TOTAL: 474 acres

Fee Simple Land

285 Blockhouse Rd and surrounding area – 14.7 acres

11181 St Peters Rd (across the road from Scotchfort Reserve) – 7.7 acres

Afton Road (between blueberry field & solar farm) – 10 acres

Bangor 1 – 1.47 acres

Bangor 2 – 1 acre

Bangor 3 – 0.79 acre

TOTAL: 35.66 acres



Morell Reserve



2.1 Morell Reserve Overview

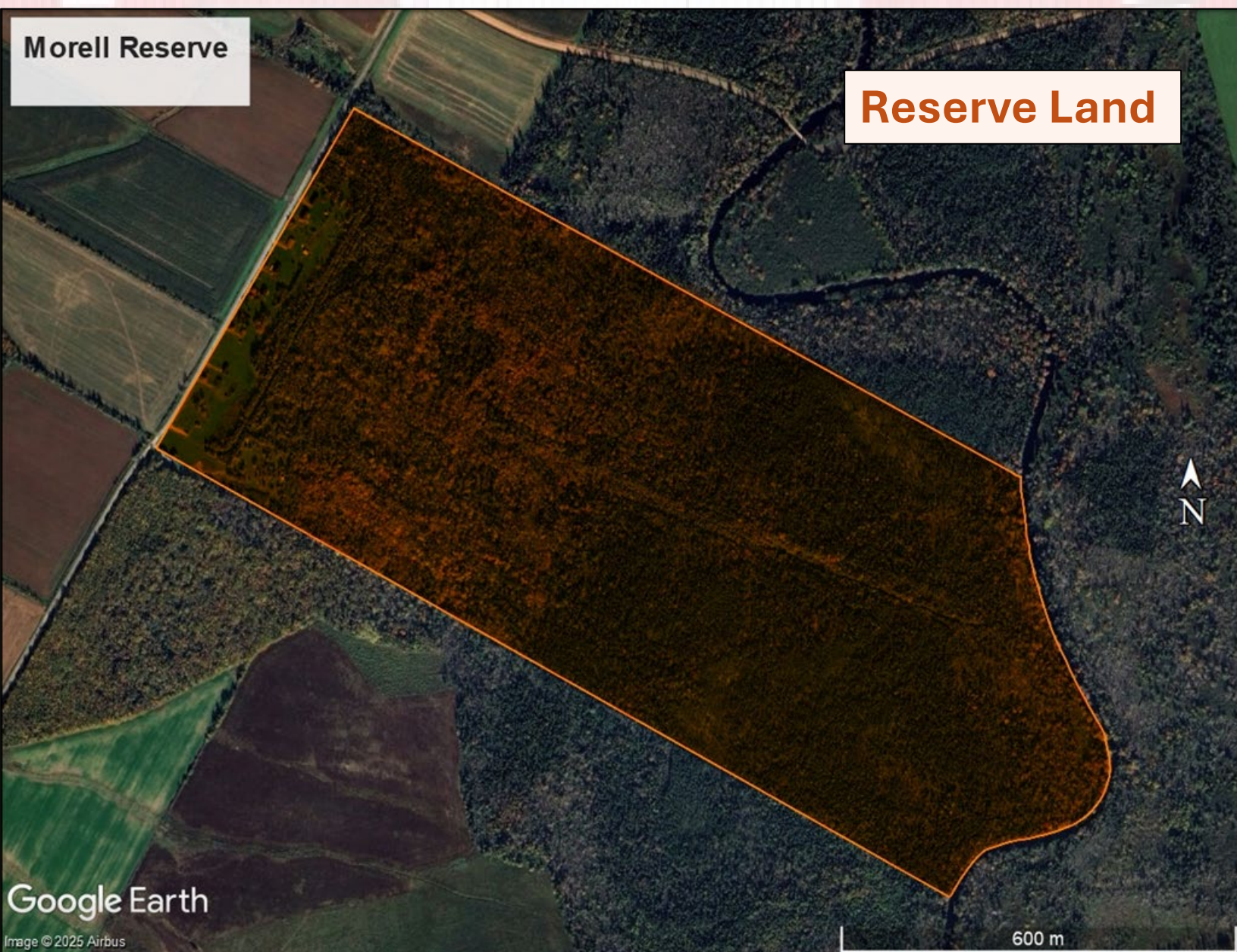
Morell Reserve is comprised of 183 acres of land situated 38.4 km northeast of Charlottetown on the Morell River. This was designated as Reserve land in 1859.

Morell is located 23km away from Scotchfort, 71km away from Rocky Point, and 73km away from Blockhouse.

Much of the land is wooded area that leads to the Morell River, which was used by our ancestors as a fishing river.

Community input we received for this reserve included: more housing, renovations of current housing, paved access, land-based healing initiatives, a playground, a community center, green energy, and guided fishing on the river (tourism).

2.1.1 Morell Reserve Boundaries





Rocky Point Reserve



2.2 Rocky Point Reserve Overview

Rocky Point Reserve consists of 12 acres of land south of Charlottetown, approximately 27km by car. This land was transferred to Crown Canada in 1913 and was transferred to band land in 1972, when Abegweit separated from Lennox Island First Nation.

Rocky Point is located 48.8km away from Scotchfort, 65.7km away from Morell, and 3.6km away from Blockhouse.

Rocky Point currently has 22 homes, with little room for many more. Community input received includes more housing, a community centre, a playground, and the purchasing of more land surrounding the reserve for more housing.

2.2.1 Rocky Point Reserve Boundaries





Scotchfort Reserve



2.3 Scotchfort Reserve Overview

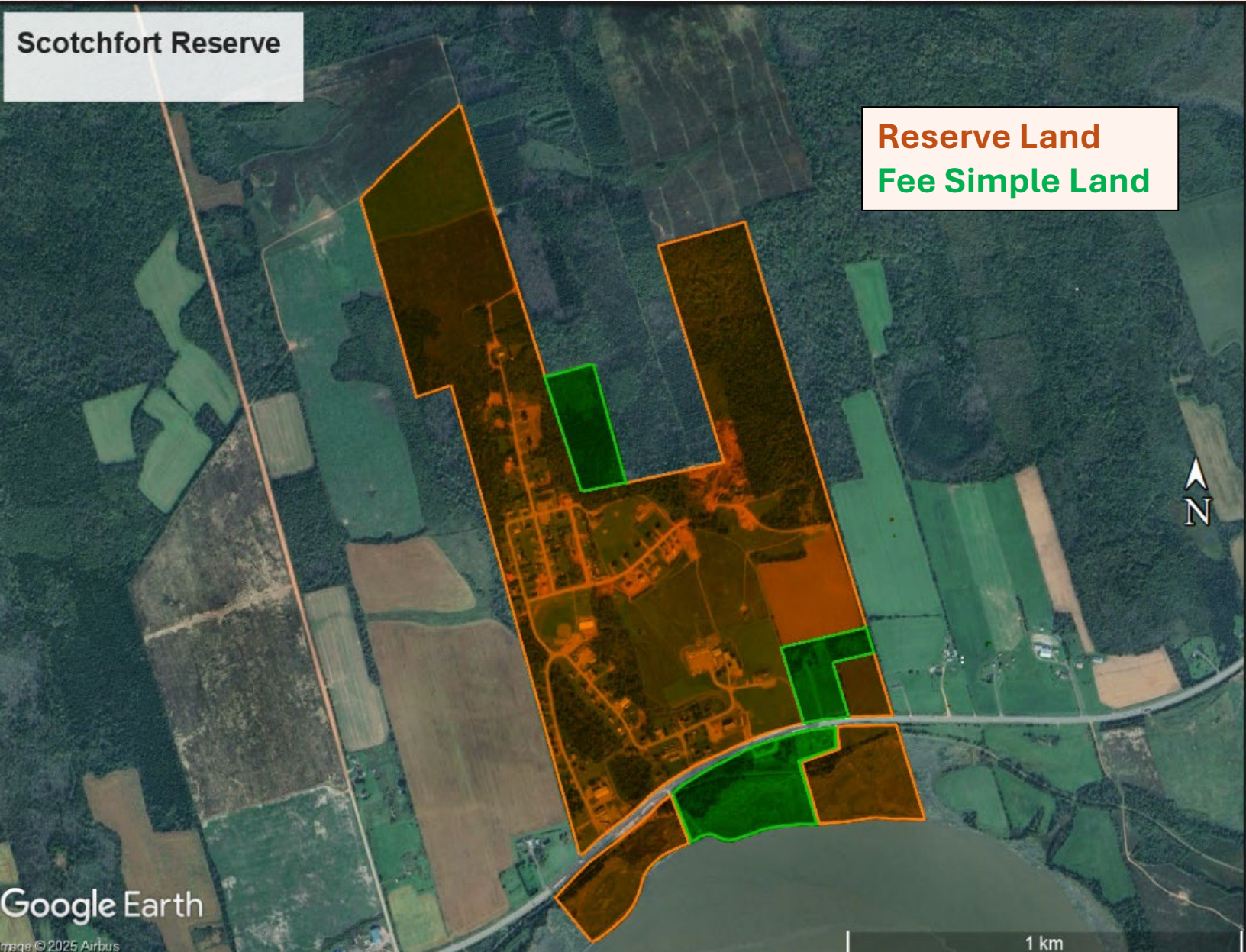
Scotchfort Reserve consists of 279 acres located 24km northeast of Charlottetown on the Hillsborough River. It was recognized as reserve land prior to Confederation.

Scotchfort is located 23.9km from Morell, 49.2km away from Rocky Point, and 51.4km away from Blockhouse.

Scotchfort has the largest useable land mass, making it the hub for Abegweit First Nation. It has 107 homes (as of March 2026), with more planned.

Scotchfort is also home to the Epekwitk Gas Bar with Robins Donuts, a marine/auto mechanic facility, a community gym, an RCMP detachment, a Chapel, a Wellness Centre, a Health Centre (2026), Family Pride, a Daycare, Chai's Place (youth center), a green house, a boat house, Epekwitk Connects Business Centre, the Administration Building, Housing Administration building (2026) and the Fisheries Building and boat yard.

2.3.1 Scotchfort Reserve Boundaries





Rocky Point - Blockhouse



2.4 Rocky Point – Blockhouse Overview

Rocky Point Blockhouse property was acquired by Abegweit in 2022, with the lighthouse being designated under the Heritage Lighthouse Protection Act.

Blockhouse consists of a historic lighthouse and 12 acres of adjacent land. Built in 1876, Blockhouse is one of the oldest lighthouses on P.E.I. that also includes an attached two-story lightkeeper's residence. As of 2025, the lighthouse is being restored and renovated to make sure it is enjoyed by community members and visitors alike for years to come.

2.4.1 Blockhouse Property Boundaries





GENERAL LAND USE POLICIES



3.0 GENERAL LAND USE POLICIES

3.1	All development on any Abegweit First Nation land must follow the policies and land use designations as set out in this Land Use Plan.
3.2	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community.
3.3	Lands and resources will be managed to protect the environment, waterways as well as the Mi'kmaq culture and way of life.
3.4	Economic development initiatives for the benefit of the community will be pursued with an emphasis on sustainability and fostering a harmonious relationship with the land.
3.5	Development will not be permitted on lands identified as sacred, ceremonial, burial, or otherwise culturally significant, unless guided and approved by Elders and Knowledge Keepers.
3.6	Support will be given to land uses that promote food sovereignty, including traditional harvesting, fishing, community gardens, and sustainable agriculture.
3.7	The Land Use Plan will promote stewardship by supporting educational initiatives about Mi'kmaq relationships to land, water, and natural resources for all community members.
3.8	All new building developments on fee-simple lands shall meet the standards identified in the PEI Building Codes Act and Regulations, and all new building developments on reserve lands shall meet the standards identified in the National Building Code of Canada (NBCC).
3.9	All new developments will be focused on using green and environmentally friendly options.
3.10	Traditional values, teachings and knowledge, along with scientific knowledge, will form the foundation of this Land Use Plan.
3.11	All major land use decisions shall involve meaningful consultation with community members, Elders, and knowledge holders to ensure development aligns with community values and priorities.
3.12	All land use and infrastructure planning shall consider the impacts of climate change and prioritize resilience, including flood risk management, erosion control, and sustainable energy sources.
3.13	All infrastructure development, including roads, water, wastewater, and energy systems, shall be planned in accordance with environmental sustainability and long-term community needs.
3.14	The Land Use Plan will be reviewed on a regular basis, with community input, to ensure it remains current, effective, and reflective of Abegweit First Nation's evolving priorities.
3.15	The Land Use Plan will align with other community plans (economic development plans, community energy strategy, etc.) so that all plans work in tandem.



Land Designations & Policies



4.0 Land Designations

5.0 Agricultural

8.0 Cultural & Spiritual

6.0 Commercial

9.0 Industrial

7.0 Community Services

10.0 Recreational

11.0 Residential

**12.0 Resource
Management**





AGRICULTURAL Land Policies





5.0 Agricultural Overview

PURPOSE

The Agricultural Land Designation identifies lands that are suitable and intended for food production, cultivation, and other agricultural uses that support Abegweit First Nation's vision for food sovereignty, sustainability, and community well-being. These lands are to be managed in a manner that respects traditional knowledge, environmental stewardship, and intergenerational learning. Agricultural lands contribute to Abegweit First Nation's economic development, cultural continuity, and self-reliance through the sustainable use of water and land resources.

OBJECTIVES

- Encourage organic food production;
- Protect agricultural lands against development;
- Promote and support economic agricultural opportunities;
- Promote healthy living and well-being by allowing members to plant and harvest their own food.

LAND USES CONSIDERED

- Commercial agriculture;
- Personal agriculture (e.g. hobby farms, backyard chicken coops, beekeeping);
- Non-profit agriculture (e.g., land-based healing, community gardens);
- Any other use that is similar to or compatible with the above listed uses.

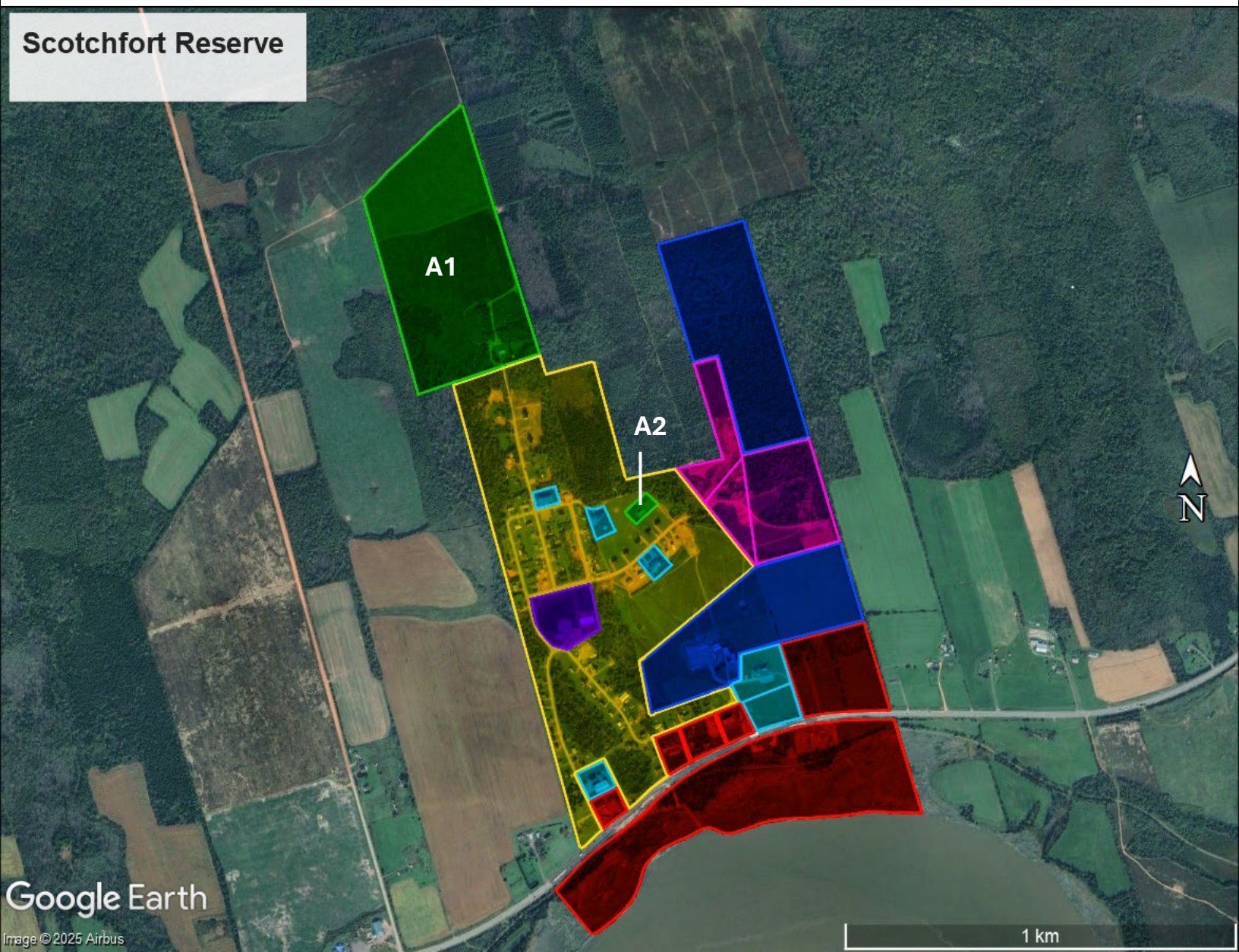
If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.



5.1 Agricultural Policies

5.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
5.1.2	Land development is expected to examine and address the risk of site contamination and air quality from any industrial development.
5.1.3	All uses are required to demonstrate compatibility with the area. Use of Agricultural land for other uses that impact agricultural uses in the area will not be permitted unless land is re-zoned or re-designated.
5.1.4	Agricultural-Commercial developments shall provide tangible benefits to Abegweit First Nation, including employment, training, or revenue-sharing opportunities for members.
5.1.5	For all developments, a Master Plan shall be required for review and approval by Abegweit First Nation. Development proposals must demonstrate how they contribute to the social, cultural, and economic goals of Abegweit First Nation.
5.1.6	To protect water quality and human health, the application of fertilizers and herbicides on Agricultural land shall be minimized. Owners or operators may be required to submit fertilizer and pesticide management plans for approval by Abegweit First Nation.
5.1.7	All new development shall ensure that any impacts (e.g., water runoff to and from adjacent areas, stormwater management) on agricultural lands are minimized.
5.1.8	No removal or deposit of soil or fill will take place except in accordance with applicable Abegweit First Nation practices. Proper environmental procedures for soil and fill management are required.
5.1.9	Abegweit First Nation may permit Agricultural lands to be used for small scale Agri-tourism ventures. All developments must be approved by Abegweit First Nation.
5.1.10	Livestock operations (small and medium scale) may be permitted with the approval of Abegweit First Nation and in accordance with Canadian best management practices.
5.1.11	Abegweit First Nation requires the use of comprehensive agricultural best practices on all Abegweit First Nation Lands; both reserve lands and lands held fee-simple.

5.2 Agricultural Map - Scotchfort



Agricultural
A1 – Blueberry Fields
A2 – Greenhouse



COMMERCIAL Land Policies





6.0 Commercial Overview

PURPOSE

The Commercial Land Use Designation identifies areas within Abegweit First Nation's lands that are intended for business and economic development activities. Its purpose is to support self-sufficiency, employment, training and community prosperity while ensuring that commercial growth occurs in a way that is sustainable, culturally appropriate, and environmentally responsible.

OBJECTIVES

- Establish commercial businesses along the Route 2 highway for ease of access and clear of residential areas;
- Provide land for continued economic development;
- Provide employment and training opportunities for community members;
- Generate revenue for the community;
- Improve access to goods and services on reserve.
- In addition to supporting Nation and community-owned enterprises, the Commercial Zone.

LAND USES CONSIDERED

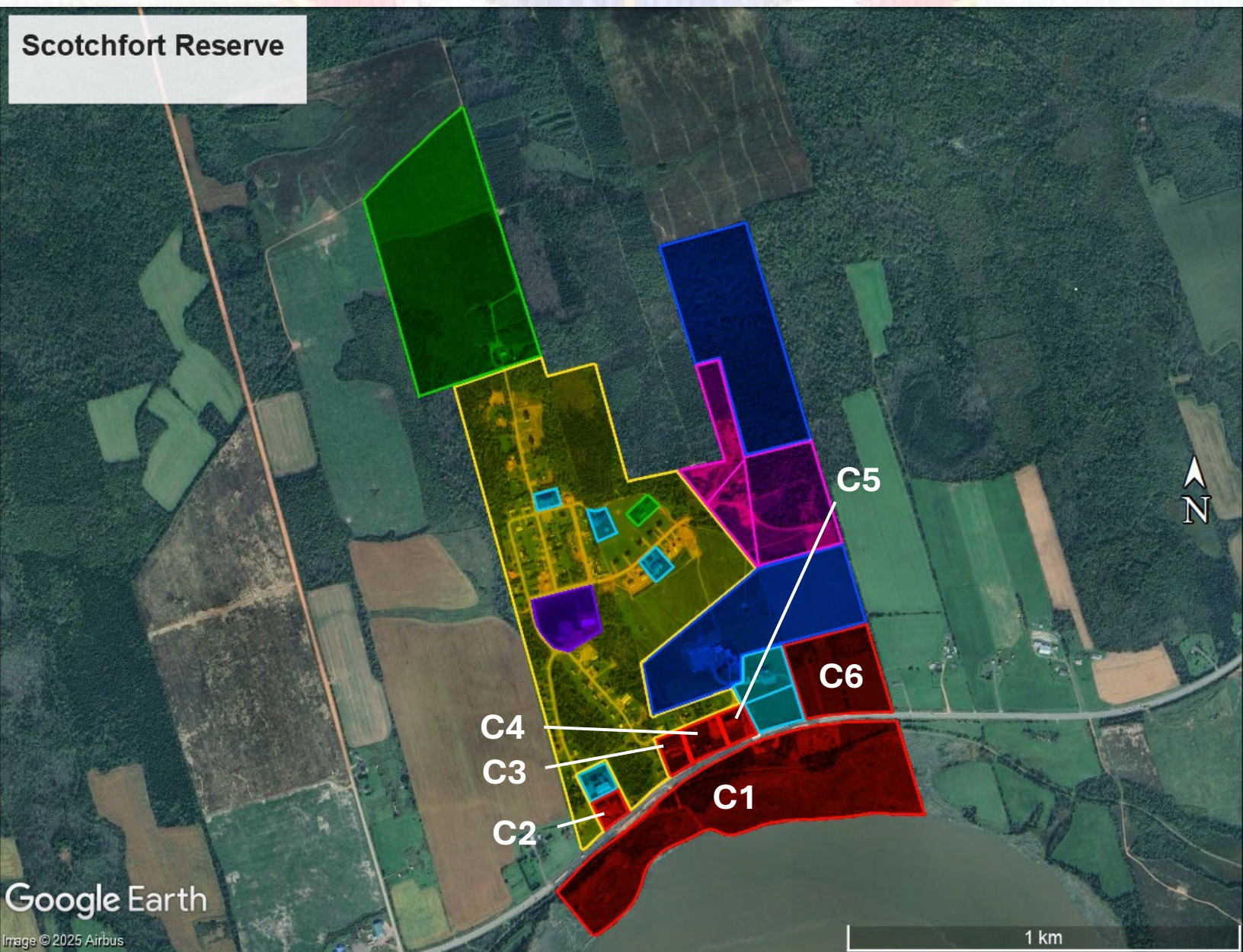
- Commercial retail and services;
- Office space;
- Tourism and hospitality, e.g. hotel, visitor centres;
- Any other use that is similar to or compatible with the above listed uses.

If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.

6.1 Commercial Policies

6.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
6.1.2	Building design will be cohesive with the surrounding area and be visually appealing, matching the surrounding areas aesthetics.
6.1.3	All uses are required to demonstrate compatibility with the area. Industrial uses are not considered appropriate. Development proposals must also demonstrate how they contribute to the social, cultural, and economic goals of Abegweit First Nation.
6.1.4	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community.
6.1.5	Commercial developments shall provide tangible benefits to Abegweit First Nation, including employment, training, or revenue-sharing opportunities for members.
6.1.6	Land development is expected to examine and address the risk of site contamination from any commercial development.
6.1.7	For all commercial and industrial development, a master plan shall be required for review and approval by Abegweit First Nation for all developments . The master plan shall provide an overall concept for comprehensive developments including building footprints, internal road layout/ site access, phasing strategy, landscape buffering, greenspace, and pedestrian access/connectivity.
6.1.8	Abegweit First Nation may accommodate third-party enterprises that contribute to Abegweit First Nation's economic development objectives. Leasing of commercial lands may be permitted where such arrangements align with this Land Use Plan and the Nation's Land Code and leasing policies.
6.1.9	Onsite parking should consider safe and efficient access and egress and circulation. Dedicated and identified handicapped parking shall be provided near commercial entrances. Large parking areas should incorporate vegetation, islands of green vegetation, be well lighted, and have clear signage.
6.1.10	All development will consider safety measures such as street lighting, speed bumps, stop signs, children at play signs, etc. Development proposals must demonstrate how they contribute to the social, cultural, and economic goals of the Nation.
6.1.11	Abegweit First Nation may require the developer to prepare a traffic impact assessment to address additional traffic volumes as a result of commercial development. This will include consideration of road standards, parking, and traffic calming. Traffic mitigation should consider pedestrian safety, cycling and restricting industrial vehicles.
6.1.12	The use of buffers and setbacks are encouraged to minimize undesirable impacts (i.e., visual and noise impacts) between differing land uses, in particular residential development.
6.1.13	Industrial uses such as warehouse, storage, or processing will not be considered on commercially designated lands.
6.1.14	A member-owned business incubator may be considered for use in commercially designated lands.

6.2 Commercial Land Map - Scotchfort



Commercial

- C1** – Active Transportation Network
- C2** – Gas Bar & Robins Donuts
- C3** – Hatchery
- C4** – Recreation Centre
- C5** – Abegweit Connects Business Centre
- C6** – Future Commercial Use

6.3 Commercial Land Map - Blockhouse



Commercial
C1 – Commercial Use



COMMUNITY SERVICES

Land Policies





7.0 Community Services Overview

PURPOSE

The Community Services Land Use Designation identifies areas set aside for essential public, cultural, educational, and wellness facilities that serve the needs of all community members.

These lands provide spaces for health, learning, gathering, and care, ensuring that Abegweit First Nation's people can access services that support their physical, mental, emotional, and spiritual well-being.

OBJECTIVES

- Enhance quality of life by fostering a vibrant, healthy community through amenities that support social, emotional and physical health and well-being;
- Provide access to essential services close to community members;
- Promote education and lifelong learning;
- Provide safe gathering spaces for Youth;
- Integrate Elder care facilities with nearby community and cultural spaces to encourage intergenerational connection.

LAND USES CONSIDERED

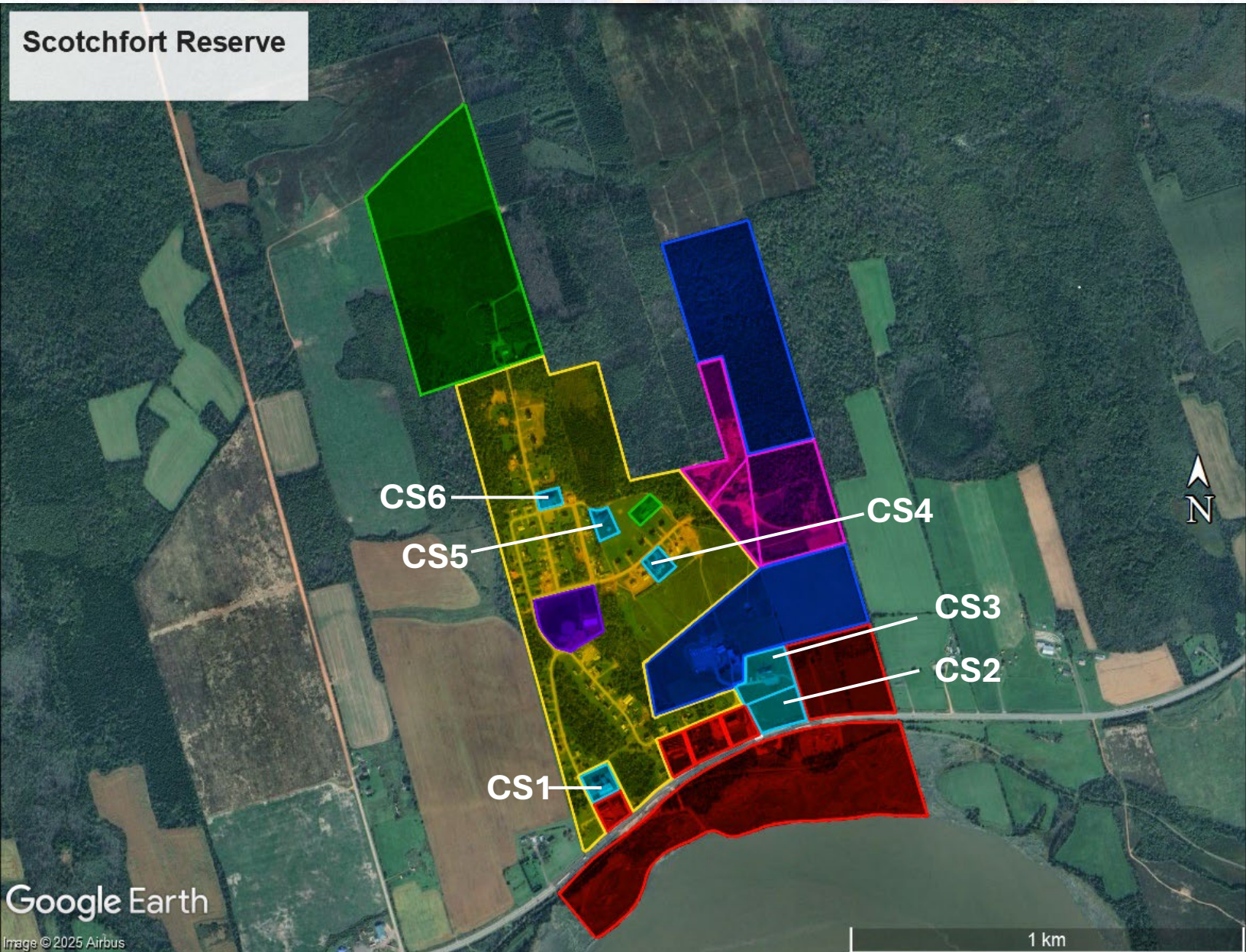
- Health and wellness centres;
- Education spaces;
- Gathering space for youth;
- Elder's lodging;
- Any other use that is similar to or compatible with the above listed uses.

If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.

7.1 Community Services Policies

7.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
7.1.2	All uses are required to demonstrate compatibility with the area. Industrial uses are not considered appropriate.
7.1.3	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community.
7.1.4	Land development is expected to examine and address the risk of site contamination from any development.
7.1.5	Lands designated for community services shall be located in safe, central, and accessible areas that serve all members of the Nation. These sites should connect easily to residential areas, transportation routes, and cultural spaces to promote convenience and inclusivity. Wherever possible, community service facilities should be grouped together to form a central hub that supports gathering, collaboration, and the sharing of services.
7.1.6	All community service developments shall reflect Abegweit's unique culture, language, and traditions. Building designs, outdoor spaces, and signage should incorporate local materials, traditional art, and symbols that express community identity and pride. Elders and Knowledge Keepers shall be consulted and actively involved in the planning, naming, and design of facilities to ensure that each project carries cultural meaning and continuity.
7.1.7	Community service lands shall provide space for educational facilities that support learning at all stages of life.
7.1.8	The Nation shall ensure that community service areas include spaces dedicated to both youth and Elders. If Elder care facilities are considered, (such as retirement homes, assisted living lodges, or community Elder house), they shall be designed for comfort, accessibility, and proximity to family and community life.
7.1.9	For any developments, a Site Plan shall be required for review and approval by Abegweit First Nation for all developments. The Master Plan shall provide an overall concept for comprehensive developments including building footprints, internal road layout/ site access, phasing strategy, landscape buffering, greenspace, and pedestrian access/connectivity.
7.1.10	Onsite parking should consider safe and efficient access and egress and circulation. Dedicated and identified handicapped parking shall be provided near commercial entrances. Large parking areas should incorporate vegetation, islands of green vegetation, be well lighted, and have clear signage.
7.1.11	Community service facilities shall be inclusive and accessible for all members, including Elders, children, and people with disabilities. Site designs must prioritize pedestrian safety, lighting, and emergency access. Public spaces shall encourage social interaction and gathering while maintaining privacy and respect for sensitive uses such as wellness and healing facilities.
7.1.12	All development will consider safety measures such as street lighting, speed bumps, stop signs, children at play signs, etc.
7.1.13	A trail system should allow easy movement between residential, commercial, cultural/spiritual, recreational, and community services.

7.2 Community Services Map - Scotchfort



Community Services

CS1 – Wellness Centre/Pride

CS2 – Health Centre

CS3 – Band Office/Housing Office

CS4 – Early Childhood Centre

CS5 – Chai's Place

CS6 – Community Services Future Use (Old Health Centre)



CULTURAL & SPIRITUAL Land Policies





8.0 Cultural & Spiritual Overview

PURPOSE

Areas specifically set aside for activities related to cultural heritage, religious practices, spiritual gatherings and traditional ceremonies that promote and preserve the Mi'kmaq traditional knowledge and way of life.

OBJECTIVES

- Promote and support the continuation of Abegweit First Nation cultural activities and practices;
- Promote and share Abegweit First Nation traditional knowledge and land use among members;
- Provide opportunities for people to experience and learn about Abegweit First Nation in a respectful and sustainable manner;
- Enhance and preserve the natural features of the area such as vegetated and riparian areas to promote environmental stewardship;
- Cemetery to provide a peaceful final resting place for community members.

LAND USES CONSIDERED

- Cemetery;
- Healing grounds;
- Cultural endeavors;
- Land-based healing;
- Small scale buildings e.g. washrooms, kitchen;
- Any other use that is similar to or compatible with the above listed uses.

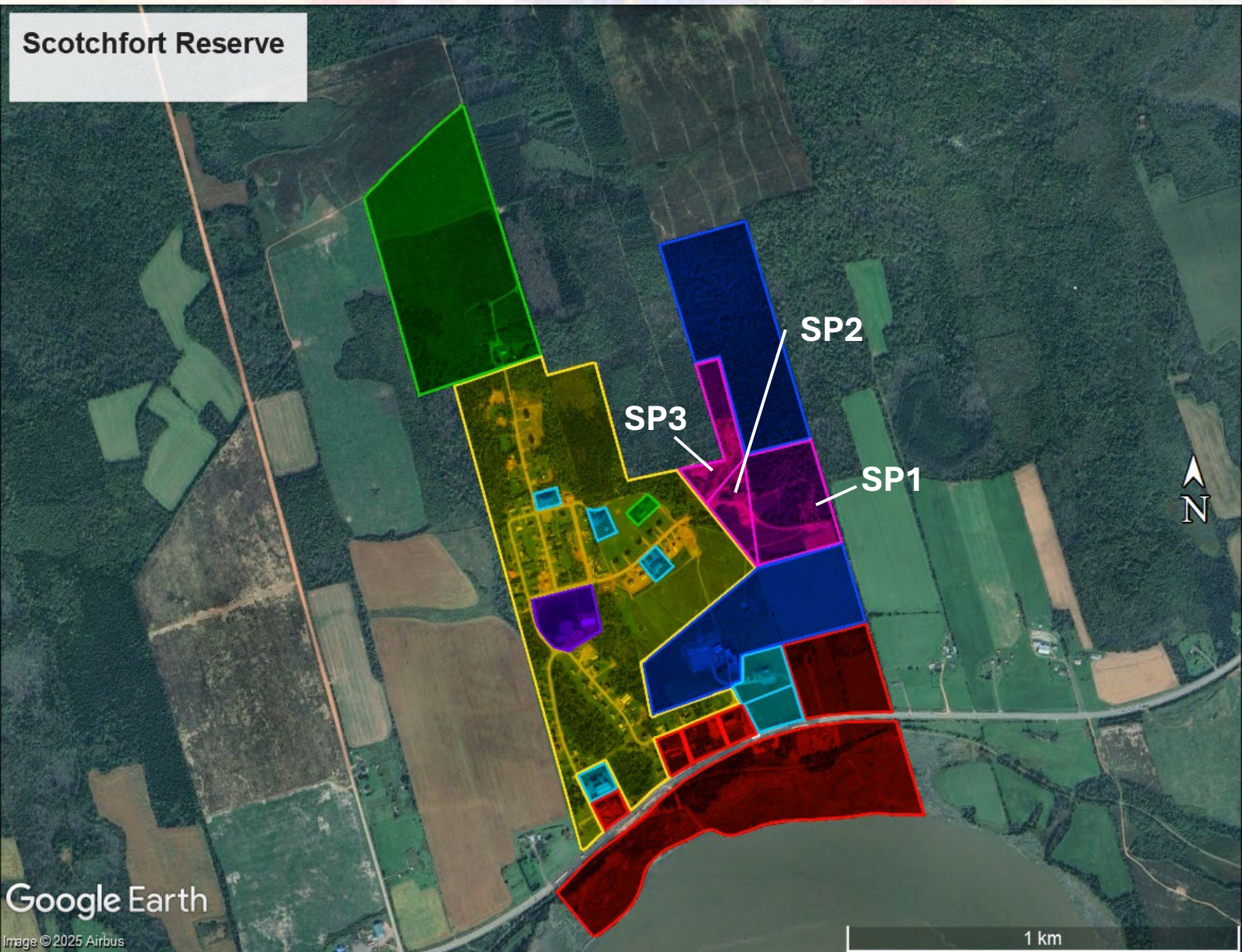
If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.



8.1 Cultural & Spiritual Policies

8.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
8.1.2	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community.
8.1.3	No disturbances shall occur within the boundaries of spiritual and cultural lands.
8.1.4	All uses are required to demonstrate compatibility with the area.
8.1.5	All culturally identified areas must be flagged before development on any lands within reserve boundaries.
8.1.6	The cemetery shall be used only as a cemetery with no development of any kind in the prescribed area besides benches, landscaping, and laneways. The cemetery will be used as a final resting place for members of Abegweit First Nation and will be treated as sacred grounds.
8.1.7	A trail system should allow easy movement between residential, commercial, cultural/spiritual, recreational, and community services.
8.1.8	Powwow grounds will not have development on the lands except for adding infrastructure needed to host Powwows i.e. lighting, washrooms, and parking.
8.1.9	All development will consider safety measures such as street lighting, speed bumps, stop signs, children at play signs, etc.

8.2 Cultural & Spiritual Map – Scotchfort



Cultural & Spiritual

SP1 – Land Based Camp

SP2 – Cemetery & Monument

SP3 – Cultural & Spiritual Future Use



INDUSTRIAL Land Policies





9.0 Industrial Overview

PURPOSE

The purpose of the Industrial Land Use Designation is to provide areas where Abegweit First Nation can support economic development, employment opportunities, and community self-sufficiency through the responsible use of land for industrial activities. This designation allows for the establishment of light, medium, and heavy industrial operations that contribute to the Nation's long-term prosperity while respecting community values, cultural teachings, and environmental stewardship.

OBJECTIVES

- Encourage economic growth by supporting business development, job creation and increased economic development;
- Create strategic locations with accessibility that does not cause high traffic for the community;
- Provide clear guidelines for permissible activities that fit with the community's goals;
- Keep industrial developments away from Residential areas.

LAND USES CONSIDERED

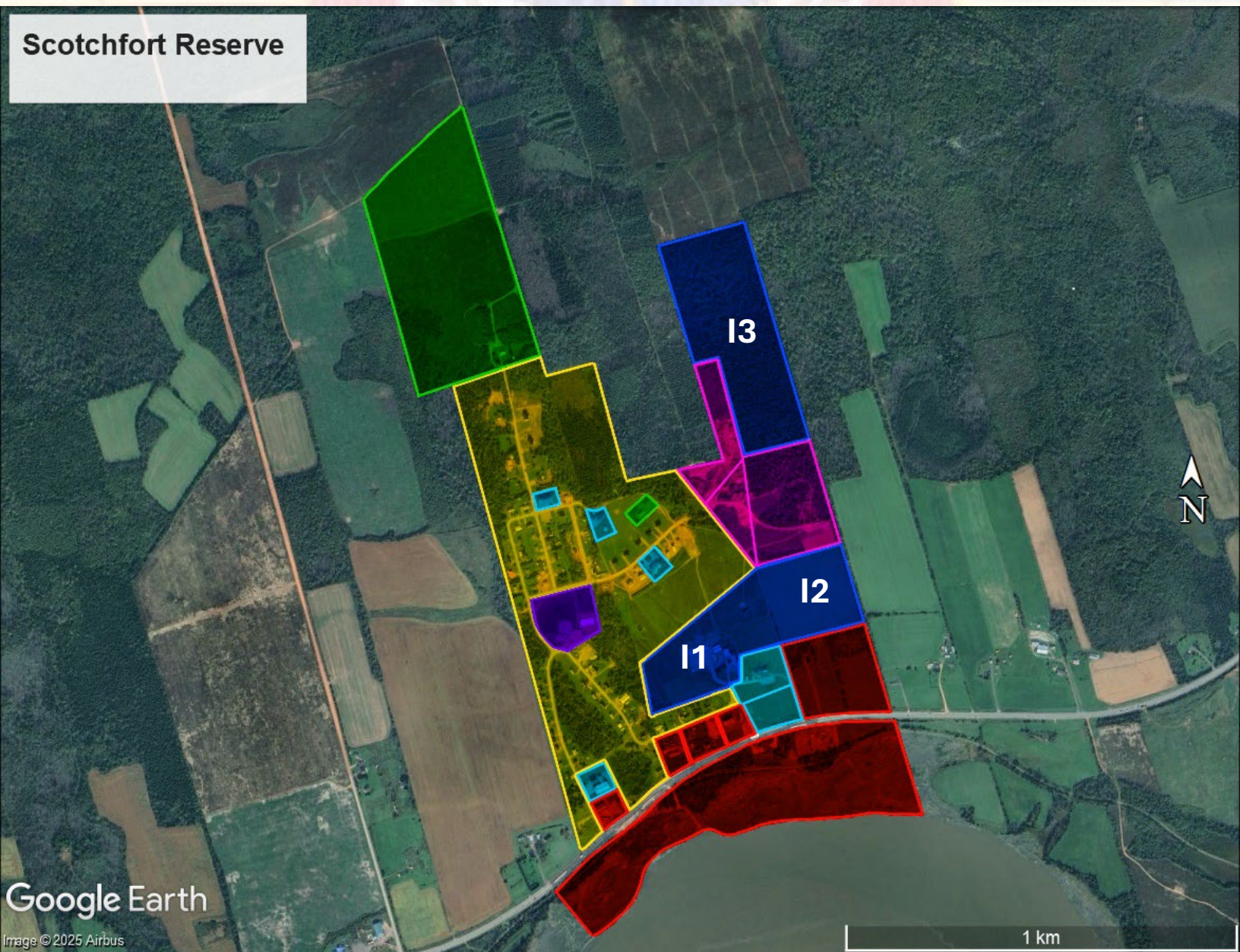
- Storage facilities;
- Manufacturing;
- Commercial warehouses;
- Processing plants;
- Office and storage for use by Abegweit First Nation;
- Any other use that is similar to or compatible with the above listed uses.

If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.

9.1 Industrial Policies

9.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
9.1.2	Landscaping and visual buffers will be included in the Master Plan, including a buffer for developments that may share a boundary with Residential areas.
9.1.3	Building design will be cohesive with the surrounding area and be visually appealing.
9.1.4	Clean energy projects such as wind, solar, and hydro will be considered, where economically viable.
9.1.5	All uses are required to demonstrate compatibility with the area. Small and medium scale businesses are not considered for this area.
9.1.6	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community.
9.1.8	Land development is expected to examine and address the risk of site contamination, air quality and noise from any industrial development.
9.1.9	For all commercial and industrial development, a Master Plan shall be required for review and approval by Abegweit First Nation for all developments . The Master Plan shall provide an overall concept for comprehensive developments including building footprints, internal road layout/ site access, phasing strategy, landscape buffering, greenspace, and pedestrian access/connectivity.
9.1.11	All facilities must be authorized by Abegweit and properly maintained. Unauthorized, abandoned, or facilities in a state of disrepair will not be tolerated.
9.1.12	All development will consider safety measures such as street lighting, speed bumps, stop signs, children at play signs, etc.
9.1.13	Abegweit First Nation may require the developer to prepare a traffic impact assessment to address additional traffic volumes as a result of commercial and development. This will include consideration of road standards, parking, and traffic calming. Traffic mitigation should consider pedestrian safety, cycling and restricting industrial vehicles.

9.2 Industrial Map - Scotchfort



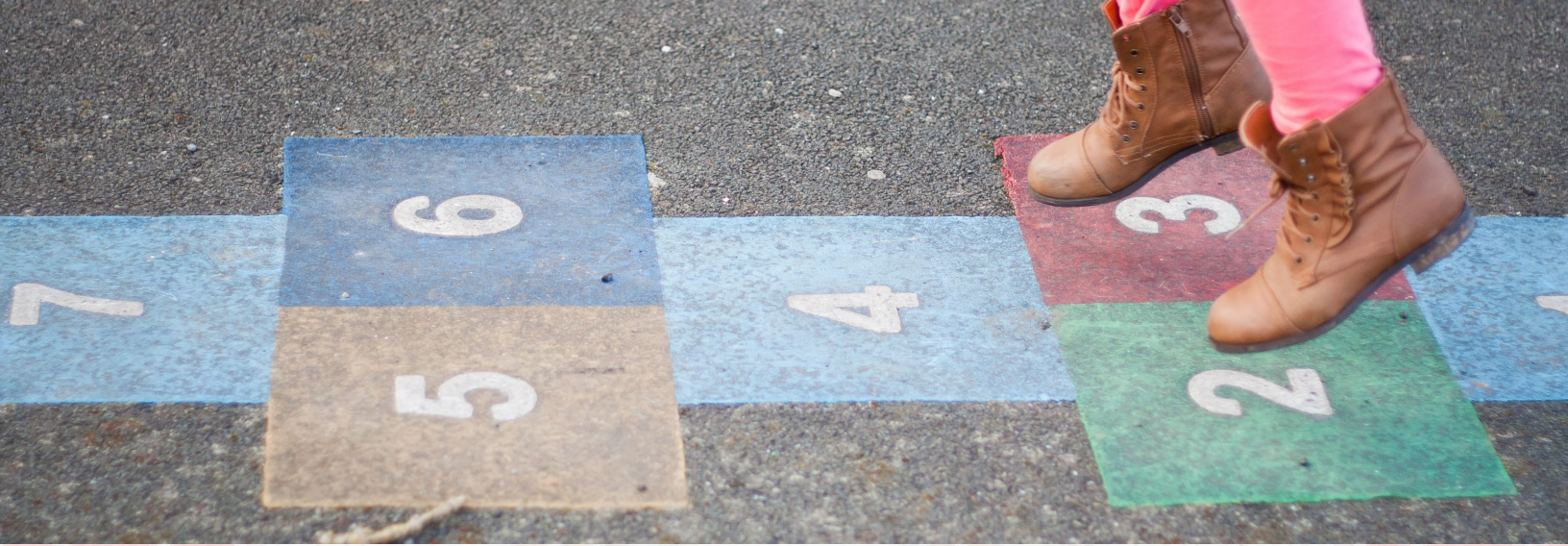
Industrial

- I1 – Natural Resources Building & Boatyard
- I2 – Mixed Use Industrial
- I3 – Solar Panels



RECREATIONAL Land Policies





10.0 Recreational Overview

PURPOSE

Recreational land is space for both community use and as an income generator. We will advance healthy spaces for community members as well as have space for sports teams and other groups to rent.

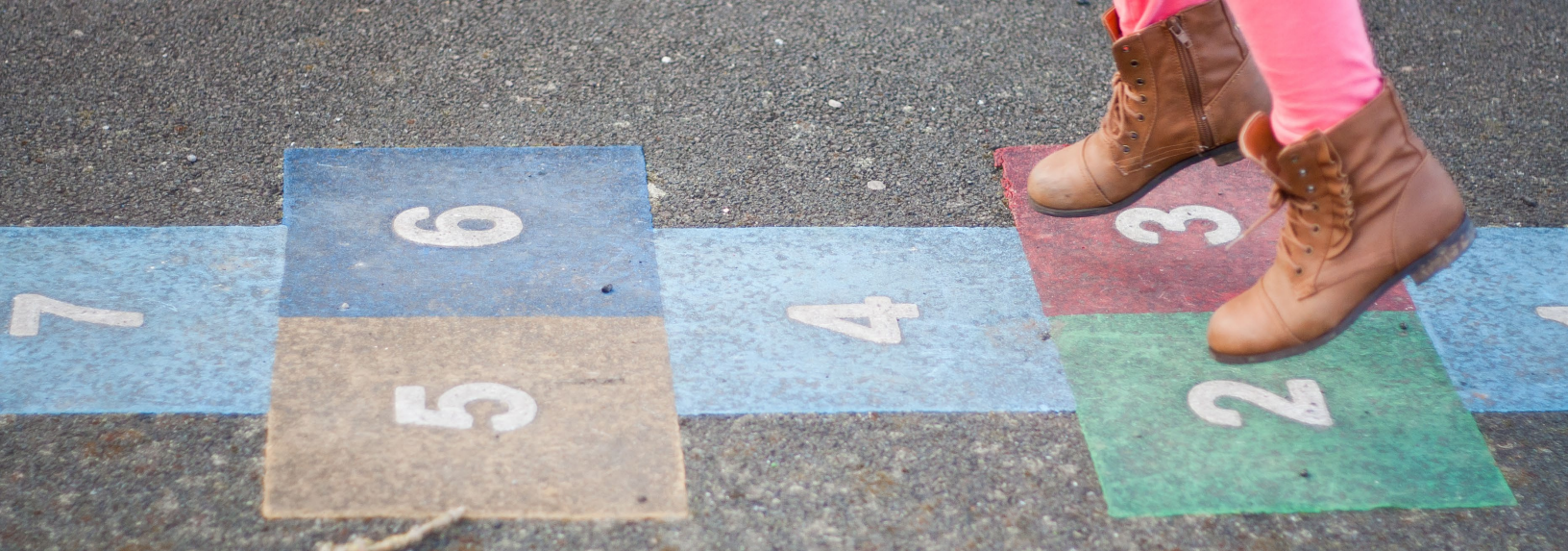
OBJECTIVES

- Support a healthy community by providing recreation spaces for community members;
- Support safe spaces for community members and kids;
- Bring economic opportunities to the community through use of community recreation centre.
- Encourage physical, mental, and spiritual wellness through outdoor and cultural activities.
- To support sustainable recreation and tourism opportunities that generate community benefits.

LAND USES CONSIDERED

- Community parks and playgrounds;
- Sports fields, arenas, and fitness facilities;
- Eco-tourism facilities such as campgrounds, cabins, and interpretive trail;
- Traditional use areas that support youth land-based learning programs;
- Any other use that is similar to or compatible with the above listed uses.

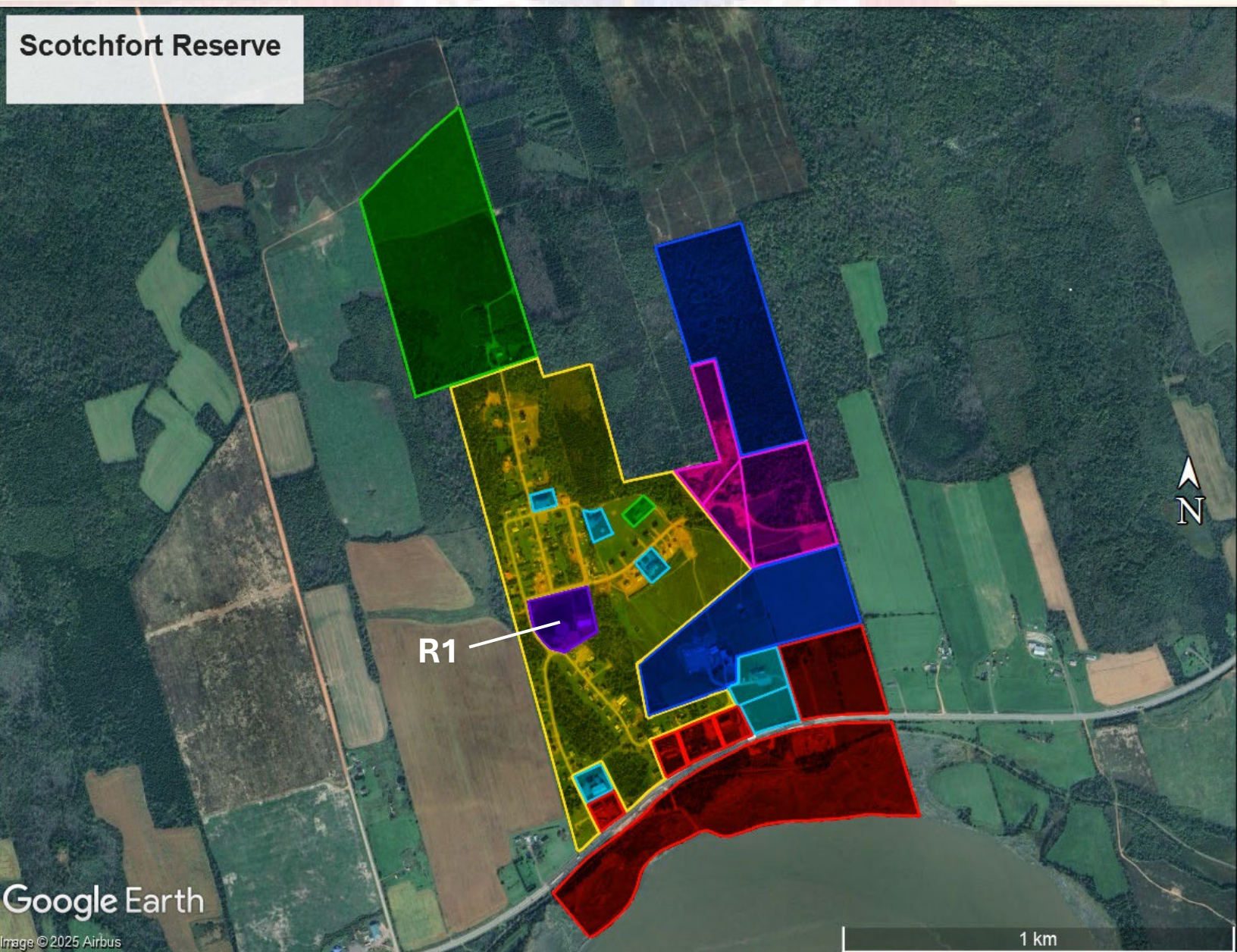
If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.



10.1 Recreational Policies

10.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
10.1.2	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community. If possible, sidewalks from residential to recreation sites will be considered.
10.1.3	A trail system should allow easy movement between residential, commercial, cultural/spiritual, recreational, and community services.
10.1.4	Community members will have access to recreation centres, unless otherwise rented out by outside groups. A schedule will be posted for community members to know when any space has been rented.
10.1.5	Recreation sites should minimize disturbance to sensitive ecosystems, wildlife habitat, and water bodies.
10.1.6	Any new recreation infrastructure shall be designed using low-impact, sustainable materials and methods.
10.1.7	Development should consider accessibility for Elders, youth, and persons with disabilities.
10.1.8	Traditional ecological knowledge and community input should guide site planning and design.
10.1.9	Commercial recreation or tourism proposals must demonstrate clear community benefit and adhere to Nation-led land use protocols.
10.1.10	All development will consider safety measures such as street lighting, speed bumps, stop signs, children at play signs, etc.

10.2 Recreational Map - Scotchfort



Recreational

R1 – Ballfield, Outdoor Rink, and
Playground



RESIDENTIAL Land Policies





11.0 Residential Overview

PURPOSE

Residential Land use areas are primarily used for housing community members. This designation may include a mix of housing options to meet the growing needs of the community.

OBJECTIVES

- Establish enjoyable and safe areas within the reserves for all community members to reside.
- Provide a variety of housing options to accommodate the current and future needs of the community with a focus on usability and sustainability over time.
- Maintain as much natural environment as possible in residential areas.
- Integrate green and environmentally safe design and construction methods where possible.
- Create safe, walkable communities that promote active living.

LAND USES CONSIDERED

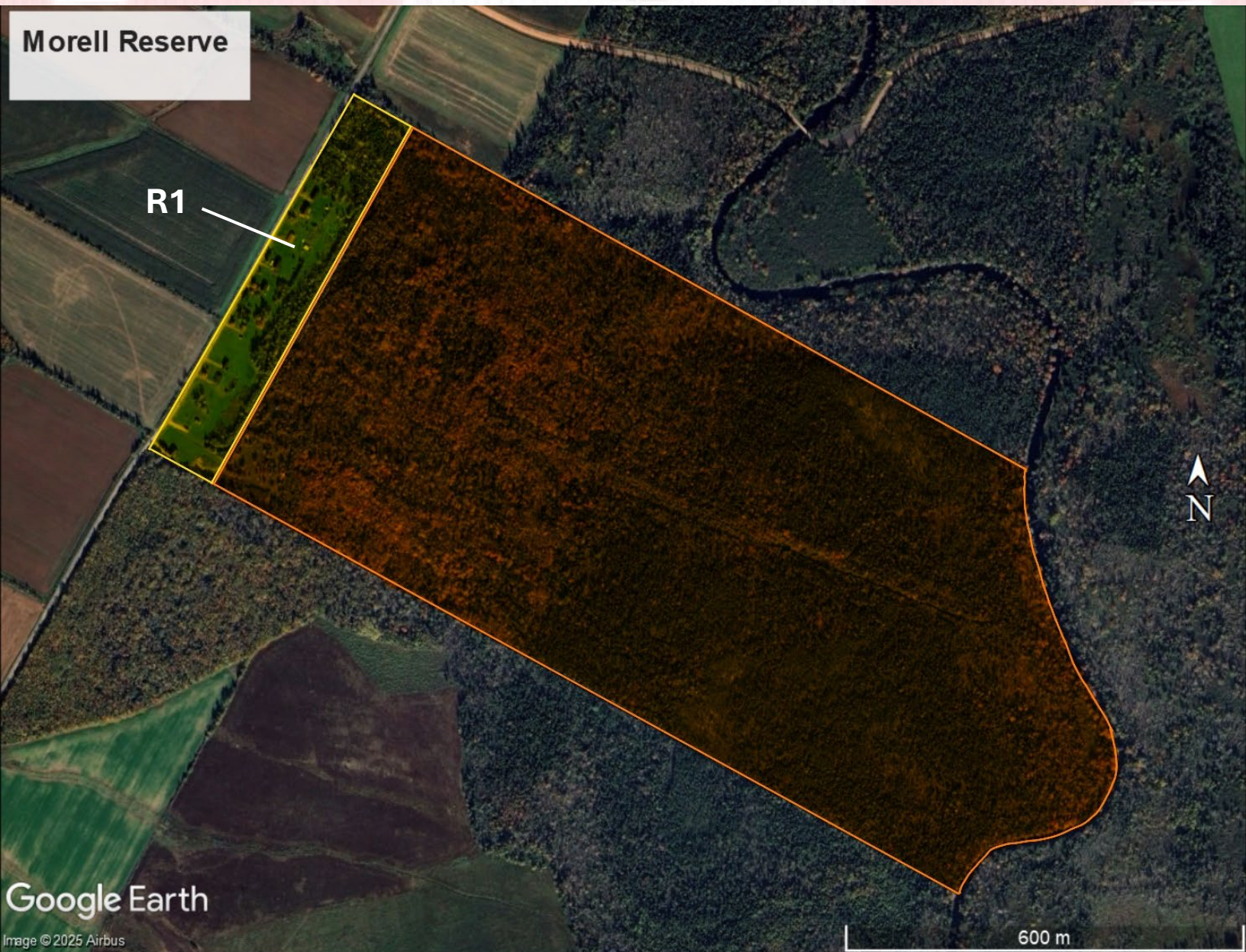
- Single Family Homes;
- Duplexes;
- Town Houses;
- Accessible Family Homes;
- Multi-family Homes (in-law suites);
- Home-based businesses;
- Apartments not exceeding 30 ft;
- Wharf, dock, boat launch in areas accessible to water;
- Any other use that is similar to or compatible with the above listed uses.

If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.

11.1 Residential Policies

11.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
11.1.2	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community.
11.1.3	Abegweit First Nation will prioritize housing development on existing residential lots, through infilling and redevelopment of lots where there are abandoned buildings and servicing already exists.
11.1.4	Any home-based business should apply for a special permit (Band Council Resolution) from Chief and Council of Abegweit First Nation or apply to be located in the commercial area. Home businesses must adhere to the following rules: • Operate entirely within the home (or accessory building); • Must not generate noticeable traffic or noise; • Have no retail storefront or large amounts of walk-in customers; • No visible signage from the street; and • No outside employees (only residents of the home). Examples that fit this model may include crafts, online sales, consulting/remote work, etc.
11.1.5	Abegweit First Nation generally supports low density housing including single detached and duplex units, multifamily units and townhouses. Accessible housing designs may be considered to accommodate members facing barriers.
11.1.6	Abegweit First Nation will consider residential developments that allow more than one dwelling type on the same lot (e.g. tiny home), particularly to accommodate the needs of Elders.
11.1.7	All development will consider safety measures such as street lighting, speed bumps, stop signs, children at play signs, etc. for the well-being of the community.
11.1.8	Housing will meet or exceed standards set out in the National Building Code of Canada (NBCC) to ensure energy efficiency and sustainability.
11.1.9	A trail system should allow easy movement between residential, commercial, cultural/spiritual, recreational, and community services.
11.1.10	Before making any structural changes to their assigned home, tenants require a formal Council-approved letter administered through the Lands Department. This includes fences, decks, pergolas, additions to home, siding, roof, etc.
11.1.11	Residential sub-divisions must consider potential impacts to adjacent agricultural lands.
11.1.12	Abegweit First Nation discourages the development of mobile home parks.

11.2 Residential Map – Morell



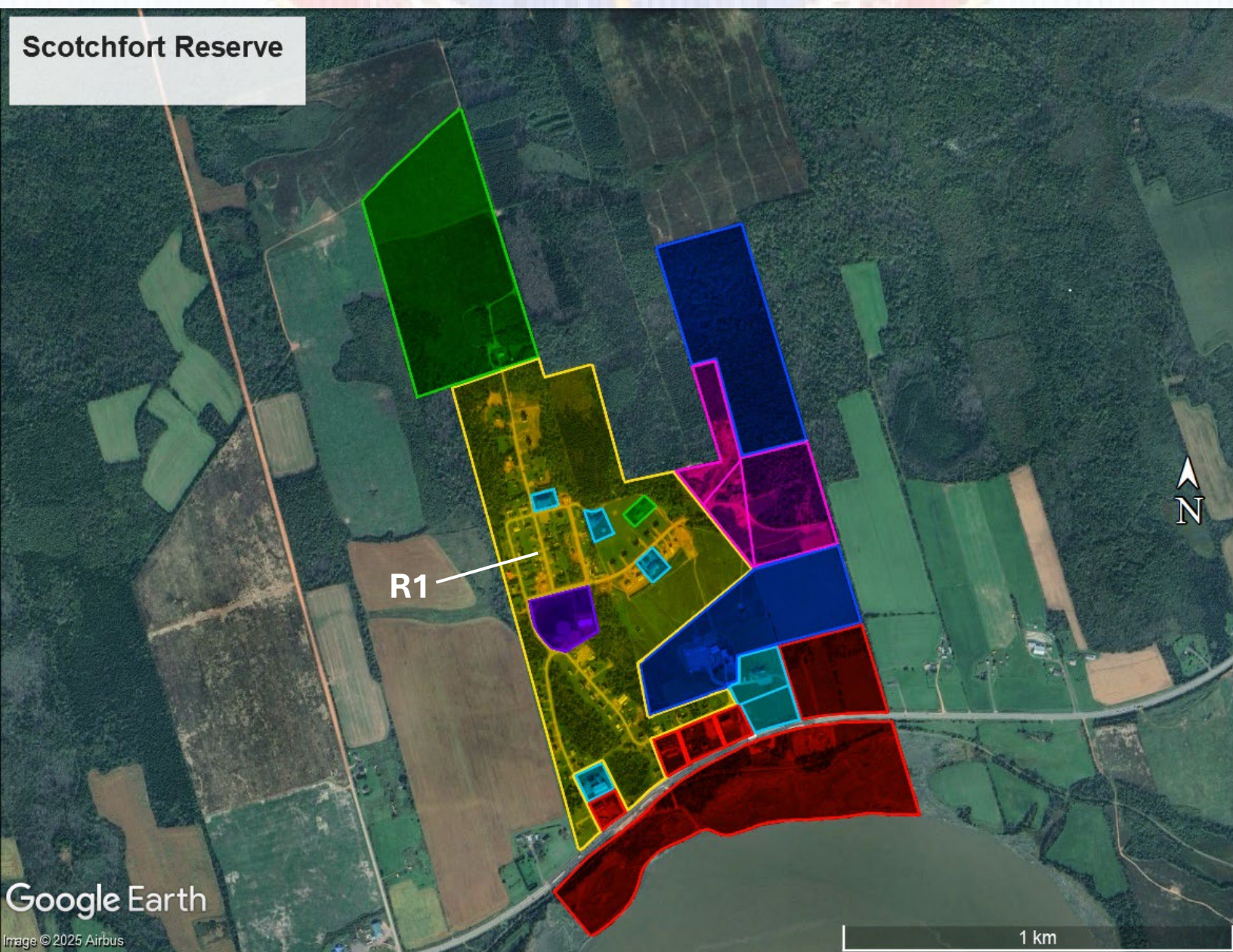
Residential
R1 – Mixed Use Residential

11.3 Residential Map – Rocky Point



Residential
R1 – Mixed Use Residential

11.4 Residential Map - Scotchfort



Residential
R1 – Mixed Use Residential



RESOURCE MANAGEMENT

Land Policies





12.0 Resource Management Overview

PURPOSE

Resource Management land use areas are intended to protect and preserve areas within the community that need further investigation in regard to environment and/or cultural significance. These lands may be redesignated in the future.

OBJECTIVES

- These areas represent lands that may contain species at risk, sensitive ecosystems, or traditional use areas and therefore require further study and careful decision-making before any land use changes occur.

LAND USES CONSIDERED

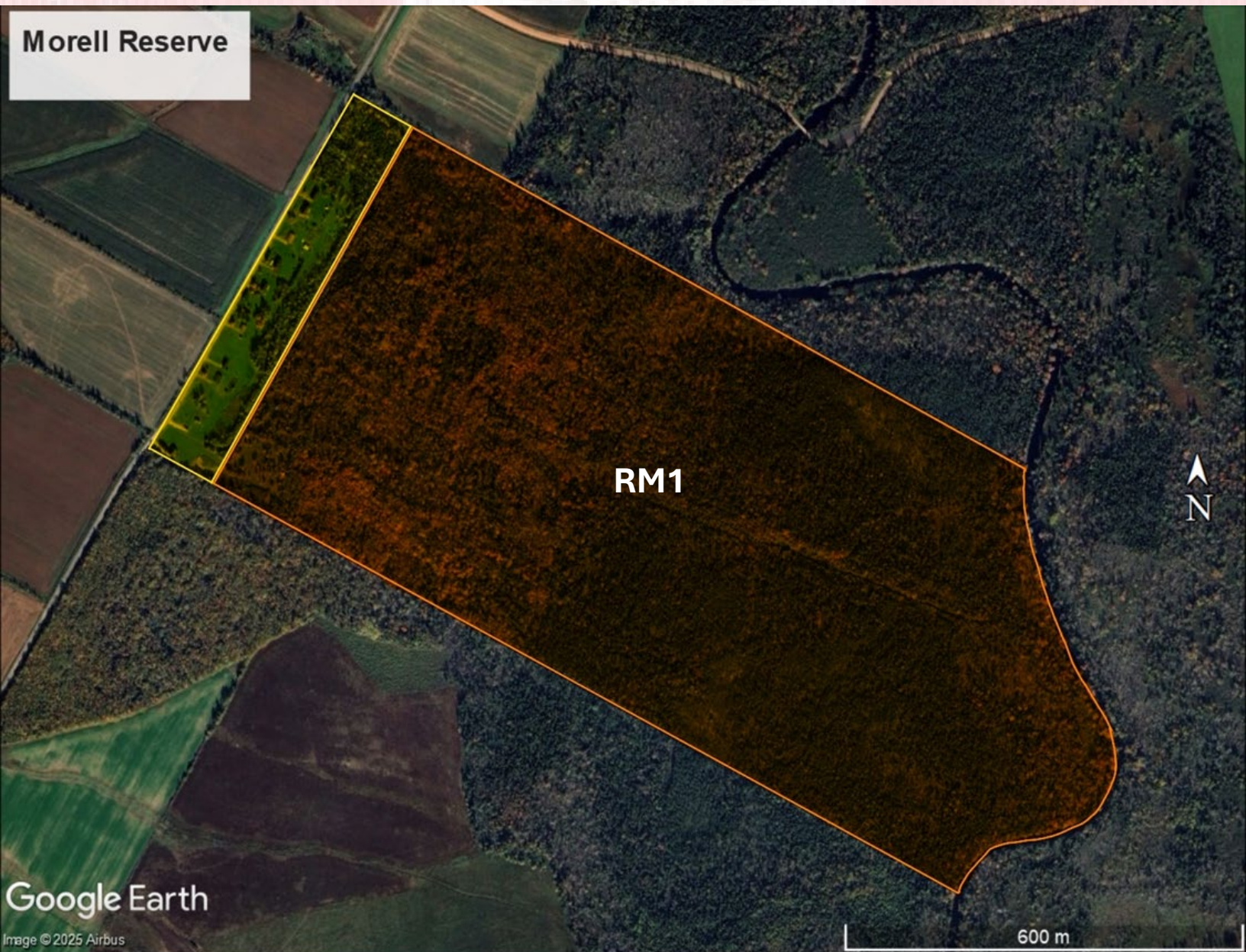
- Environmental assessment/research;
- Walking space for community members;
- Fishing for community members;
- Cordoning off areas that are found to be culturally/environmentally significant;
- Any other use that is similar to or compatible with the above listed uses.

If a specific use is not included in the list of land uses considered, it will not be allowed in that zone.

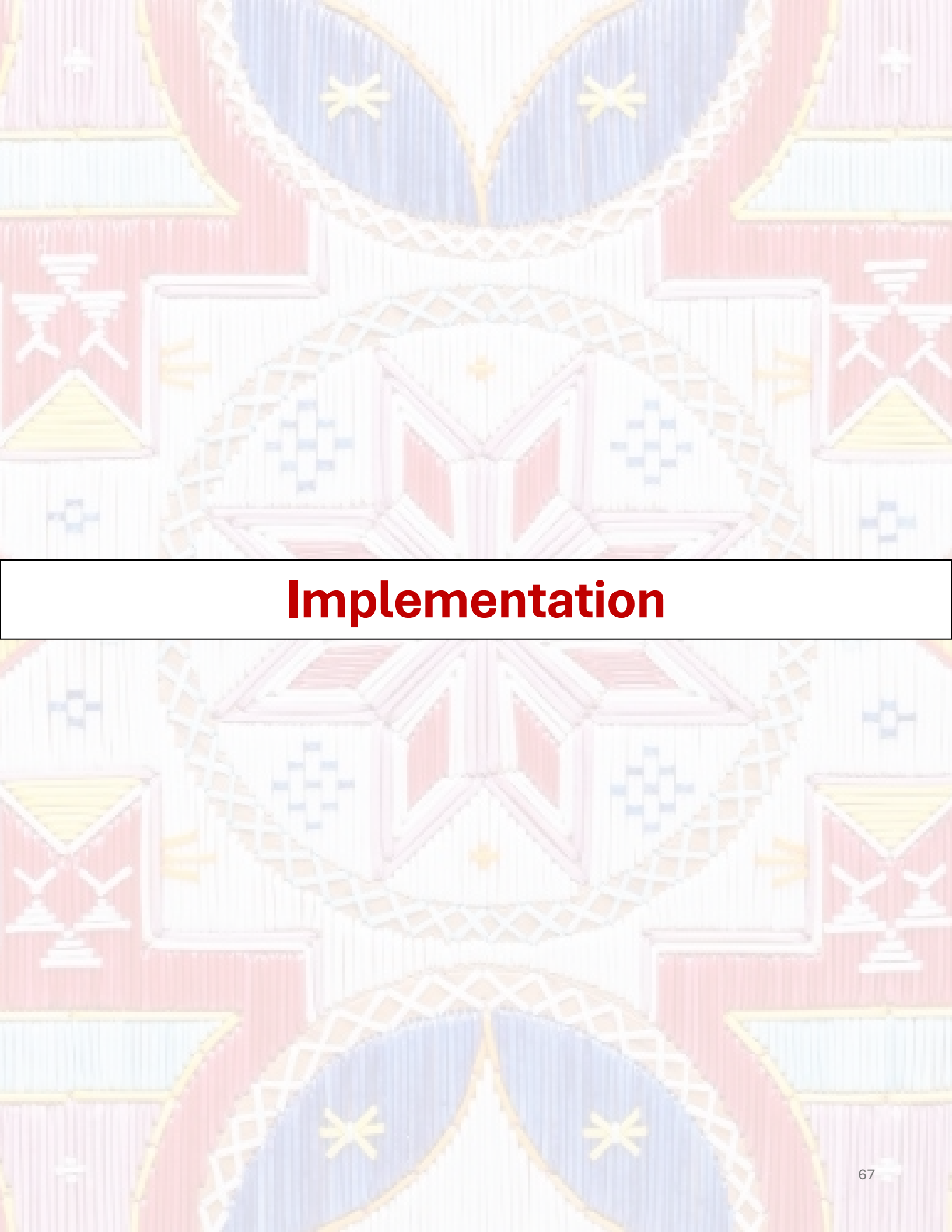
12.1 Resource Management Policies

12.1.1	General Policies outlined in Section 3.0 of this Land Use Plan will be adhered to.
12.1.2	Land use connectivity is encouraged through the development of pathways, sidewalks and trails where possible in the community.
12.1.3	Before land use designation is changed, the Nation shall require comprehensive environmental and cultural assessments. These studies may include habitat mapping, species inventories, wetland evaluations, and archaeological or traditional land use assessments. The findings from these studies shall guide future land use decisions, helping determine whether the area is suitable for limited development, conservation, or continued investigation.
12.1.4	All planning and decision-making in Resource Management areas shall give special consideration to the protection of species at risk and their habitats. If studies identify the presence of species listed under federal or provincial legislation (such as the <i>Species at Risk Act</i>), the Nation shall work to protect, restore, and manage those habitats in accordance with traditional knowledge and best environmental practices.
12.1.5	Until sufficient studies and consultations are completed, lands under the Resource Management designation shall remain in a protected or limited-use state. Only low-impact and non-permanent activities, such as traditional harvesting, research, or environmental monitoring, may be permitted. No major development, infrastructure, or resource extraction shall proceed until the Nation determines the land's suitability.
12.1.6	The Nation may consider reclassifying Resource Management lands to another designation if there is found to be no environmental or cultural significance. The re-designation decision shall balance environmental health, cultural significance, and community need.

12.2 Resource Management Map - Morell



Resource Management
RM1 – Resource Management



Implementation

13.0 Implementation

This section outlines authorities ,by-laws and the implementation process. This is a living document, so implementation is an ongoing process that requires coordination, community participation, and clear decision-making to guide future development and protect Abegweit First Nation's lands and resources.

13.1 Authorities

Abegweit First Nation Chief and Council:

- Chief and Council have the authorities to accept this Land Use Plan (LUP), approve future plans, policies, by-laws and activities used to implement this LUP by way of Band Council Resolution (BCR).
- Chief and Council can adopt new laws and administrative procedures (application processes, fees, etc.) that will benefit the use of this LUP.

Abegweit First Nation Lands Department:

- The Lands Department have the authorities granted to them by Chief and Council to implement this LUP.
- The Lands Department has the authority to conduct future reviews of this LUP as stated in section 6.0 of this plan, as well as approving development permits as requested by Chief and Council.

Abegweit First Nation Members:

- Members will be involved in discussions pertaining to new developments and all land planning. They are responsible for following the policies in this LUP prior to development on Abegweit First Nation lands.

Outside developers:

- All outside developers on Abegweit First Nation are required to follow the policies outlined within this LUP. They are required to stay updated on any amendments and future by-laws that may be drafted during their developments.

13.2 Initial Implementation Tools

- Develop a **Development Permit Process** (forms, decision timelines).
- Create a **Land Use Tracking System** (Excel or GIS-based):
 - Parcel ID
 - Designation
 - Restrictions
 - Servicing status
 - Environmental considerations
- Consolidate all surveys and maps into a **GIS base map** for land management.

13.3.0 Land Use Designation Implementation

For each land designation, implementation should be structured around:

(a) Required actions, **(b)** Partnerships, **(c)** Approvals, **(d)** Timelines.

13.3.1 Agricultural (A1, A2)

Actions

- Protect agricultural parcels from non-agricultural development.
- Develop agricultural land agreements (if needed).
- Explore expansion of community farming and land-based healing programs.

Implementation Priorities

- Update agricultural lease agreements (if available).
- Develop a food sovereignty program plan.

13.3.2 Commercial (C1–C6)

Actions

- Prioritize commercial development along Route 2.
- Support long-term planning for the Recreation Centre and Active Transportation Hub.
- Create a commercial development application process.

Implementation Priorities

- Complete commercial servicing plan (water/sewer, access points).
- Create criteria for accepting commercial tenants or enterprises.
- Develop financial models for revenue-generating commercial parcels.

13.3.3 Community Services (CS1–CS6)

Actions

- Support ongoing development of:
 - Community Health Centre (2026)
 - Housing Admin Building (2026)
 - Early Learning Centre expansion
 - Youth Centre enhancements
- Plan reuse for the old Health Centre (CS6).

Implementation Priorities

- Conduct facility needs assessment for projected population growth.
- Research feasibility into a Long-Term care centre.

13.3.4 Cultural & Spiritual (SP1–SP3)

Actions

- Identify and designate land-based healing sites and cultural spaces.
- Develop cemetery planning guidelines and operations plan.
- Protect sensitive cultural areas using monitoring and signage.

Implementation Priorities

- Environmental and cultural site assessments (where required).
- Develop cultural programming land-use guidelines.
- Collaborate with Knowledge Keepers for SP1 development.

13.3.5 Industrial (I1–I3)

Actions

- Support light industrial expansion for fisheries, storage, and fabrication.
- Maintain separation buffers from residential zones.
- Finalize long-term operational plans for solar, boatyard, fisheries yard.

Implementation Priorities

- Prepare an industrial servicing and access plan.
- Develop an environmental management framework.

13.3.6 Recreational (R1–R2)

Actions

- Support ballfield, rink, playground, and future recreational expansions.
- Advance eco-tourism and outdoor recreation assets (trails, water access).
- Align Recreation Centre programming with long-term land use.

Implementation Priorities

- Create recreational programming and rental strategy.
- Develop maintenance and operations plan for facilities.
- Advance trail planning to integrate with Active Transportation network.

13.3.7 Residential (R1 across Morell, Rocky Point, Scotchfort)

Actions

- Continue expansion of residential neighbourhoods.
- Support development of housing complexes and new subdivisions.
- Integrate green building and passive home standards.

Implementation Priorities

- Conduct housing needs assessment every 3–5 years.
- Develop residential servicing strategy for all three reserves.
- Create subdivision design standards (roads, lighting, active transport).

13.3.8 Resource Management (RM1)

Actions

- Conduct environmental and cultural studies for areas requiring further investigation.
- Protect sensitive areas using interim restrictions.
- Update designations once assessments are complete.

Implementation Priorities

- Begin cultural and environmental screening.
- Develop a Resource Protection Strategy.
- Identify priority research/monitoring zones.

13.4 Implementation Timeline (High-Level Overview)

0–12 Months (Immediate Launch Phase)

- Formal adoption via BCR
- Create Development Permit System
- Identify by-laws to draft
- Begin Agricultural, Residential, and Commercial servicing plans
- Complete GIS base map
- Initiate Resource Management assessments

Year 1–3 (Growth & Servicing Phase)

- Complete major by-laws
- Launch commercial tenant strategy
- Begin new subdivision planning in Scotchfort
- Complete Blockhouse redevelopment plan
- Advance Recreation Centre operational planning
- Establish cultural site protections

Year 3–5 (Expansion & Review Phase)

- Full implementation of community service clusters
- Evaluate success of agricultural initiatives
- Begin planning for expanded residential areas
- Update industrial operations strategy
- Conduct 5-year review and amend plan

13.5 Implementation Responsibilities Overview

Task Area	Lead	Support
Plan adoption & governance	<i>Chief & Council</i>	<i>Lands Department</i>
Development permit & compliance	<i>Lands Department</i>	<i>Housing</i>
By-law development	<i>Lands Department</i>	<i>Legal/RC, Chief & Council</i>
Community services implementation	<i>Admin + Directors</i>	<i>Lands</i>
Commercial/industrial growth	<i>Abegweit Development Inc.</i>	<i>Lands</i>
Cultural/spiritual site management	<i>Knowledge Keepers</i>	<i>Lands</i>
Environmental/resource management	<i>Lands + Specialists</i>	<i>RC, ISC</i>
Residential development	<i>Housing Department</i>	<i>Lands</i>

13.6 Immediate By-laws Needed

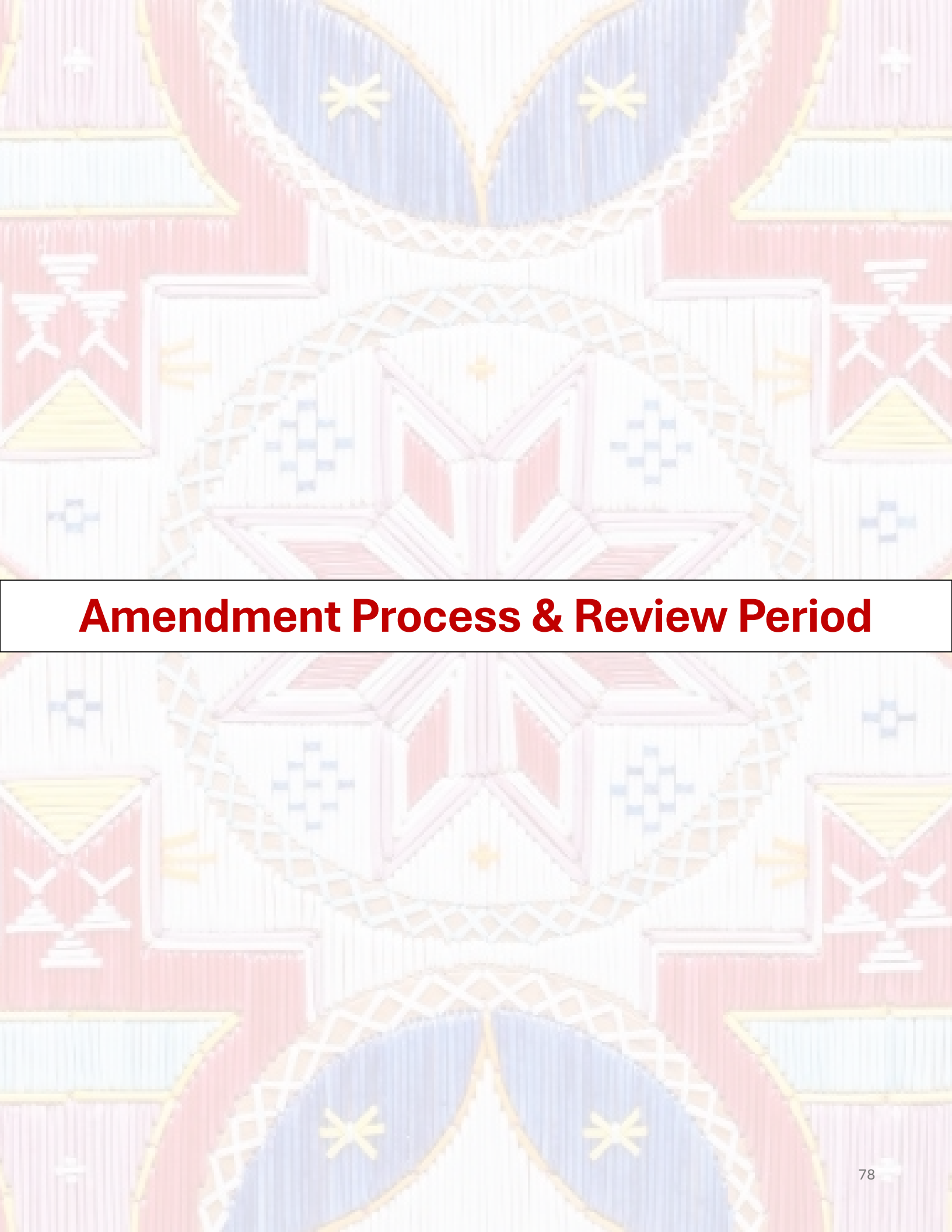
- Development Permit By-law
- Land Use Enforcement By-law
- Subdivision & Servicing Standards
- Environmental Protection By-law
- Cultural & Archaeological Protection By-law
- Cemetery Operations & Burial Policy
- Commercial Leasing & Licensing Policy

13.7 Administrative Tools

- Create application forms (residential, commercial, resource use).
- Develop a fee schedule (if supported by Chief & Council).
- Develop staff procedures manual for the Lands Department.

14.0 By-Laws

--	--



Amendment Process & Review Period

15.0 Amendment Process & Review Periods

Purpose

This section establishes how the Land Use Plan (LUP) can be updated and reviewed to ensure it continues to reflect the community's vision, values, and needs over time. The LUP is a *living document* that supports adaptive management and responsive governance of Abegweit First Nation's lands. All amendments will be recorded and archived to maintain a clear trail of this document's evolution.

Objectives

- To provide a clear and transparent process for making changes (amendments) to the LUP.
- To ensure all amendments respect community values, environmental stewardship, and cultural priorities.
- To ensure the LUP is reviewed on a regular basis to maintain its relevance and effectiveness.
- To uphold the authority of the Nation's governance body and decision-making processes in all land use decisions.

Plan Amendments

Types of Amendments

Amendments may include:

- Changes to land use designations or zoning boundaries;
- Addition, removal, or modification of land use policies;
- Updates to maps, datasets, or schedules; and
- Revisions to implementation measures or plan priorities.

15.1 Amendment Process

Steps	Description	Responsible Parties
1. Proposal	An amendment may be proposed by Chief and Council, the Lands Department, or community members through written request.	Chief and Council/ Lands Department/ Community Member making request
2. Preliminary Review	The Lands Department reviews the proposal for consistency with community values, environmental and cultural principles, and other policies.	Lands Department/ Consultant if required
3. Community Consultation	Engagement with community members, Elders, and affected parties through meetings, workshops, surveys, or other methods.	Lands Department
4. Impact Review	For major amendments, conduct an environmental and/or cultural impact assessment as required.	Lands Department / Consultant if required
5. Recommendation and Approval	A recommendation is presented to Chief and Council (or Land Governance Board) for decision.	Chief and Council makes final decision
6. Documentation and Mapping	Approved amendments are documented, mapped, and appended to the official Land Use Plan.	Lands Department
7. Notification	Community is informed of the approved amendment and provided access to updated Land Use Plan.	Lands Department / Communications

Minor Amendments

Minor technical or administrative updates may be approved by the Lands Department, provided they do not alter the intent or effect of the Plan. All minor amendments must still be recorded and reported.

15.2 Review Period

Review Period

The Land Use Plan shall be formally reviewed every five (5) years, or sooner if major land use changes or governance shifts occur.

Review Process

- Initiate Review: Lands Department begins the review and sets timelines.
- Evaluate Effectiveness: Assess if policies and designations achieve their goals.
- Gather Input: Conduct engagement sessions with community and leadership.
- Prepare Review Report: Summarize findings and recommendations.
- Present and Approve: Chief and Council review and decide whether to amend or reaffirm the Plan.
- Update Plan: Implement approved changes using the Amendment Process.

Monitoring and Reporting

The Lands Department will maintain records of all amendments and reviews and summarize findings annually in a Land Use Summary Report.

Guiding Principles

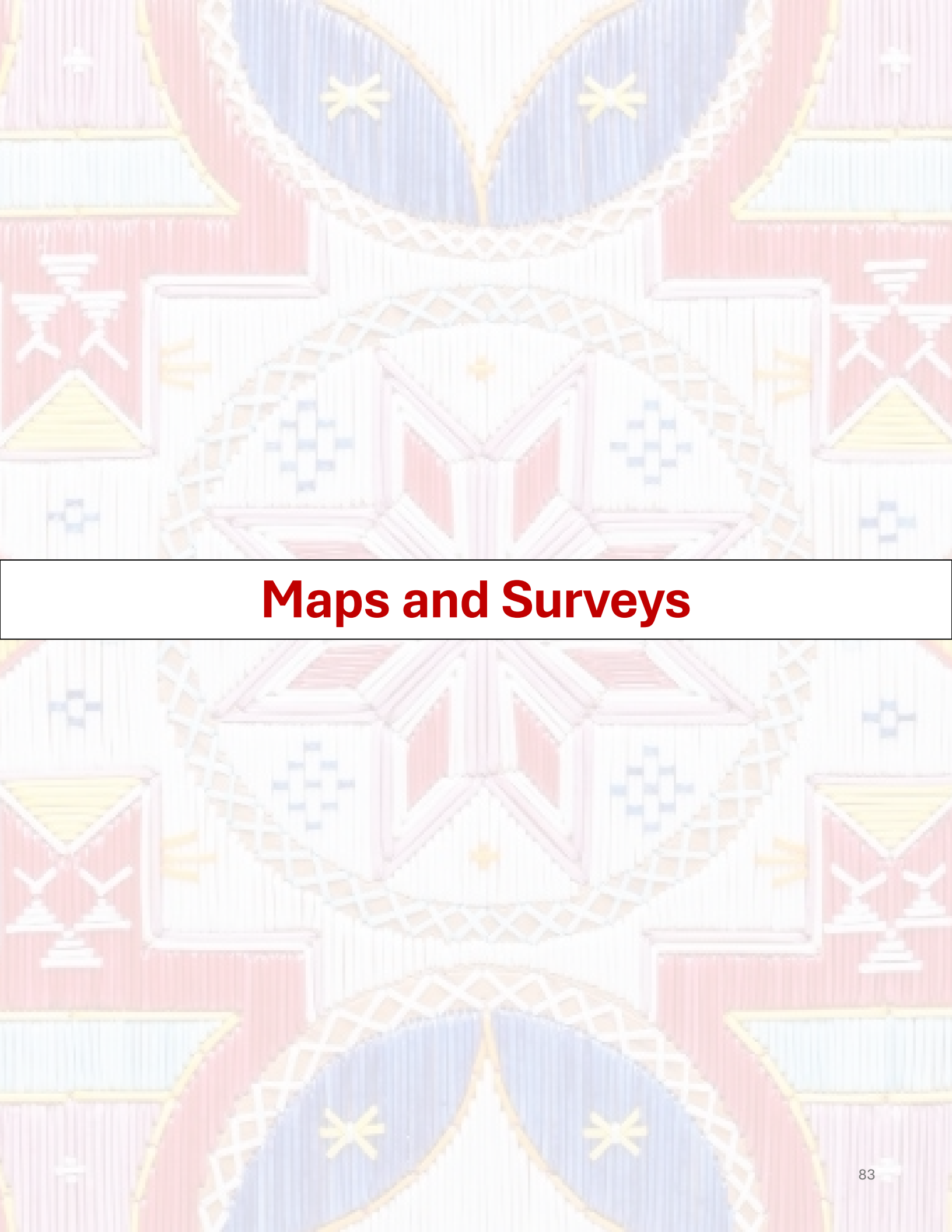
- **Transparency**: All proposed changes will be communicated clearly to the community.
- **Participation**: Community members will have meaningful opportunities to contribute.
- **Cultural Integrity**: Traditional knowledge and stewardship values will guide revisions.
- **Accountability**: Governance authorities are responsible for proper amendment procedures.

Amendment and Review Flowchart

Amendment or Review Need - Proposal Submitted to Lands Department - Preliminary Review for Consistency & Feasibility - Community Consultation & Cultural/Environmental Review - Recommendation to Chief and Council / Governance Board - Decision: Approve / Reject – Update Plan, Map, and Records & Notify Community

16.0 Amendments

--	--



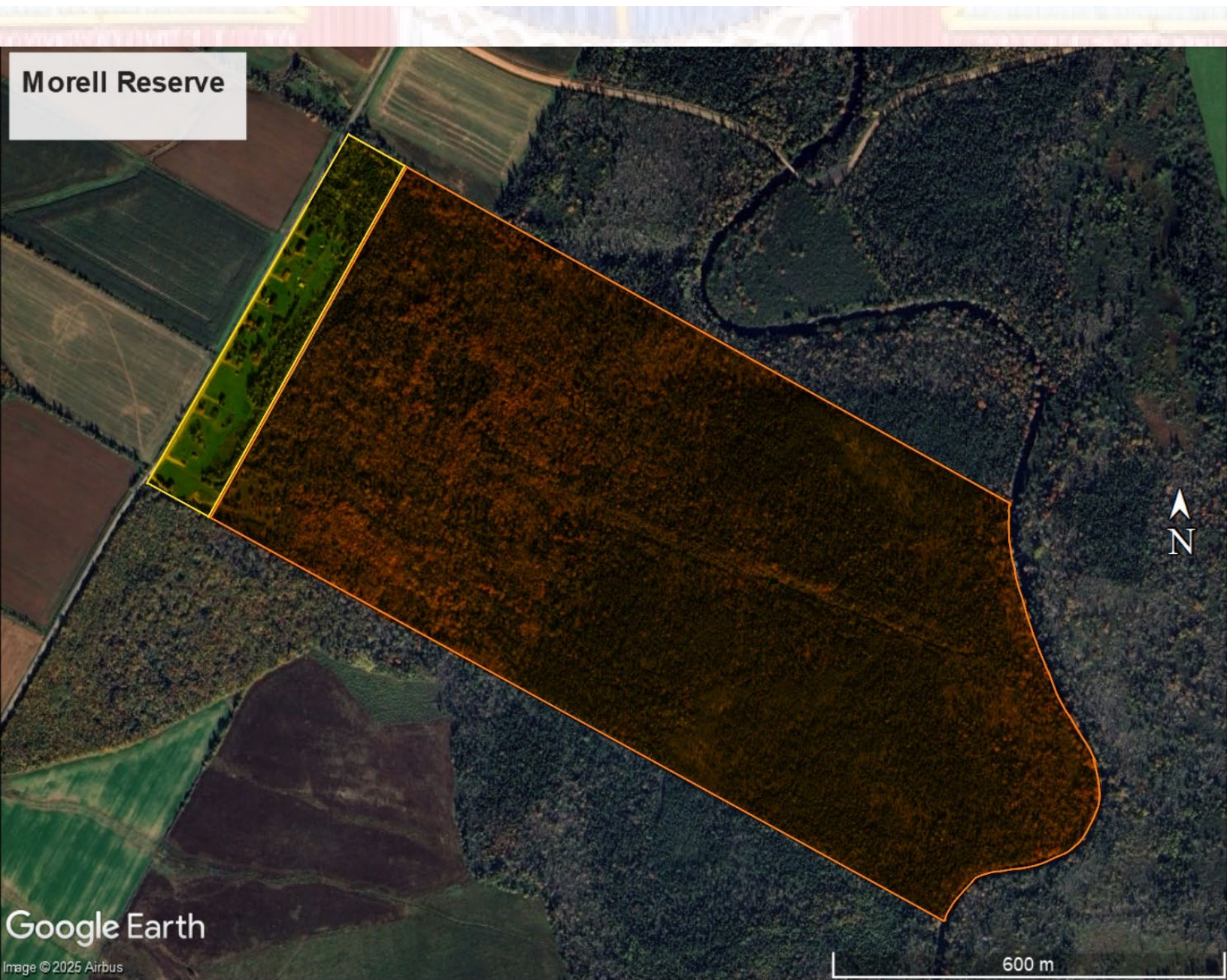
Maps and Surveys

17.0 Maps and Surveys

The most up to date maps and surveys of Morell, Rocky Point, Scotchfort, and Blockhouse properties.

****These maps are not exact and should not be used as the only planning tool for development.***

17.1 Land Designation Map - Morell



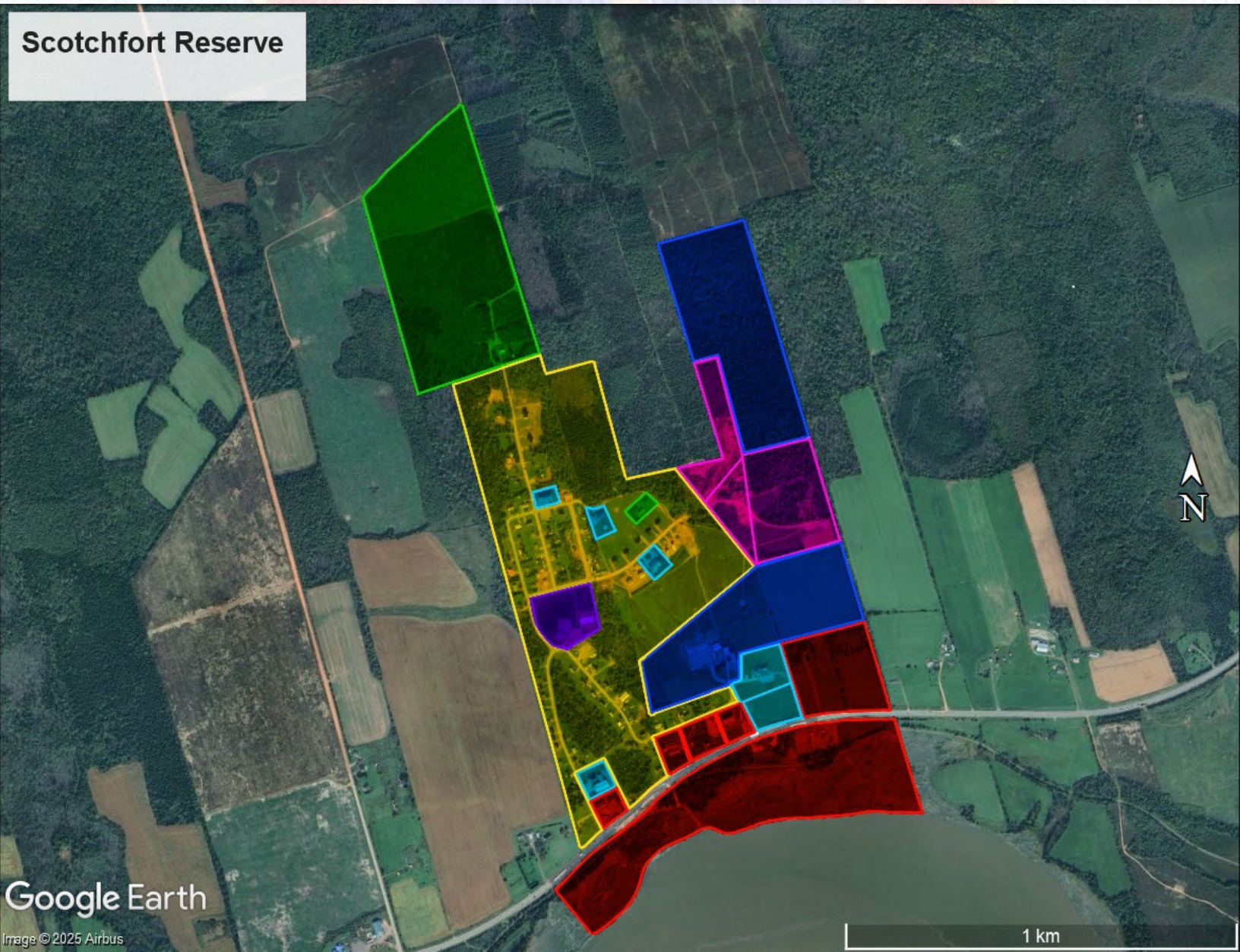
Residential
Resource Management

17.2 Land Designation Map – Rocky Point



Residential

17.3 Land Designation Map - Scotchfort

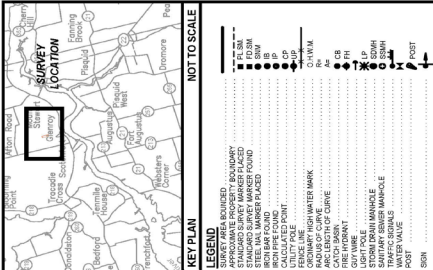
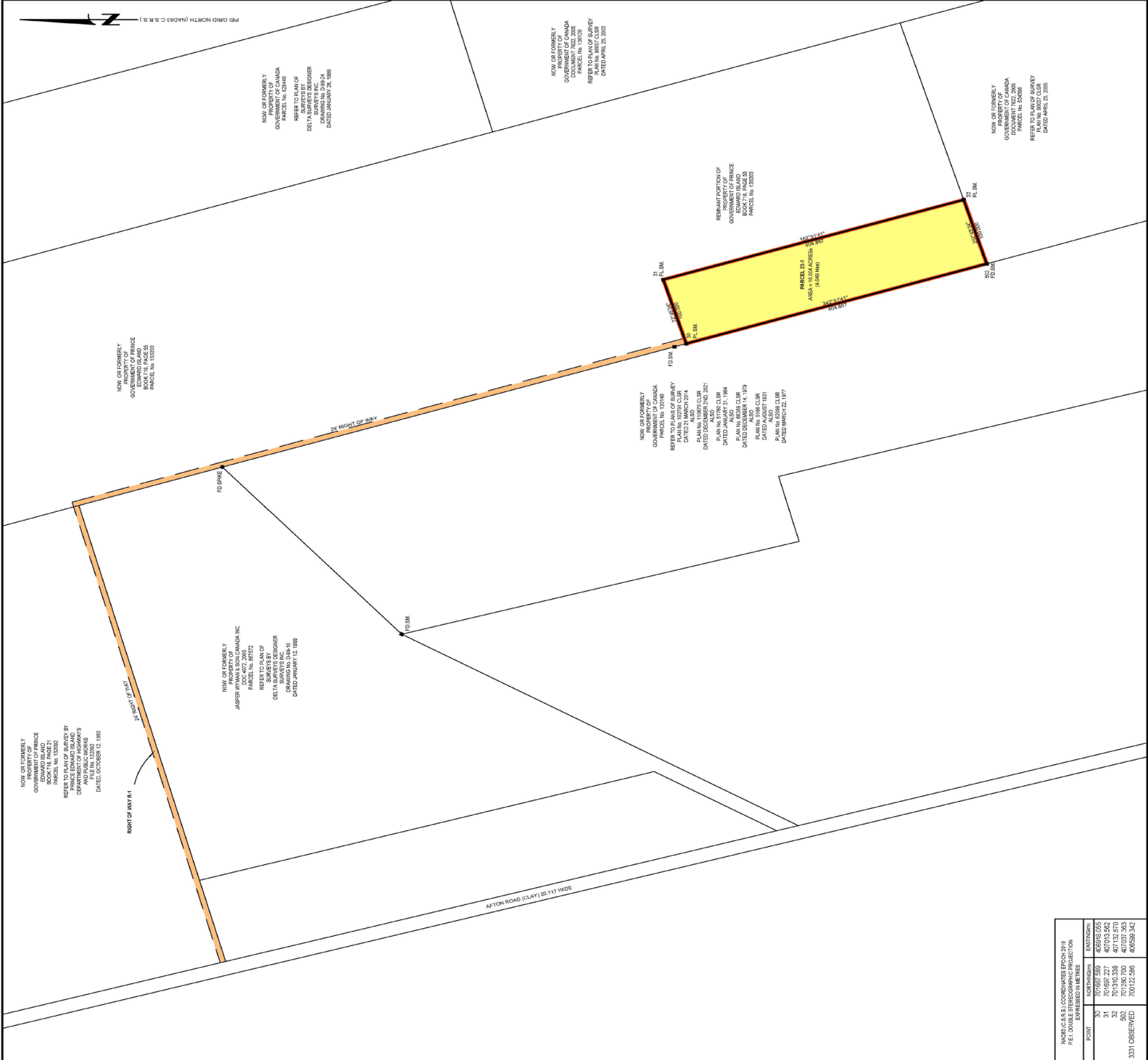


Commercial
Residential
Recreational
Industrial
Agricultural
Community Services
Cultural & Spiritual

PARCEL 25-1 BEING A SUBDIVISION OF PARCEL 130203, PROPERTY OF GOVERNMENT OF PRICE EDWARD ISLAND.

APPROVAL STAMPING

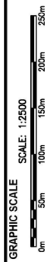
NAO33 (C.S.S.) COORDINATES EPOCH 2010 P.E.I. DOUBLE STEREOGRAPHIC PROJECTION EXPRESSED IN METRES		
POINT	NORTHING(m)	EASTING(m)
30	707657.589	408918.055
31	707697.227	407013.562
32	701310.338	407132.670
502	701280.700	407037.363
3331 OBSERVED	700122.596	408559.342



**PLAN OF SURVEY
SHOWING
PARCEL 23-1
AND RIGHT OF WAY R-1**

(as Represented by the Minister of Transportation and Infrastructure)

AFTON ROAD
TOWNSHIP No. 36
QUEENS COUNTY
PRINCE EDWARD ISLAND



**Prince
Edward
Island**
CANADA



THE OFFICE OF
THE PROVINCIAL CHIEF SURVEYOR



I, MARK H. WIGHT, PRINCE EDWARD ISLAND
LAND SURVEYOR, DO HEREBY CERTIFY THAT
THIS SURVEY WAS EXECUTED UNDER MY
DIRECTION AND SUPERVISION, AND THAT
THIS PLAN IS A CORRECT REPRESENTATION
OF SAID SURVEY.

DATED THIS 2ND DAY OF MARCH 2023


MARK H. WIGHT
No. 47

LAND SURVEYOR

	DATE DRAWN: 02-02-2020	FILE NO.	REV
		23-004-S01	1

17.4 Land Designation Map - Blockhouse



Commercial