



Algonquins of Pikwakanagan
First Nation

LAND USE PLAN

August 2022



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1	VISION AND GUIDING PRINCIPLES	21
INTRODUCTION	2	Vision for Land Use.....	21
Role of the Land Use Plan.....	2	Land Use Guiding Principles	21
Goals.....	3	GENERAL LAND USES.....	22
Authority (Land Code)	3	General Land Use Planning.....	24
Relationship with Other Planning Documents.	4	Infrastructure and Transportation	25
Planning Process.....	5	Residential	26
LAND USE PLANNING CONTEXT.....	6	Residential - Commercial.....	27
Regional Context.....	6	Commercial	28
History of the First Peoples.....	8	Community Use	29
Recent History.....	8	Cultural	30
Cultural and Environmental Values.....	10	Recreation	31
Current Land Tenures	11	Wetland Areas	32
Current Land Uses	11	Natural Area.....	33
Community Infrastructure	14	Hazardous Area.....	34
Population Projections	17	AREA DESCRIPTIONS.....	35
Housing Projections and Residential Land Needs	19	Pikwakanagan Reserve	35
		Fee-Simple Lands (ATR LANDS)	38
		LAND USE PLAN AMENDMENT PROCESS ..	40

EXECUTIVE SUMMARY

(TBC)



INTRODUCTION

Algonquins of Pikwakanagan First Nation (Pikwakanagan) have undertaken the development of this Land Use Plan to direct growth and development on the Pikwakanagan’s reserve and fee-simple lands. The Land Use Plan is an important component of Pikwakanagan’s new land management authority, which the Nation gained when signatory of the First Nations Land Management Act (Land Code) and adopting a Land Code in 2019. As a foundational planning document, the Land Use Plan will outline the strategic direction for the effective administration of Pikwakanagan’s current lands and future land acquisitions.

Role of the Land Use Plan

The Land Use Plan is an important future-oriented planning document that guides how Pikwakanagan uses and develops its reserve and fee-simple lands according to the Nation’s land based vision and goals. It will serve as one of the fundamental tools implementing the Nation’s Land Code and will guide leadership and staff in their decision making related to land use and management on Pikwakanagan reserve and fee-simple lands. The Land Use Plan is also one of the primary tools for asserting Pikwakanagan’s jurisdiction and authority over managing the Nation’s lands and resources. Future land use and development, including housing, infrastructure, economic development, community facilities and other areas will be informed by the direction included in the Land Use Plan. In addition, future funding applications to seek funds for capital and supplementary planning projects will be supported by the contents of the Plan.

Specifically, the Land Use Plan includes:

- An overview and summary of Pikwakanagan’s reserve lands, fee-simple lands, and general community context
- Long-term community growth projections (20+ years)
- Housing and related land needs required for estimated long-term needs (20+ years)
- Land use mapping dividing Pikwakanagan lands into different land use “designations” for representing types of uses (e.g. housing vs. businesses)
- Goals, Policies, and Actions for different land uses and infrastructure
- An implementation plan to support and strengthen Pikwakanagan’s capacity to manage, use and develop its lands and infrastructure

As part of this process, the project team engaged with on-reserve and off-reserve members to explore their priorities and discuss how Pikwakanagan’s lands should be used and managed in the future. This engagement process ensures the Land Use Plan will reflect the wishes and goals of community members.

Goals

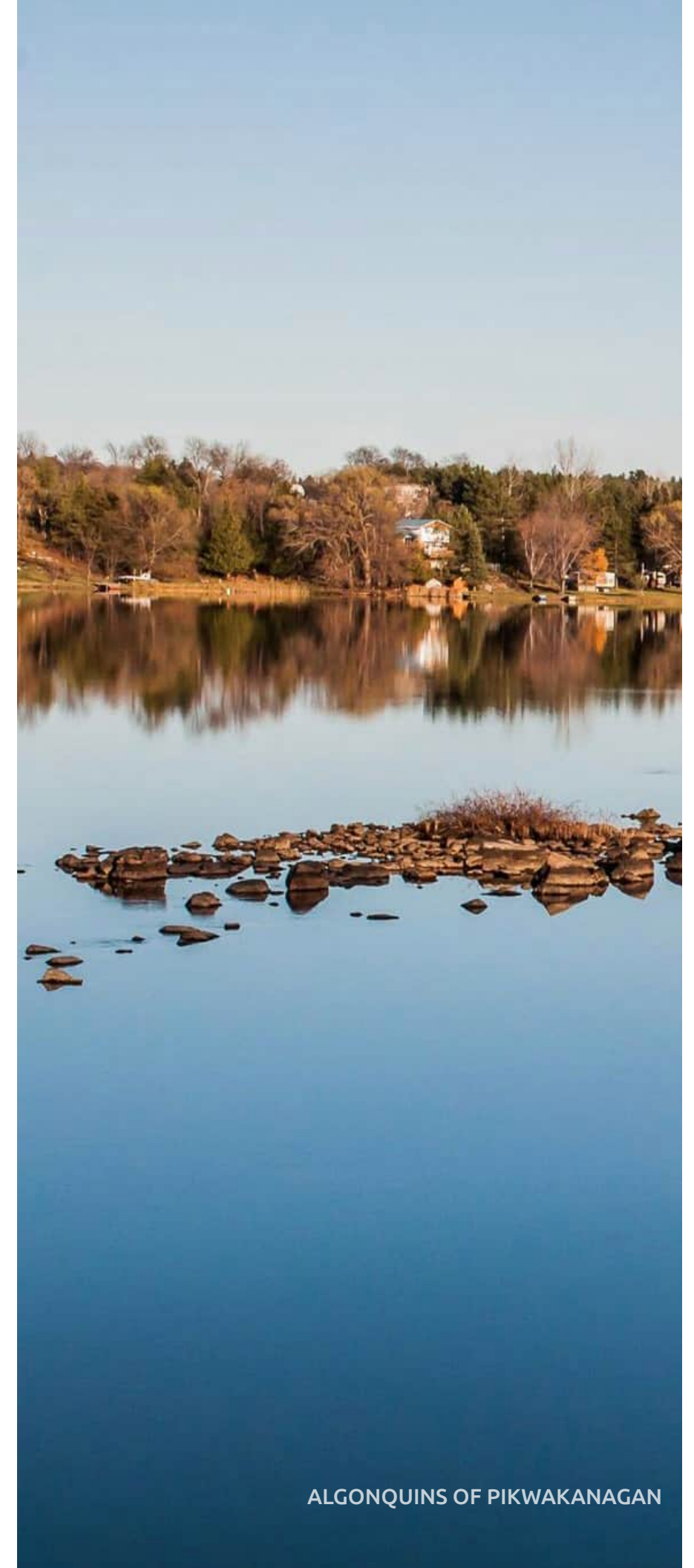
The goals of the Land Use Plan are to:

1. **IDENTIFY AND DESCRIBE** Pikwakanagan’s principles for managing land use and development on community lands (reserve and fee-simple).
2. **ARTICULATE** goals, policy directions and actions to guide and manage development activities on Pikwakanagan lands.
3. **DETERMINE** actions to enhance Pikwakanagan’s capacity and ability to manage land use and infrastructure development.
4. **IDENTIFY** resources required to implement the direction and recommended actions contained in the Land Use Plan.

Authority (Land Code)

In May 2019, Pikwakanagan members voted in a community referendum to accept the “Algonquins of Pikwakanagan Land Code” and entry into the First Nations Land Management Regime. This development marked an end to Indian Act provisions related to land management being enforced on Pikwakanagan. The Nation now has authority to managing reserve lands and resources in accordance with Pikwakanagan’s own values, objectives and processes.

This Land Use Plan is a key tool in implementing Pikwakanagan’s Land Code and related jurisdiction over the community’s reserve lands. The Land Use Plan exercises right to proactively manage our lands in a manner that reflects Pikwakanagan’s community’s vision, needs and values. The Land Use Plan receives its authority as law through the Land Code and will be enforced as required to ensure land use and development activities on Pikwakanagan lands align with the direction contained in the Land Use Plan.





Relationship with Other Planning Documents

The Land Use Plan is the primary guiding document for Pikwakanagan in relation to land use and management of community lands. Direction contained in the Land Use Plan aligns with broader community goals and priorities as articulated in Pikwakanagan's Comprehensive Community Plan (CCP), the Nation's 20-year strategic planning document.

In the future, Pikwakanagan may develop additional tools in the form of policies, codes and by-laws to enhance day-to-day management of community lands. It is intended that future tools will align with the direction of the Land Use Plan and CCP as demonstrated in the Planning Pyramid below:

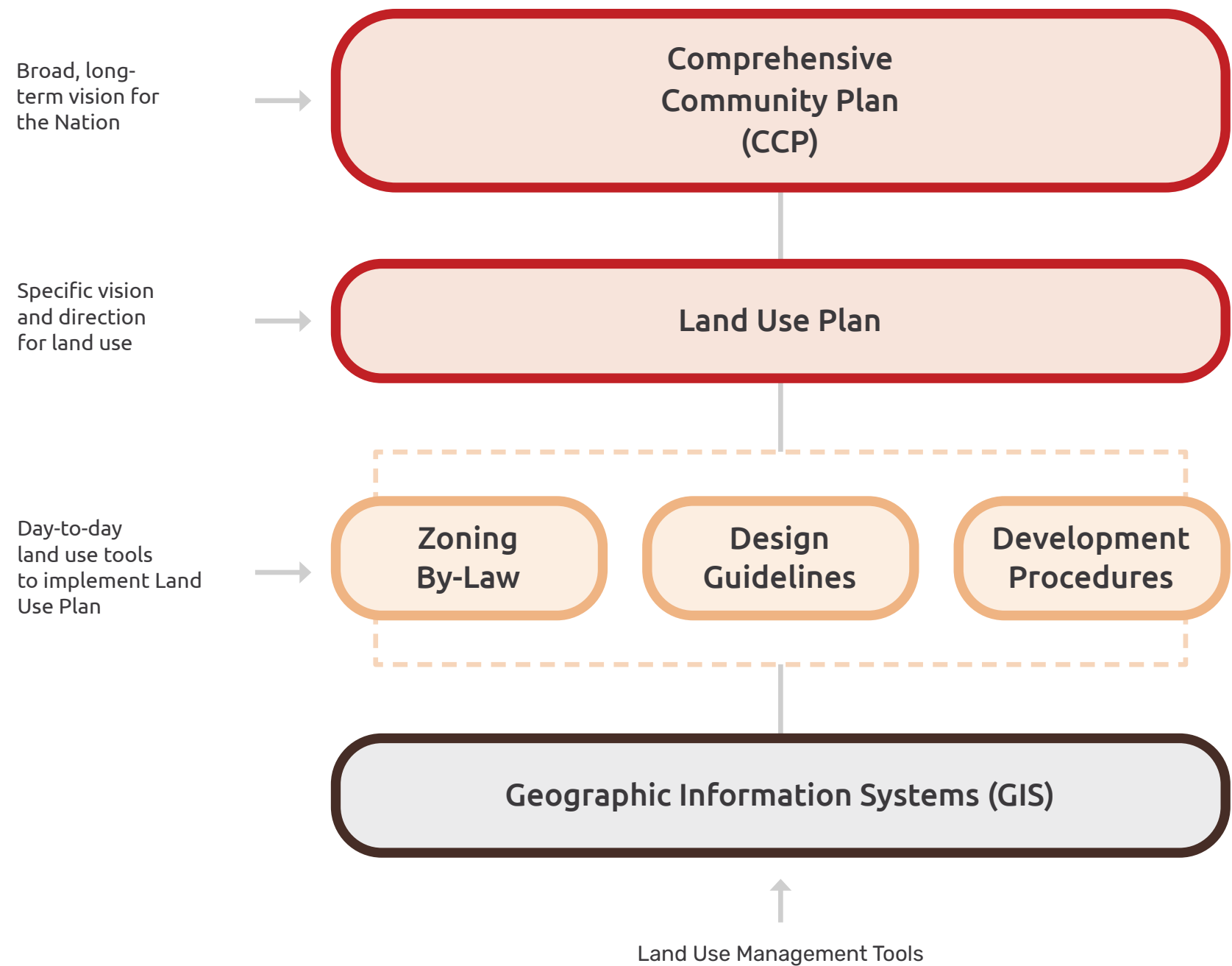


FIGURE 1: PIKWAKANAGAN PLANNING PYRAMID

Planning Process

The development of the Land Use Plan consisted of six phases initiated in April 2020. These phases involved multiple rounds of meetings and engagement with community members, Chief and Council, staff, and administration.

Phase 1 and 2 focused on initiating the project and collecting information for analysis to gain a strong understanding of the current conditions of Pikwakanagan lands, including land use, environment, infrastructure, and housing.

Phase 3 consisted of community engagement with Pikwakanagan members, staff and Chief and Council. It involved the preparation of a Land Use Planning Booklet that was delivered to all member households on and off-reserve. The Booklet included several activities:

- Survey questions related to different land uses (e.g. housing, businesses, cultural areas and conservation on Pikwakanagan lands.
- Mapping of Pikwakanagan lands with prompts for members to draw and indicate where land uses and community facilities should be located and where sensitive cultural and environmental areas exist that require protection.

- Open-ended questions pertaining to environmental priorities on Pikwakanagan lands and general comments for the Land Use Plan.

In addition, two workshops were conducted with Pikwakanagan Chief and Council and Lands Department staff to learn about Land Use Planning and to provide input on land use priorities for Pikwakanagan lands. A virtual community meeting was held for members to learn about the project and provide comments and questions to the Land Use Planning Team.

Following Phase 3 engagement, the project team compiled the input and feed-back to create a Policy Directions memo. The Policy Directions memo included initial land use objectives, policies and actions and related land use mapping. This memo was reviewed with Pikwakanagan Lands Department staff prior to developing a full draft Land Use Plan.

Phase 4 included the development of a full draft Land Use Plan that was informed by the contents of the Policy Directions memo. The draft Land Use Plan was reviewed with the community through a second round of engagement that occurred during Summer 2021.

Phase 5 involved the development a revised second draft Land Use Plan and mapping that integrated comments and feedback received during Phase 4. A subsequent review of the revised draft Land Use Plan was completed by Pikwakanagan staff and Chief and Council.

Phase 6 involved the development of third draft Land Use Plan and mapping that was provided to members through a community mailout and survey. Final revisions based on members input were completed to developed a final Land Use Plan that was put forward to a community ratification vote in Summer 2022.

Due to COVID-19, the project is taking place during an unprecedented time that calls for social distancing. Consequently, community gatherings were not possible due to public health orders during the project and all engagement events took place remotely and online. Nonetheless, the planning process developed engaging and informative materials that enabled members to participate and contribute to the development of the Land Use Plan.

The planning process phases are seen below in **Figure 2**.

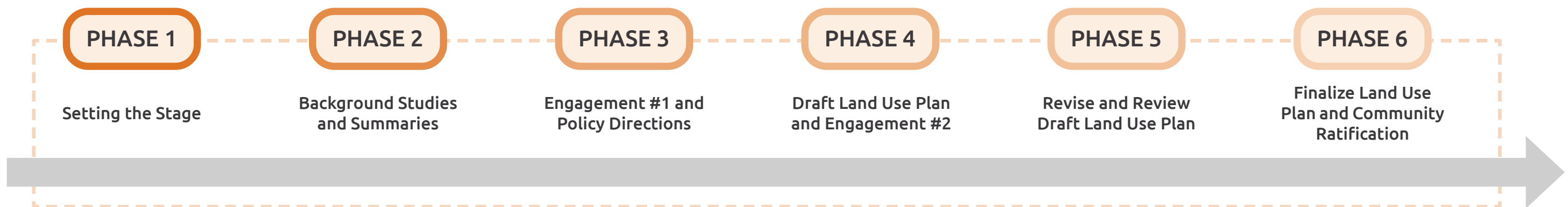


FIGURE 2: LAND USE PLANNING PROCESS PHASES

LAND USE PLANNING CONTEXT

Regional Context

Pikwakanagan is in Northeastern Ontario approximately 165 kilometres west of Ottawa, Ontario. The primary service centres in the region are Kingston and Ottawa. Pikwakanagan's lands consist of one reserve and adjacent fee-simple land holding located on Golden Lake and Bonnechere River (See **Figure 3**). Nearby communities include Eganville (17 km), Killaloe (23 km), Pembroke (43 km), Barry's Bay (45km) and Renfrew (55 km). The community is accessed from the north by way of Kokomis Road from Provincial Highway 60, and from the west on Ruby Road via Route 512.

Pikwakanagan's reserve lands are approximately 1,700 acres in area. The fee-simple parcel adjacent to the west side of the reserve is approximately 170 acres in area (See **Figure 4**). The fee-simple parcel was acquired by Pikwakanagan with the intent of converting the property to reserve through the additions-to-reserve process for the purposes of community development. The parcel provides additional community-held land necessary to meet the community's long-term housing and community facility needs. The parcel could also accommodate several economic uses, including commercial and tourism development.

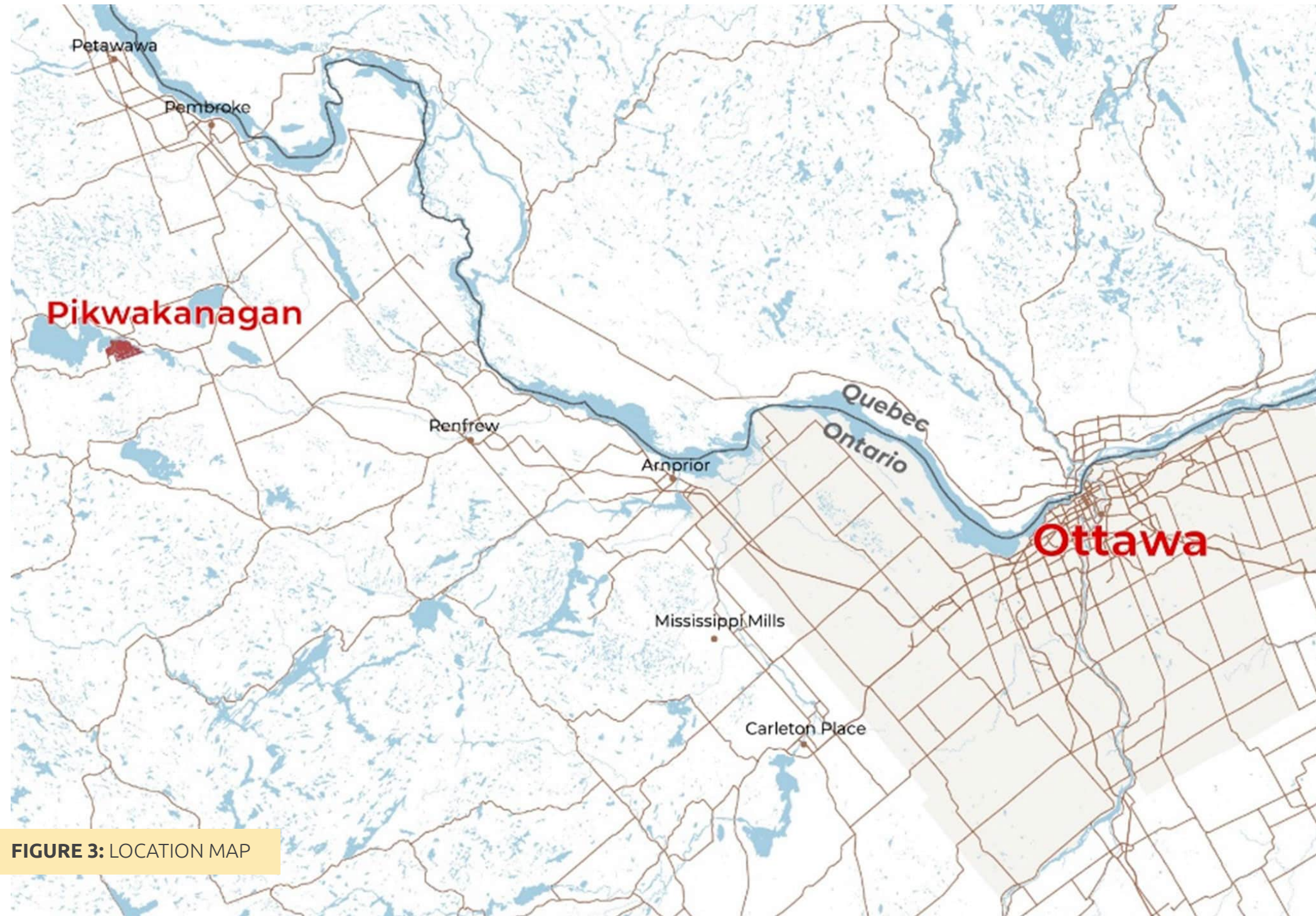


FIGURE 3: LOCATION MAP



FIGURE 4: COMMUNITY OVERVIEW MAP



History of the First Peoples

The Algonquin people have lived along the Kitchissippi (Ottawa River), the tributaries from Long Sault Rapids to Lake Nipissing for over 10,000 years. The Algonquin people, their ancestors and predecessors lived happily and in health throughout Turtle Island (North America) and had their own territories, governance systems, spirituality, and vast trade networks. Physical archaeological evidence does not provide a full picture of occupation. Algonquin people used wood, plants, animals and rocks to build and create all their structures, clothes, tools and all cultural implements. These materials disintegrate quickly leaving no trace, but this is indicative of how lightly and sustainably Algonquins live on the land.

The Europeans arrival in Pikwakanagan traditional territory 500 years ago brought disease and devastation to the Indigenous people of Turtle Island. Algonquin people as well as all Indigenous people endured many hardships, discrimination and crimes for many decades, including the Residential Schools and 60s Scoop, the effects of which continue to be felt today. Despite challenges experienced by the Algonquin peoples, Pikwakanagan members remain proud and strong.

The Pikwakanagan Reserve, originally name Golden Lake Indian Reserve #39, was established in 1873. The name was officially changed in 2012.

Recent History

In the mid-1980s, Pikwakanagan in partnership with other Algonquin communities in Ontario initiated the Algonquin Land Claim which asserted the Government of Canada never entered into a treaty with the Algonquin peoples, who never ceded territory to the Crown.

The governments of Canada and Ontario subsequently agreed to enter negotiations with the Algonquins in the early 1990s. After years of negotiations, an Agreement-in-Principle was finally ratified in 2016 between the Algonquins and the governments of Canada and Ontario. The agreement covers lands, harvesting rights and access and use of park lands. Ongoing negotiations are working toward a final agreement that may include a transfer of land to Pikwakanagan if settled.

In addition, Pikwakanagan has recognized the need to expand its land base for economic and community development purposes. This includes acquiring lands through the Algonquin Land Claim and purchasing fee-simple lands for the intent of converting them to reserve status or developing as fee-simple. This includes lands adjacent and in close proximity to the existing reserve and looking for opportunities to acquire land in larger urban areas (e.g. Ottawa, Kingston and North Bay).

Pikwakanagan will have opportunities to expand our reserve land base in the future as our Nation acquires land through our land claim and fee-simple land purchases. Converting this land to reserve involves a process called Additions-To-Reserve (ATR). There are four stages to the (ATR) process that we must follow to transition our lands to reserve status:

- 1. INITIATION** – the First Nation submits a Band Council Resolution and Reserve Creation Proposal to the ISC regional office.
- 2. ASSESSMENT AND REVIEW** – ISC reviews the proposal and advises the First Nation in writing of the results, issuing a letter of support to First Nations with successful proposals.
- 3. PROPOSAL COMPLETION** – ISC and the First Nation work together to create and execute a work plan to complete the proposal.
- 4. APPROVAL** – the Minister responsible approves the proposal by Ministerial Order or recommends approval by the Governor in Council for Order in Council proposals.

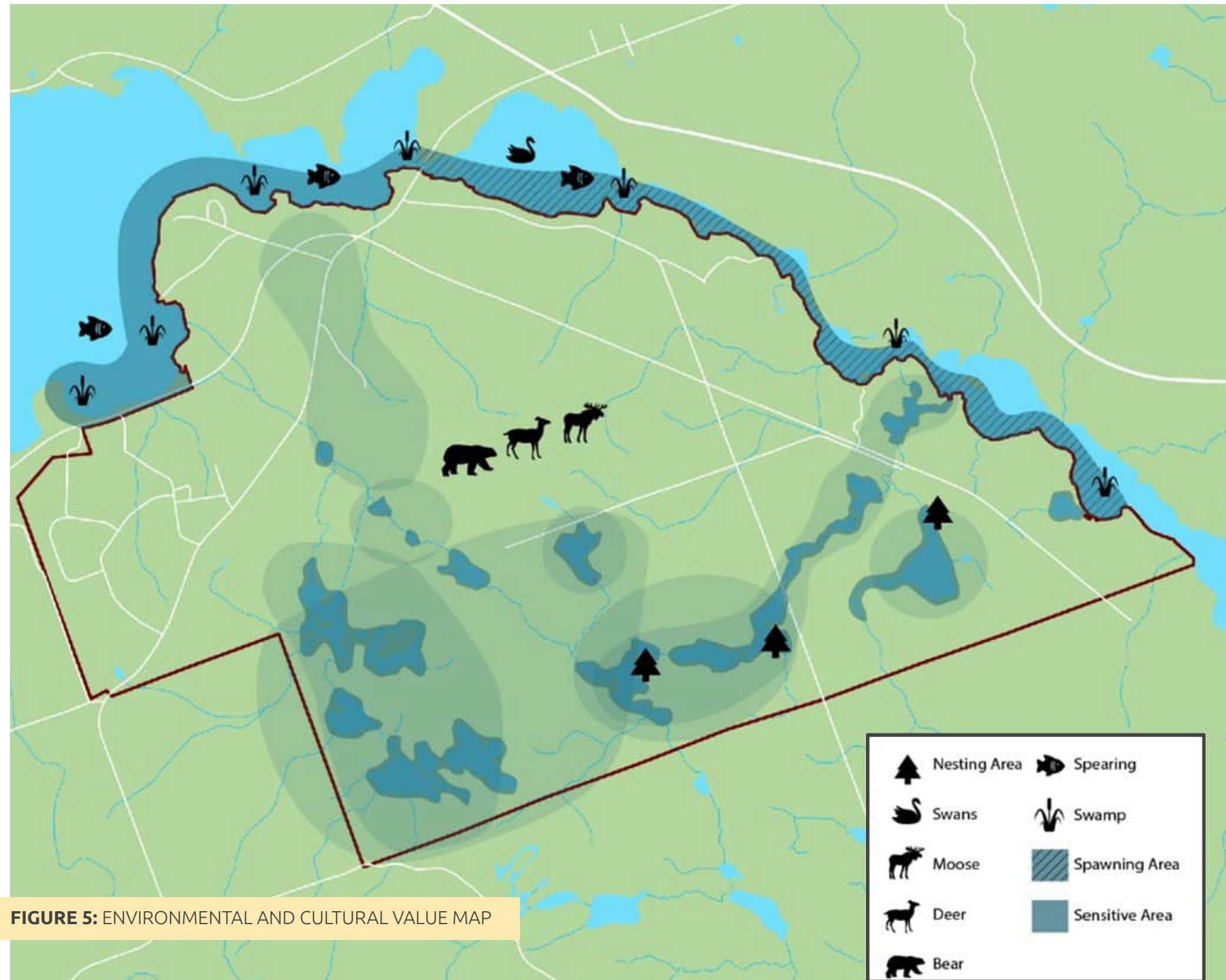


Cultural and Environmental Values

Cultural and environmental values have been identified on Pikwakanagan lands that reflect areas where members practice traditional and cultural activities and where sensitive environmental features exist. It is a priority for Pikwakanagan to preserve and protect these values and ensure future land use and development in the community is undertaken in a manner that mitigates potential degradation of known values.

The Community and its' lands are located primarily within the Bonnechere River watershed. As such, there are significant riparian areas on community lands that are to be protected against erosion and de-vegetation to ensure the preservation of its ecological functions and aesthetics. Protecting the environment was established as a key priority for the community through engagement with members. Internal wetlands, waterbodies and tributaries are designated in the Land Use Plan as a Wetland Area. Should additional development be desired, studies to determine the ecological impact of proposed developments may be required so the community is able to assess the viability of the development in an informed manner.

As part of the Land Use Planning engagement process, members were asked to identify areas in the community where they practice traditional and cultural activities. **Figure 5** illustrates cultural and environmental values. The areas where the most frequently cited values are include shoreline areas along Golden Lake and Bonnechere River and internal reserve lands known for wildlife and species-at-risk.



Current Land Tenures

There are three types of land tenure that exist for Pikwakanagan’s lands:

RESERVE

Lands held by the Crown and set aside under the Indian Act for the exclusive use of Pikwakanagan.

CERTIFICATE OF POSSESSION (CP)

Reserve lands under a Certificate of Possession (CP), which allows Pikwakanagan members to assume a form of ownership over a specified portion of reserve land. It is estimated that approximately 80% or more of Pikwakanagan’s reserve land is under CP tenure. There are reportedly 364 CPs in Pikwakanagan, which includes smaller lots for personal residences to large undeveloped lots.

FEE-SIMPLE

A form of freehold ownership that grants exclusive rights to a property that is not reserve land. Pikwakanagan’s fee-simple lands adjacent to the community are under the jurisdiction of the Township of Bonnechere Valley and subject to the Township’s land use regulations until a time when it is converted to reserve through the ATR process.

The different land tenures can be seen in **Figure 6**.

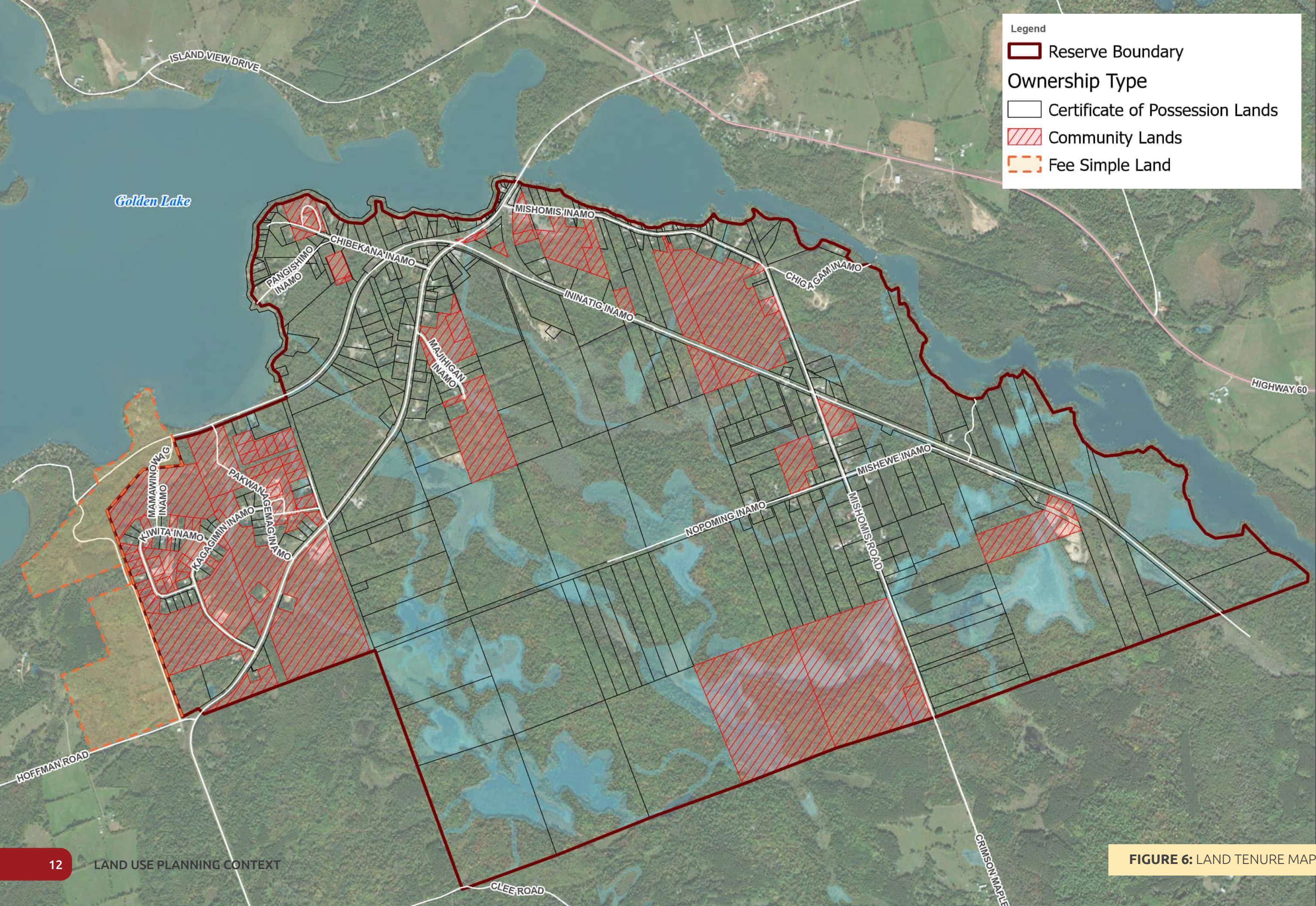
Current Land Uses

Existing land uses at Pikwakanagan were identified during the 2018 Water Feasibility Study and through technical analysis conducted as part of the Land Use Planning process. Existing land uses in the community are included in the following table.

TABLE 1: Existing Land Uses

LAND USE	DESCRIPTION
Residential	Predominately single-family residential with some small-scale multi-family residential uses on 187 lots
Commercial	A mix of commercial uses including gas station, retail, smoke and cannabis retail and bait shops. There are 11 commercial-specific lots in Pikwakanagan.
Mixed-Use Residential Commercial	Four (4) lots in Pikwakanagan contain commercial and residential mixed-uses, largely members who operate a business on their residential lot.
Community Use & Institutional	A mix of community and institutional uses, such as administrative, community services and public works uses. There are 10 lots used for community use and institutional purposes.
Recreation	A single lot used for a variety of recreation purposes, including a ball diamond and community recreation centre.
Cultural Use	Two (2) lots that include the community’s pow-wow grounds and church.
Natural Area	Undeveloped natural lands including most of the community’s existing land base.

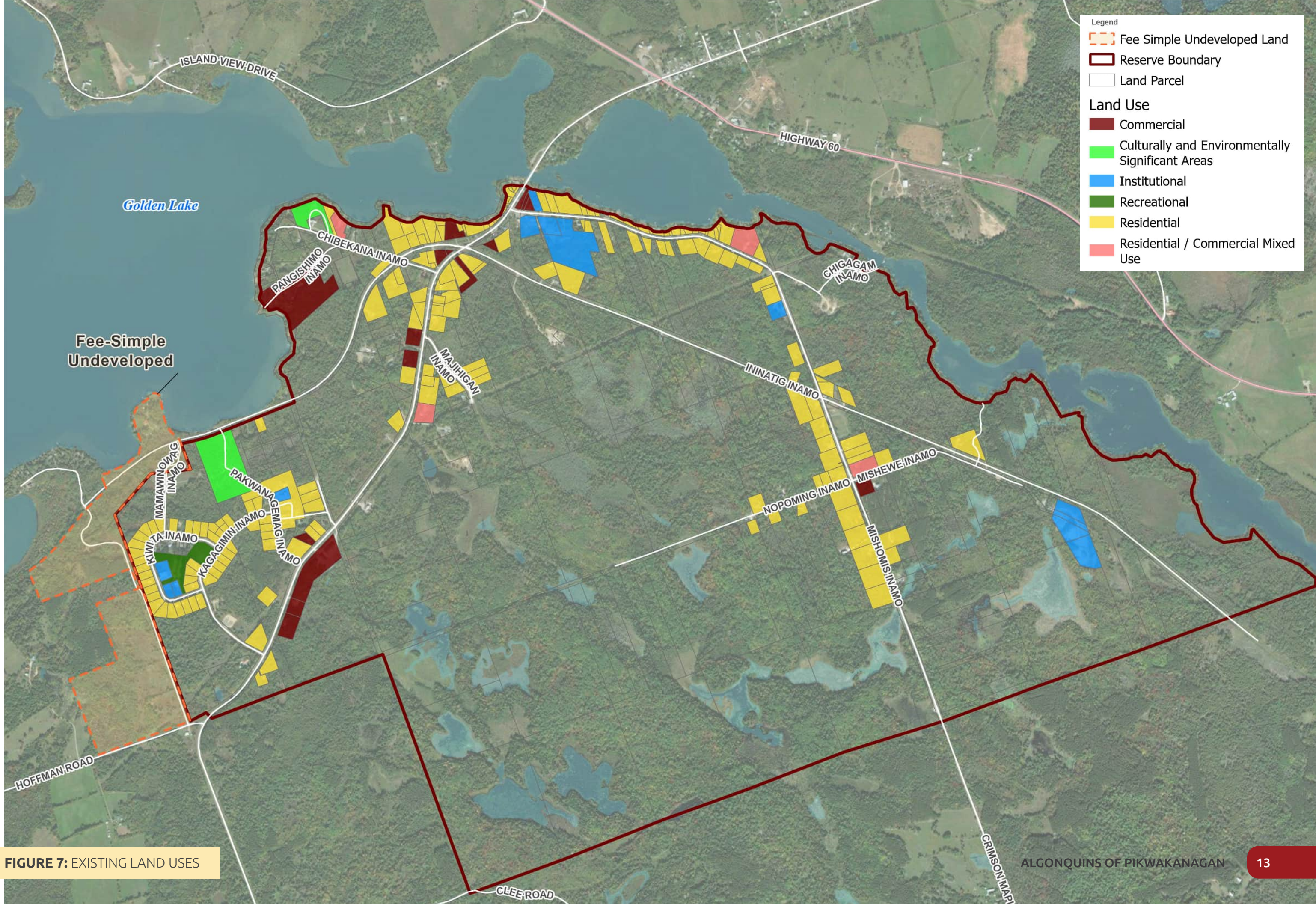




Legend

- Reserve Boundary
- Ownership Type**
- Certificate of Possession Lands
- Community Lands
- Fee Simple Land

FIGURE 6: LAND TENURE MAP



Legend

- Fee Simple Undeveloped Land
- Reserve Boundary
- Land Parcel

Land Use

- Commercial
- Culturally and Environmentally Significant Areas
- Institutional
- Recreational
- Residential
- Residential / Commercial Mixed Use

FIGURE 7: EXISTING LAND USES



Community Infrastructure

ROADS

Pikwakanagan Reserve has 12.8 km of roads that include 3.7 km earth or gravel surfaced road and 9.1 km paved or surface treated roads. According to Pikwakanagan's 2015 Asset Condition Reporting System (ACRS) report, the condition of roads range from a condition rating of 7 to 9 out of 10. Road conditions in the community are generally good to excellent. Pikwakanagan's Public Works department is responsible for snow plowing, road repairs and construction, sanding and salting of roads, and various other duties.

WATER AND WASTEWATER

There is no community water system at Pikwakanagan. Most homes, community buildings and businesses get water through individual drilled wells. There are a few homes that take water directly from the lake or river. There is a total of 203 unique wells that have reported water quality data. The existing on-site water supply system has been deemed sub-standard and even unsafe in some instances. A significant percentage of the 217 homes in the community have uranium exceedances in their groundwater supply.

A water feasibility study was completed by First Nation Engineering Services Ltd. in 2018 to examine options for the development of a community water system and recommend the best option. The report recommended a proposed community water system designed to meet a water demand of 9.34 liters/second, provide a minimum fire flow of 83 liters/second, have a domestic max flow of 16.9 liters/second and contain water storage of 908,552 liters. As of Spring 2021, Pikwakanagan has proceeded to the detailed design stage for the water system and will look to initiate construction in 2021 or 2022. The proposed water system is displayed in **Figure 8**.







There is no community wastewater system at Pikwakanagan. Wastewater collection, treatment and disposal is accommodated by individual septic fields on each residential, commercial and community use lot. The Capital Planning Study (1996) recommends minimum 0.75 acre lot sizes for housing to accommodate needed on-site disposal systems.

There are environmental concerns with the use of septic fields in the community, including poor soil conditions for septic fields and contamination of the Bonnechere River Watershed from wastewater leaching. The future development of the community water system will lead to higher water usage rates and subsequent increase in wastewater production and required treatment. The community has prioritized the need to develop a community wastewater system and identified the development of a Community Wastewater Feasibility Study as a short-term priority.

DRAINAGE

Pikwakanagan's lands drain directly into either Golden Lake or the Bonnechere River. The topography consists primarily of flat land with low-lying wetland areas. There are few areas with steep slopes (i.e., 20% or higher slope), largely concentrated around the larger wetland areas in the undeveloped portions of the reserve, as seen in **Figure 9**. Much of the reserve's undeveloped land is characterized as swampy and marsh. Several drainage corridors (e.g. creeks and streams) flow through the community and drain into Golden Lake and Bonnechere River. The abundance of wetlands within the community requires careful consideration to ensure land use activities do not result in erosion, de-vegetation and contamination of drainage corridors and broader watershed.

Legend

-  Reserve Boundary
-  Water Treatment Plant
- Proposed Water Main
 -  150 mm
 -  200 mm
 -  300 mm
 -  400 mm

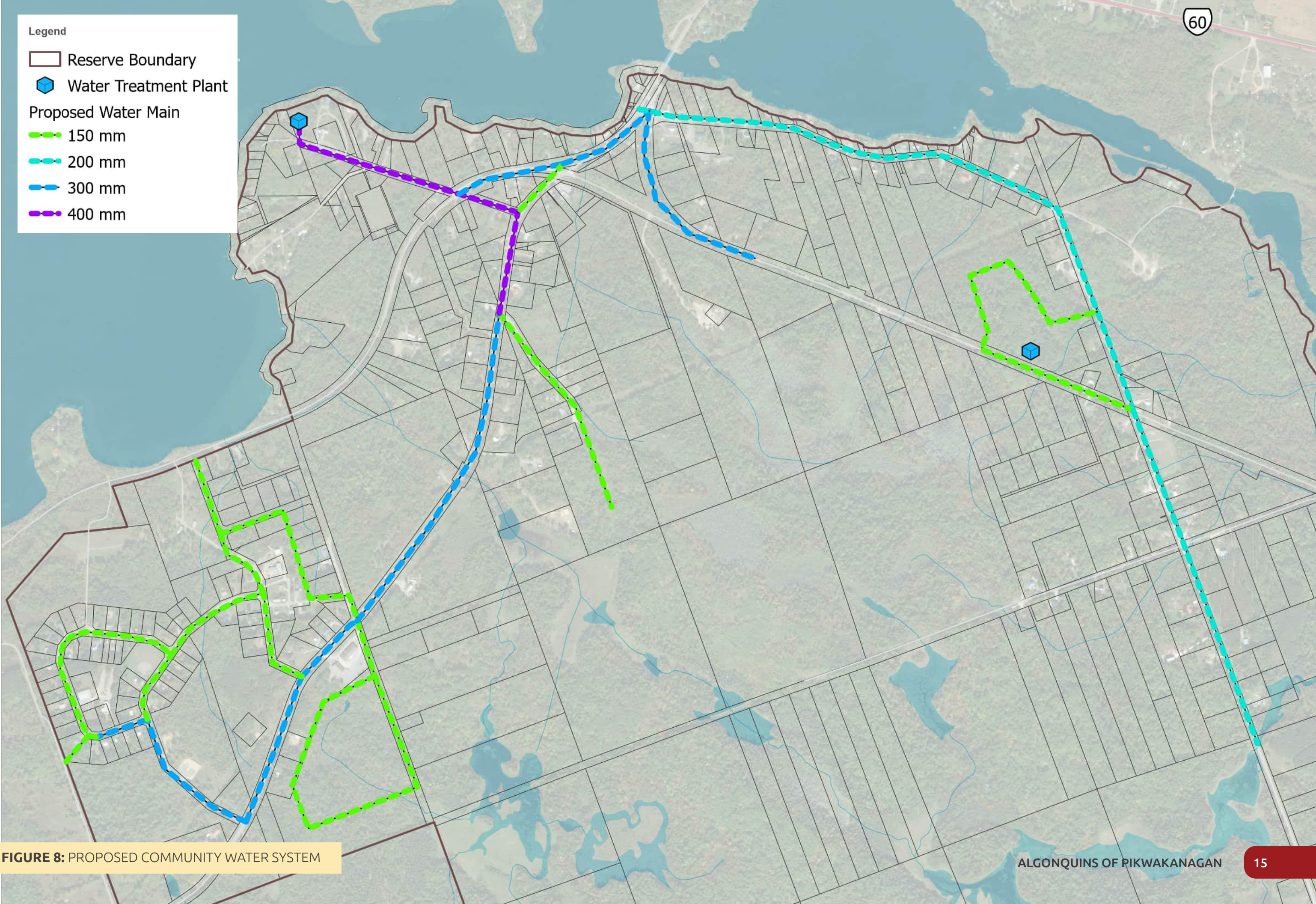


FIGURE 8: PROPOSED COMMUNITY WATER SYSTEM

Golden Lake

Legend

- Reserve Boundary
- Easement
- Slope > 20%

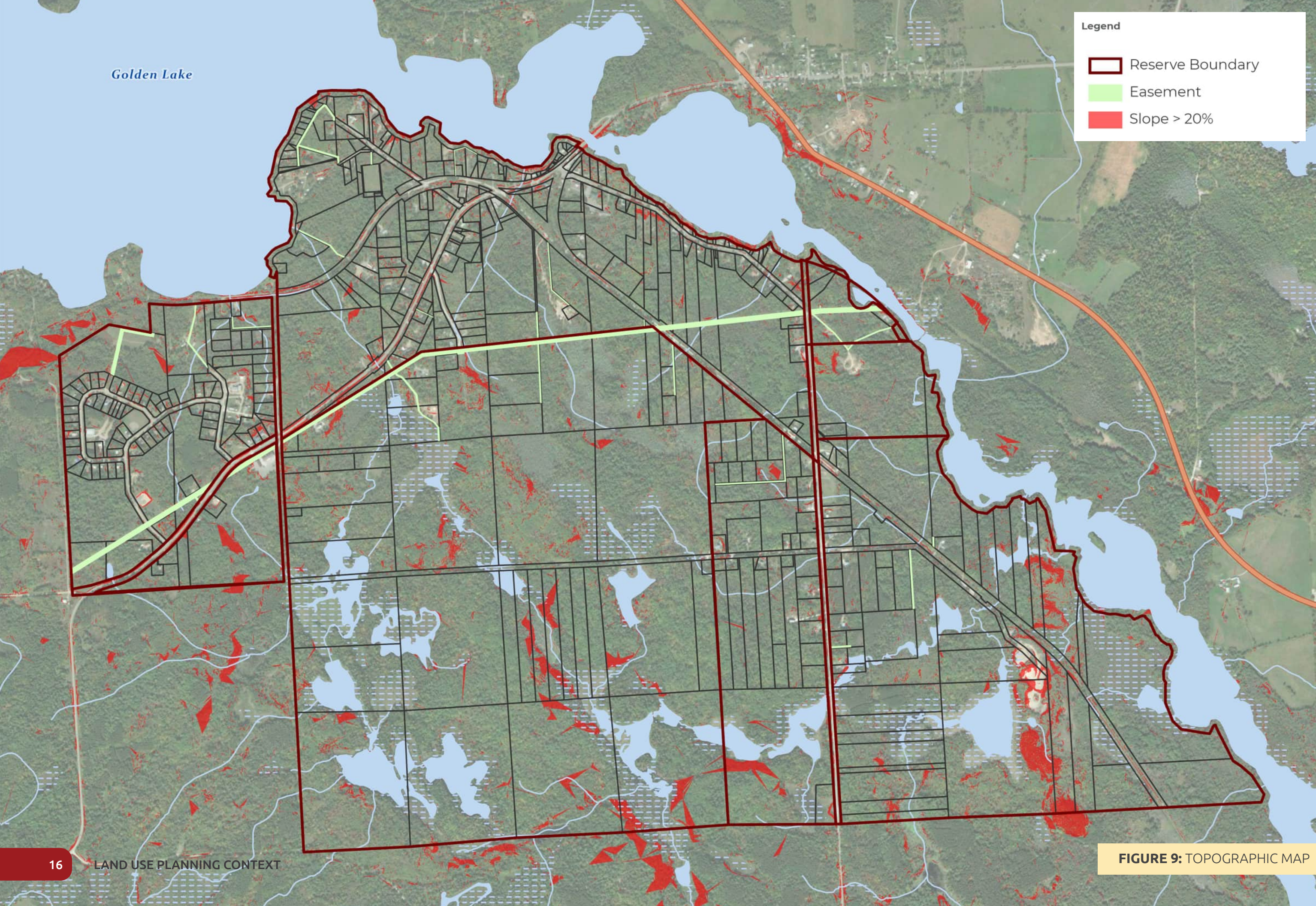


FIGURE 9: TOPOGRAPHIC MAP

Population Projections

HISTORICAL GROWTH

Pikwakanagan’s population has been rapidly growing over the past 20 years. Based on the information available, the Nation’s combined on-reserve and off-reserve population has grown from 1,771 in 2000 to 3,021 in 2020, which is an approximate 70.5% increase. **Table 2** shows the total population change between 2000 and 2020 as well as the average annual growth rate (AAGR) of 3.5%. This percentage indicates the average annual rate? Pikwakanagan population grew each year for 20 years.

TABLE 2: Historical Growth Rates

LAND USE	2000 POPULATION	2020 POPULATION	AVERAGE ANNUAL GROWTH RATE
On-reserve Members	397	455	0.73%
Off-reserve Members	1,374	2,566	4.33%
Total Member Population	1,771	3,021	3.5%

It is recognized that a large portion of off-reserve growth is attributed to individuals not previously identified as Pikwakanagan members added to the membership list as enabled by being a Section 10 First Nation. The most significant growth for both on-reserve and off-reserve populations occurred in 2012, presumably in response to Bill C-3 (Gender Equity in Indigenous Registration Act).

On-reserve growth has been comparatively slower than off-reserve growth. This is attributed to the lack of housing, policies related to acquiring community rental housing and availability of community land to develop new housing options. Since 2000, Pikwakanagan’s on-reserve member population has grown by approximately 0.7% per year, from 397 members in 2000 to 455 members in 2020.

AGE DEMOGRAPHICS

Table 3 displays how Pikwakanagan’s population is distributed by age and gender.

TABLE 3: Population by Age and Gender

AGES	TOTAL MEMBERS			ON-RESERVE			OFF-RESERVE		
	M	F	TOTAL	M	F	TOTAL	M	F	TOTAL
All Ages	49%	51%	100%	50%	50%	100%	48%	52%	100%
0-14	4%	4%	8%	7%	5%	13%	3%	4%	7%
15-29	11%	9%	20%	11%	11%	22%	10%	9%	19%
30-44	10%	10%	20%	12%	10%	23%	10%	10%	20%
45-64	15%	15%	30%	14%	14%	28%	15%	15%	30%
65+	9%	13%	22%	5%	9%	14%	9%	13%	22%

It is noted that Pikwakanagan’s on-reserve population is young with a large proportion of members aged between 0 and 29 years old as compared to off-reserve. Ensuring there is available housing and economic opportunities in the community will be critical to ensuring the on-reserve youth population is able to remain living at Pikwakanagan if desired.



PROJECTED GROWTH

On-reserve population growth projections were developed to estimate the potential demand for housing and related residential land needs over the next 20 years. Two different growth scenarios are provided to forecast the on-reserve population growth at Pikwakanagan over the next 20 years, as seen in **Figure 10**. These two scenarios both assume that 25% of the residents living at Pikwakanagan are non-members (i.e., residents who are members of other First Nations, non-status individuals, community employees, and other non-members).

- Assumed population at Pikwakanagan (members and 25% non-members) is estimated to be 566 as of 2020.
- Total member population growth (on and off-reserve) maintains Pikwakanagan’s 20-year average growth rate of 3.5%.
- The low-growth scenario (blue-dotted line) is a continuation of the historic 20-year growth-rate for members living on-reserve (0.73%). Based on this scenario, there may be 655 residents (members and non-members) living on-reserve by the year 2040.
- The accelerated scenario (red-dotted line) displays a growth rate that assumes the proportion of Pikwakanagan members living at the Golden Lake reserve will remain at 15% over the next 20 years as Pikwakanagan’s total membership grows at 20-year average rates. For this scenario to occur, Pikwakanagan must make significant improvements to employment, education, housing, basic infrastructure, and other amenities in the community. Based on this scenario, the total population living in Pikwakanagan may grow to 1,127 by 2040.

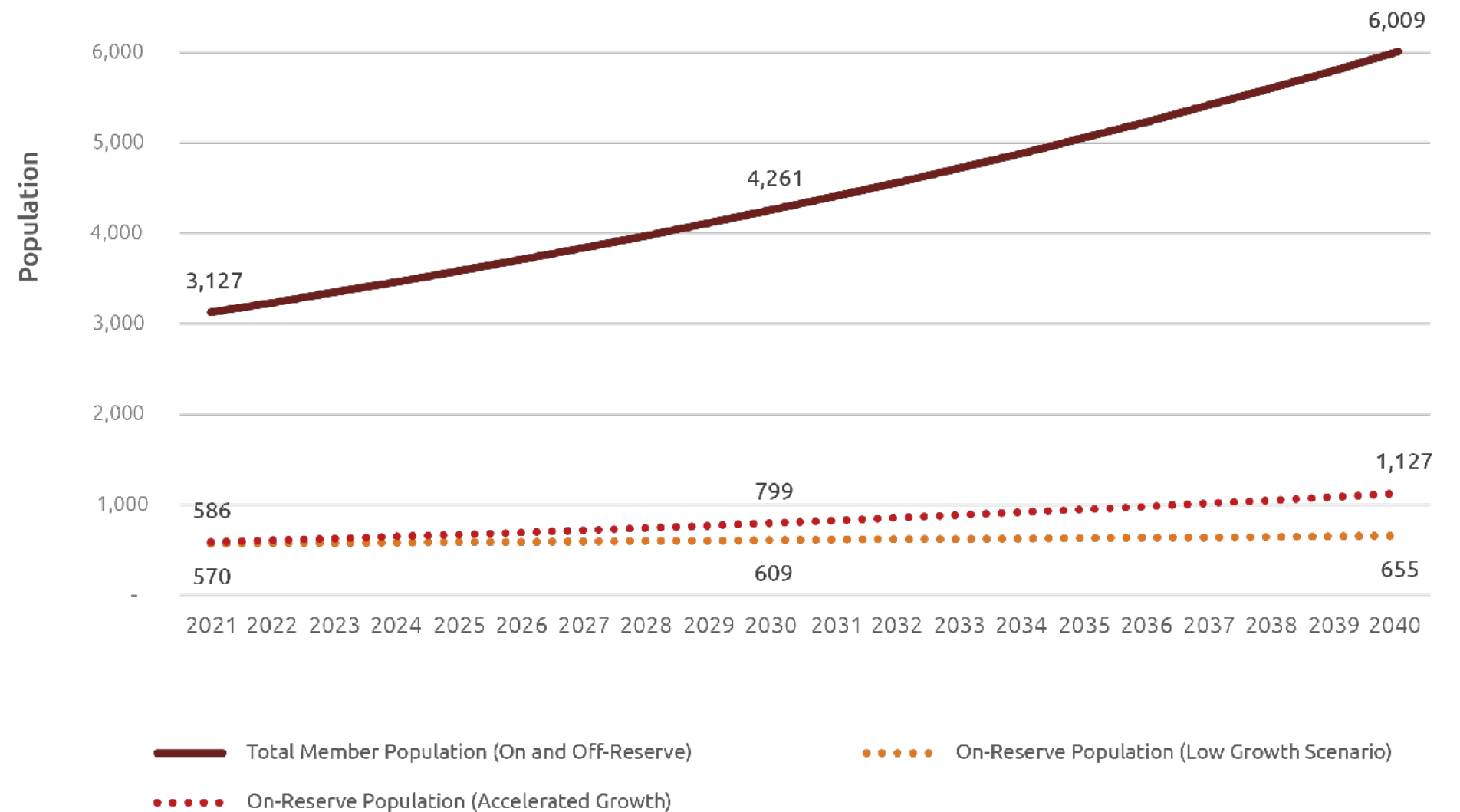


FIGURE 10: PIKWAKANAGAN 20-YEAR POPULATION PROJECTIONS

Housing Projections and Residential Land Needs

To determine Pikwakanagan's future housing needs, the number of new housing units was calculated using population projections provided in Section 2.8. Several variables were factored into establishing the community's housing needs, including housing types, persons per unit, density of new units and additional land for parks and servicing. It is important to note the following assumptions:

1. **TYPE OF HOUSING** - Due to the rural nature of the Pikwakanagan community and the current housing stock, it is assumed that 80% of new housing will be single family, with 20% being multifamily (two or more housing units per building).
2. **PERSONS PER UNIT** - Based on 2016 Census data, the average on-reserve household size at Pikwakanagan was 2.4 people per dwelling unit.
3. **MULTI-UNIT DENSITY** - For the projections of multi-unit density we are anticipating 8 units per acre. This can comprise a variety of housing forms that include duplexes, triplexes and row-housing.
4. **SINGLE FAMILY DENSITY** - To calculate single-family densities, two lot sizes were included that represent two scenarios:
 - a. Scenario where Pikwakanagan develops a community wastewater system that would enable smaller lots and higher residential densities. This includes lots with 50-foot frontages, which would comply with ISC funding requirements for developing a community wastewater system. In this scenario, lots are proposed to be 0.23 acres in size, which equates to 50-foot-wide by 200 feet deep lots.
 - b. Scenario where a community wastewater system is not developed, and all new housing at Pikwakanagan is required to develop on-site wastewater servicing (e.g. septic fields). A minimum single family lot size of 0.75 acres is required to accommodate an on-site wastewater system.
5. **ADDITIONAL LANDS** - An additional 25% of land for servicing, road right of ways, and parks is a typical standard.



Using the assumptions provided, depending on the growth rates realized for on-reserve growth and wastewater servicing infrastructure, Pikwakanagan may require between 9.8 and 182.9 acres of residential land to accommodate projected 20-year growth needs.

TABLE 4: Servicing Options for Low-Growth and Accelerated Growth

SERVICING OPTION	LOW GROWTH	ACCELERATED GROWTH (ACRES)
Septic Field Only	29.3	182.9
Community Wastewater	9.8	75.6

The residential land need projections are detailed in **Table 4**.

TABLE 5: 20-year Housing and Land Needs Projections (Specific Use Only)

Assumptions		
% of Future Housing to be Single Family Units	80%	
% of Future Housing to be Multi-Units	20%	
Persons Per Unit	2.4	
Multi-Unit Density (units per acre)	8	
Single Family Lot Size (acres)	0.75	
Additional % of Single-Family land needed for servicing/parks etc.	25%	
Population Statistics		
Estimated Population On-reserve (2020)	566	
Population projection for 2040 (low scenario)	655	
Population Projection for 2040 (acc. scenario)	1,127	
Residential Unit Requirements	Low	Acc.
Additional population on-reserve in 20 years	89	561
Housing units required for additional population	37	234
Total number of Single-Family units required	30	187
Total number of Multi-Family units required	7	47
Land Requirements	Low	Acc.
Single family land required (acres)	22.5	140.3
Multi-Unit land required (acres)	0.9	5.9
Additional land required for servicing and parks/open space (acres)	5.9	36.7
Total Residential Land Required (acres)	29.3	182.9

TABLE 6: 20-year Housing and Land Needs Projections (Wastewater System)

Assumptions		
% of Future Housing to be Single Family Units	80%	
% of Future Housing to be Multi-Units	20%	
Persons Per Unit	2.4	
Multi-Unit Density (units per acre)	7	
Single Family Lot Size (acres)	0.23	
Additional % of Single-Family land needed for servicing/parks etc.	25%	
Population Statistics		
Estimated Population On-reserve (2020)	566	
Population projection for 2040 (low scenario)	655	
Population Projection for 2040 (acc. scenario)	1,127	
Residential Unit Requirements	Low	Acc.
Additional population on-reserve in 20 years	89	561
Housing units required for additional population	37	234
Total number of Single-Family units required	30	187
Total number of Multi-Family units required	7	47
Land Requirements	Low	Acc.
Single family land required (acres)	6.9	53.8
Multi-Unit land required (acres)	0.9	5.9
Additional land required for servicing and parks/open space (acres)	2.0	14.9
Total Residential Land Required (acres)	9.8	74.6

VISION AND GUIDING PRINCIPLES

Vision for Land Use

The following draft Land Use Vision Statement provides an overarching goal for Pikwakanagan to strive towards in relation to management, use and conservation of its reserve and fee-simple lands.

Pikwakanagan has developed as a healthy, self-sufficient, and economically resilient community through effective management of its lands and resources. Future growth and development will enable members to reside on-reserve and maintain a high-quality of life with access to programs, services, facilities, and economic opportunities.

Land Use Guiding Principles

Guiding principles were developed that reflect the input received through consultation with the community, Chief and Council, and staff. These principles include:

- **HOUSING** – ensure a diversity of housing choices are developed on community and CP lands to meet the diverse needs for members and their families through all stages of life.
- **GROWTH** – promote long term growth at Pikwakanagan by ensuring sufficient lands are designated for different land uses to meet 20+ year needs.
- **ECONOMY** – promote the growth of Pikwakanagan’s economy by creating opportunities for investment and business development on Pikwakanagan lands for commercial, industrial and tourism uses.
- **CULTURE** – support cultural revitalization through protection of cultural sites and development of cultural facilities and spaces.
- **ENVIRONMENT** – manage development and land use to protect environmental values and sensitive areas, while addressing known environmental issues on Pikwakanagan lands.
- **QUALITY OF LIFE** – promote a high-quality of life in the community through the provision of community and recreation facilities, housing and infrastructure.
- **SUSTAINABILITY** – promote sustainable development through green and eco-friendly building practices.





GENERAL LAND USES

The Land Use Plan is intended to guide future development of Pikwakanagan’s lands. Because lands include both reserve and titled land, different jurisdictions apply. Detailed land use plan maps are included in this section and refer to the Nations’ intent for future development. In cases of Pikwakanagan’s current fee-simple land holdings, future development on that land will be governed by the Township of Bonnechere Valley until a time when it is converted to reserve status through the Additions-to-Reserve process.

The following section outlines the general goals, policies, and actions for all land uses, including:

- Commercial
- Community Use
- Cultural
- Recreation
- Residential
- Residential – Commercial
- Wetland Area
- Hazardous Area

Descriptions of the intent for each land use designation are included in **Table 7**.

TABLE 7: Land Use Designations (proposed)

LAND USE DESIGNATION	DESIGNATION INTENT
Commercial	To designate lands for a range of commercial uses including retail, office and other uses that involve the sale of goods and services.
Community Use	To designate lands for facilities, buildings and spaces required for administrative purposes and providing essential services to the community.
Cultural	To designate key lands to be used for cultural purposes, including supportive infrastructure and facilities that include traditional, spiritual, cultural or sacred characteristics to the community.
Natural Area	To designate lands intended to remain as natural area and guide use and management of shoreline buffer lands.
Recreation	To designate lands for a variety of passive and active recreational uses, including parks, open spaces, and community recreation facilities.
Residential	To designate lands to be used predominately to accommodate housing development of different housing types and supporting amenities (e.g. parks).
Residential - Commercial	To designate lands, largely consisting of Certificate of Possession (CP) held lands, to be used primarily for housing with the opportunity for CP holders to develop commercial uses on their lands subject to Pikwakanagan’s approval.
Wetland	To protect existing waterbodies, watercourses, and low-lying wet areas from future development to preserve the Golden Lake and Bonnechere River watershed.
Hazardous	To prevent land use and development from occurring on lands identified as having moderate to severe environmental constraints (e.g. contamination).

Table 8 summarizes the areas of land identified for all proposed land uses on Pikwakanagan’s reserve and fee-simple lands.

TABLE 8: Required areas of land for proposed land uses

	AREA (HA)	AREA (AC)	% OF TOTAL
Residential	102.5	253.4	13.5%
Residential - Commercial	570.7	1,410.2	75.4%
Commercial	19.7	48.8	2.6%
Community Use	17.6	43.5	2.3%
Cultural Use	5.3	13.1	0.7%
Recreation	6.3	15.5	0.8%
Wetland Area	30.7	75.8	4.2%
Hazardous Area	4.4	10.8	0.5%
Total	757.2	1,871.1	100%

The land uses described and illustrated in Sections 4.3 - 4.9 were developed by the community through various forms of engagement (survey, open house, presentations, etc.) This LUP was developed with a twenty-year horizon, with a review of the plan intended every 5 years. Updates or amendments to the plan should be considered as new lands are added to reserve and as new lands are purchased.

All plans for development of land within Pikwakanagan’s reserve boundaries should be submitted to and reviewed by a designated representative of Pikwakanagan’s Administration based on the direction of this Land Use Plan and all other relevant policy and bylaws. Development plans should then be submitted to Council for approval based on recommendation to approve or reject by Administration.

The development application process will apply to all Pikwakanagan departments, Nation-Affiliated organizations and corporations, Pikwakanagan Members including Certificate of Possession and non-members.

Note:

The intent is that the Land Use Plan remains a living document that is reviewed and discussed by community leaders, administrators, and members on a regular basis with changes made as required to reflect community needs, goals and opportunities. Comprehensive reviews and updates are recommended to be undertaken every five (5) years.

The following sections provide the goals, policy directions and actions for each land use designation:



GOALS

Future conditions or objectives Pikwakanagan seeks to meet through effective management of its land and infrastructure.



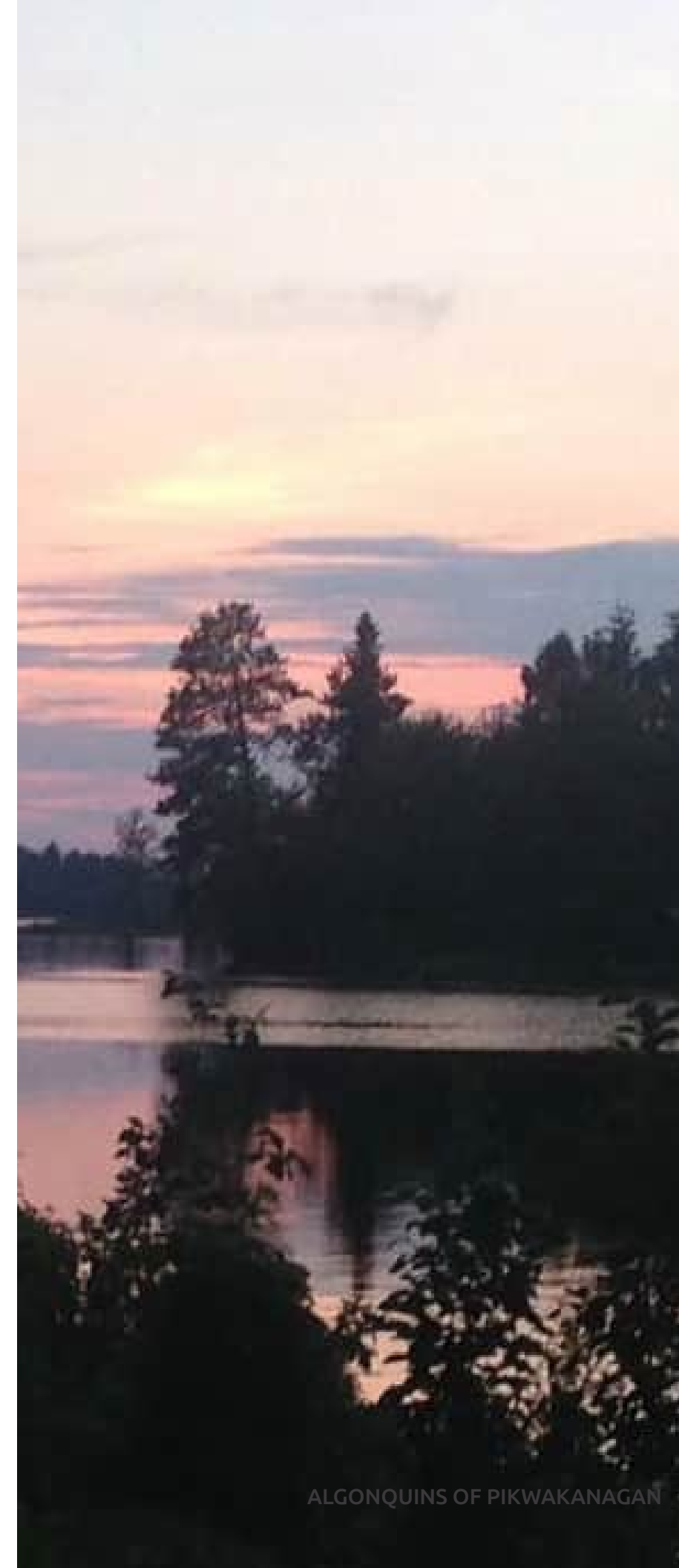
POLICY DIRECTIONS

Guidelines to inform the management of Pikwakanagan lands, including current and future land use and development.



ACTIONS

Specific projects, programs, and other initiatives identified to support the management, use and development of Pikwakanagan lands and infrastructure.





General Land Use Planning

This section outlines general planning direction that applies to all land use and development activities undertaken on Pikwakanagan lands.

The following goals, policy directions and actions have been established that apply to all land use activities on Pikwakanagan lands:

GOALS

1. Ensure development is managed through a fair, transparent and consistent review, and approvals process.
2. Protect lands with environmental and cultural values.
3. Direct development of different land uses to appropriate areas as identified on the Land Use Map.

POLICY DIRECTIONS

1. All development occurring on Pikwakanagan lands will be reviewed and approved by Chief and Council, Lands Committee, and Lands Manager through consistent application of a Pikwakanagan Development Procedures Manual.
2. New lands acquired by Pikwakanagan will be subject to land use planning and included in the Land Use Plan through an amendment process.

3. New development shall maintain a minimum 7.5 metre (24.5 feet) setback from the Golden Lake and Bonnechere River high-water mark. This includes all buildings and structures except for docks, boathouses, patios, gazebos, and other similar structures that do not have a permanent foundation.
4. Restrict development in hazardous areas, including lands with steep slopes, wetland areas, nesting/SAR areas and environmental values.
5. If CP land is needed for the development of critical community infrastructure or facility(s), Pikwakanagan shall follow Section 17 of the Land Code (Expropriation).
6. Require necessary subdivision, engineering, and environmental studies are completed prior to any development taking place as part of the Pikwakanagan approvals process.
7. Land use and development on Pikwakanagan fee-simple lands will follow the land use policy and regulations of the Township of Bonnechere Valley or other applicable local government until a time where they are transitioned to reserve status through the Additions-to-Reserve process.
8. Ensure that development activities on Pikwakanagan lands and resources comply with Federal legislation and established Pikwakanagan environmental requirements.
9. Pikwakanagan will not provide new Certificates of Possession to members for community-held lands, with the exception of shoreline buffer lands (see Section 4.10 for further policy) and single-family housing as per the Pikwakanagan Housing Policy and policy directions contained in this Land Use Plan.

10. Require archaeological assessments prior to approving development on community-held lands.
11. Land uses that support traditional uses and activities, such as rustic cabins and camps, may be permitted on CP lands provided they limit disturbances on the land and are sensitive to cultural and environmental values.
12. All buildings and structures developed on Pikwakanagan lands shall meet the minimum standards set forth in the Ontario Building Code.
13. Development of fee-simple lands adjacent to the Golden Lake reserve will be discouraged until a time where the lands have completed the Additions-to-Reserve (ATR) process.
14. Development of fee-simple lands purchased by Pikwakanagan or acquired through the Algonquin Land Claim will require a Highest and Best Use study to be completed prior to development to determine optimal use of the lands.

ACTIONS

- Develop a *Zoning Bylaw* and site design guidelines
- Develop a *Development Procedures Manual*
- Update the Land Use Plan as new lands are acquired and transitioned to reserve status
- Address identified potential environmental concerns on CP lands as identified through the Phase I and II Environmental Site Assessments completed for the Golden Lake reserve.
- Develop a Pikwakanagan Building Code



Infrastructure and Transportation

Goals, policy directions and actions have been established to ensure future servicing infrastructure and transportation (e.g. roads and trails) on Pikwakanagan lands are developed in a safe, effective, and efficient manner to meet current and future community demands.

The following goals, policy directions and actions are established for infrastructure and transportation:

GOALS

1. Develop and maintain community water and wastewater systems.
2. Address existing environmental issues resulting from on-site wastewater systems.
3. Manage drainage effectively in the community.
4. Develop a safe and multi-use road network in the community
5. Continue the planning and development of a new Fire & Rescue Station

POLICY DIRECTIONS

WATER, WASTEWATER, AND DRAINAGE

1. Ensure on-reserve residents have access to potable, safe and clean drinking water.
2. Require all new development with on-site servicing to connect to community water and wastewater systems as they become available as a condition for approval.

3. Continue to allow on-site servicing (e.g. well and septic field) for new development on lots where it is not practical or feasible to connect to future community water and wastewater systems.
4. Ensure new on-site wastewater servicing (e.g. septic fields) meet all applicable health and safety requirements and do not increase existing leaching issues into the Bonnechere River watershed and existing water wells in the community.
5. Prohibit development from occurring on lands that will be the site of the future water treatment plant and distribution system.
6. CP holders may be required to pay the cost, or a portion thereof, of extending roads, water, and sewer services to service new development on their CP lands.
7. Consider cost recovery models for development proponents and service (e.g. water and sewer) users to help pay for new infrastructure required to service development.
8. Require development applicants to prepare site drainage plans to be approved by Pikwakanagan prior to undertaking any new development.
9. Ensure new development maintains pre-development runoff rates and minimizes erosion and pollutant-loading impacts on wetlands and downstream systems.
10. Natural stormwater filtration systems (e.g. vegetation and naturalized ponds and ditches) are encouraged for new development.
11. Implement adequate Firefighter safety training and certification to meet the needs of the community to respond to emergencies.

TRANSPORTATION

1. Easements may be required by Pikwakanagan on CP lands to ensure a functional transportation network and the development of future community water and wastewater systems.
2. Development shall not obstruct any existing access or dedicated right-of-way.
3. New roads shall include a right-of-way to accommodate a sidewalk/trail system.
4. Sidewalks or loose surfaced trails along key community roads, including Kokomis Road and Ininatig Inamo Road, shall be developed.

ACTIONS

- Develop a *Wastewater Feasibility Study* and an *Assimilative Capacity Study*
- Develop an *Asset Management Plan* and Program
- Develop an *Infrastructure Growth Plan* for roads, drainage and utilities for future growth areas (e.g. fee-simple lands)
- Develop a *Signage Bylaw*
- Research different Cost Recovery Options (e.g. Development Charges) to offset Pikwakanagan costs for developing and maintaining community infrastructure (e.g. roads)
- Develop engineering design standards for new development
- Continue to develop the administration of a new Fire & Rescue Station



Residential

This section provides policy guidance for land use and development on lands designated “Residential” that apply to community-held lands intended for community housing development of different types and supporting amenities (e.g. parks).

The following goals, policy directions and actions have been prepared for Residential Designations:



GOALS

1. Ensure sufficient land is designated for residential development to meet long term community needs.
2. Increase home ownership and community-owned rental housing stock.
3. Encourage diversity in community housing stock, including accessible and environmentally sustainable housing.
4. Mitigate and prevent conflicts between residential and non-residential uses.
5. Permit low-impact mixed-use development on Certificate of Possession lands to promote economic development in the community.



POLICY DIRECTIONS

1. Direct residential uses to areas designated as Residential (R) or Residential Commercial (RC).
2. New residential lots are encouraged to maintain approximately 98 foot frontages and 0.75-acre lot sizes to safely accommodate the land needs of septic fields until a time when a community wastewater system is developed. Once a community wastewater system is developed, new lots shall generally maintain 50-foot frontages and 0.4 acre lot sizes.
3. Promote infill development of existing residential areas and lots, including the development of garden suites on existing single-family lots.
4. Discourage larger rural residential type lots in favor of smaller and readily serviceable lots.



ACTIONS

5. Housing on newly created lots will be sited to allow for future infill and subdivision of the parent lot.
 6. Community-owned housing will be allocated and administered in accordance with Pikwakanagan’s housing policies and residency law.
 7. Direct elders specific housing development to areas within close proximity to community facilities (e.g. health facility).
 8. Ensure new housing development includes a mix of single-family homes, duplexes, row housing and apartments.
 9. Home based businesses are not permitted within community-owned rental housing or on a community-owned residential lot.
 10. Include small greenspace areas (e.g. pocket parks) in current and future residential areas.
 11. Direct multi-family and higher-density housing types to residential areas with direct access to Kokomis Road and Ininatig Inamo Road.
 12. Encourage green technologies and eco-friendly materials for new homes and buildings, where possible, to ensure maximum efficiencies and to lower operating costs.
 13. Ensure new community-owned rental housing includes barrier-free and accessible design.
 14. Work towards retrofitting existing housing with accessible and green retrofits.
 15. Existing vacant residential areas and lots will be developed with housing prior to the creation of new residential areas and lots.
- Develop *Housing Needs Assessment and Strategy*
 - Create Subdivision Plans for community-held lands
 - Continue to maintain inventory of existing housing
 - Review existing rental housing policy and update as needed
 - Develop a *Housing Policy(ies)* to establish procedures for the management of housing
 - Undertake legal surveys for future residential lots

Residential - Commercial

This section provides policy guidance for land use and development on lands designated as “Residential-Commercial” that apply to all Certificate of Possession held lands at Pikwakanagan.

The following goals, policy directions and actions have been prepared for the Residential-Commercial Designation:

GOALS

1. Ensure development on CP lands does not result in conflicting land uses on the parcel or surrounding lands or adverse impacts on the community.
2. Ensure a consistent application and approvals processes are followed for new development of CP lands.

POLICY DIRECTIONS

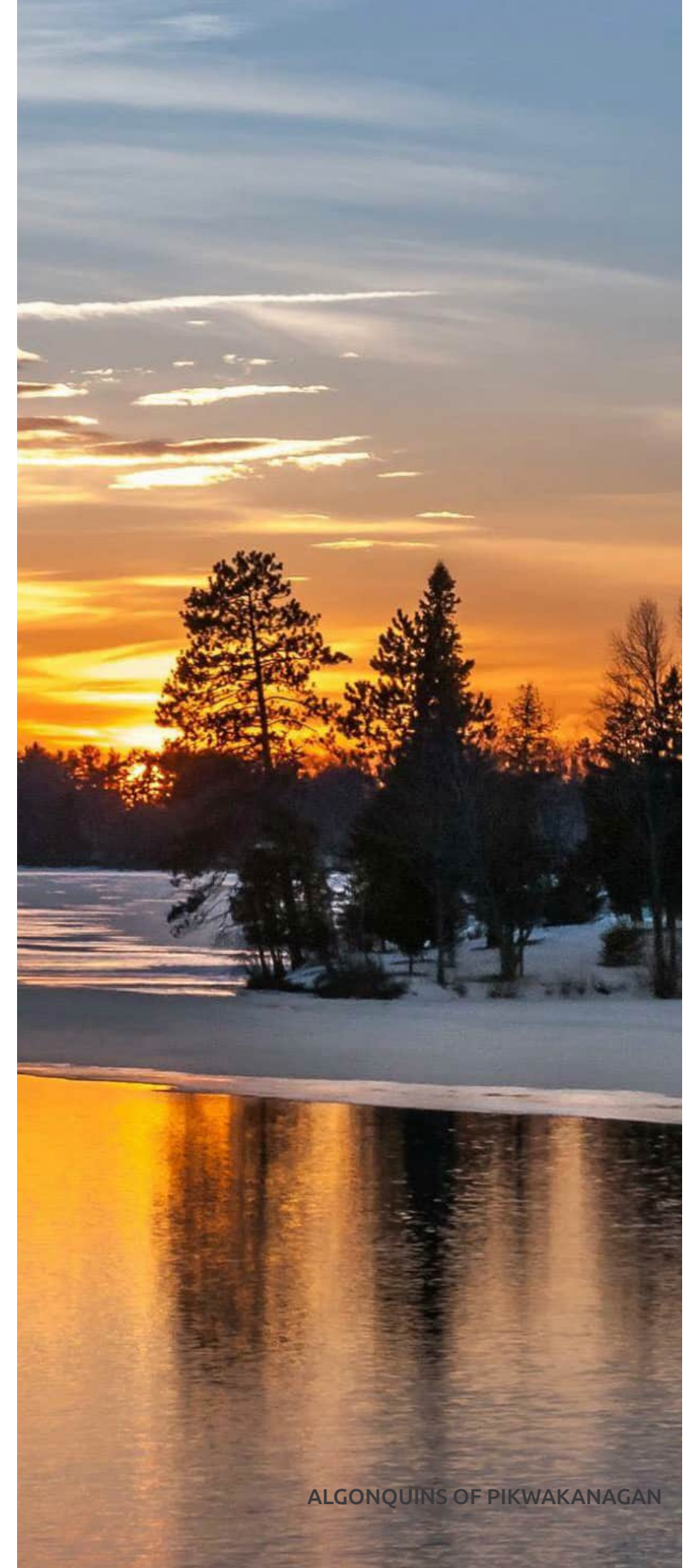
1. Residential development on lands designated as “Residential – Commercial” will align with the policy directions established in the Residential section of this Land Use Plan.
2. Commercial uses and development may be permitted on Residential-Commercial land provided they meet the following criteria:
 - a. All new commercial development and uses, including additions to existing commercial buildings, must complete an application and approvals process and receive approval from Chief and Council prior to development.
 - b. Applicants must complete an application that includes a plan showing any proposed buildings, access, servicing infrastructure and other pertinent items as required by Pikwakanagan.
 - c. Commercial uses must not create excessive odours, noise, traffic or other environmental impacts.

- d. Commercial uses may be conducted within a residential dwelling or in a separate building on the same lot.
- e. Industrial development, such as aggregate development and sales, manufacturing, warehousing, sawmills, processing plants, bulk fuel storage, cannabis production facilities, and other similar uses shall not be permitted.
- f. Water intensive land uses (e.g. truck wash) shall not be permitted.

3. The excessive storage of explosive, flammable and other hazardous materials shall be prohibited.
4. New commercial development must include adequate fire protection and suppressant systems.
5. Commercial uses on Residential - Commercial lands in the Kiwita Inamo subdivision area shall only be permitted provided they meet the following requirements:
 - a. Commercial uses shall include small scale businesses that are located entirely within the home or an accessory building (e.g. garage) that is no more than 300 square feet in size.
 - b. Commercial uses that result in excessive noise, odour, traffic or other impacts to surrounding properties shall be prohibited.
 - c. Commercial uses shall employ no more than 2 people who are not the Certificate of Possession holder for the lot in which a commercial use is located.

ACTIONS

- Establish a permitting and approvals system specific to future commercial activities on CP lands.





Commercial

This section provides policy guidance for commercial and limited low-impact industrial development on lands designated as Commercial.

The following goals, policy directions, and actions have been established for the Commercial Designation:



GOALS

1. Provide opportunities to generate economic development, community revenues and employment on-reserve.
2. Direct businesses and commercial uses to appropriate lands.
3. Expand Pikwakanagan's land base to enhance economic opportunities, including in urban areas.



POLICY DIRECTIONS

1. Permit industrial and commercial uses that emit minimal odors, noise, visual nuisances and other impacts that may be detrimental to the community and environment.
2. Permitted commercial uses include, but are not limited to, retail, hospitality, tourism, office, and accommodations.
3. Direct larger-scale commercial uses to commercial lands with direct access to Kokomis Road and Ininatig Inamo Road.
4. Water intensive land uses (e.g. truck wash) will not be permitted.
5. Encourage tourism, accommodation, and hospitality type commercial uses on commercial lands with lakefront frontage and/or views.
6. All commercial developers (including Nation-owned businesses and Pikwakanagan members) will be responsible for the costs associated with development, including (but not limited to) the following:
 - a. Site preparation.
 - b. Water and sewer servicing extensions and access required for the site.
 - c. Studies, reports and permits required to ensure compliance with all applicable Pikwakanagan laws and policies.

7. New cannabis development, such as retail uses, dispensaries, and production facilities, may be permitted on Commercial or Residential-Commercial lands provided that the proposed cannabis development:
 - a. Completes an application and approvals process and receive approval from Chief and Council.
 - b. Meets requirements for commercial development and other applicable general requirements established in the Land Use Plan.
 - c. Achieves and maintains applicable health and safety requirements for cannabis sales and production as established by Canada, Ontario, and/or Pikwakanagan to the satisfaction of Chief and Council.
 - d. Meets any additional condition established by Chief and Council to ensure the health and safety of Pikwakanagan lands and members.
8. Ensure commercial development does not cause negative impacts on adjacent residential land uses.
9. Consider acquisition of lands for commercial and economic development purposes off-reserve, including for the establishment of an urban reserve.
10. Clean energy projects (e.g. solar, wind, biomass) may be considered on commercial lands provided their impacts to nearby residential areas are limited.



ACTIONS

- Undertake a planning study to determine suitable uses for community-owned lakefront commercial lands, including but not limited to, a marina, restaurant, eco-tourism, and tourism accommodations.
- Develop a *Land Acquisition Strategy* to acquire off-reserve lands for economic development.
- Develop a *Feasibility Study* for a commercial park in the Tranquility Bay Drive commercial area.
- Develop and incorporate *Building and Site Design Standards* into a Zoning Bylaw.
- Develop and incorporate a *Site Impact Assessment Checklist* into a Development Procedures Manual.
- Conduct a *Community Energy Plan* to analysis of Green Energy Opportunities.

Community Use

This section provides policy guidance for community uses required to provide and maintain essential services in the community, including administrative, education and health facilities.

The following goals, policy directions and actions have been prepared for the Community Use Designation:

GOALS

1. Designate enough land to meet long-term community needs for community and administrative facilities, including a future school site.
2. Create clusters of community uses and facilities.
3. Maximize available community held lands to accommodate community uses.

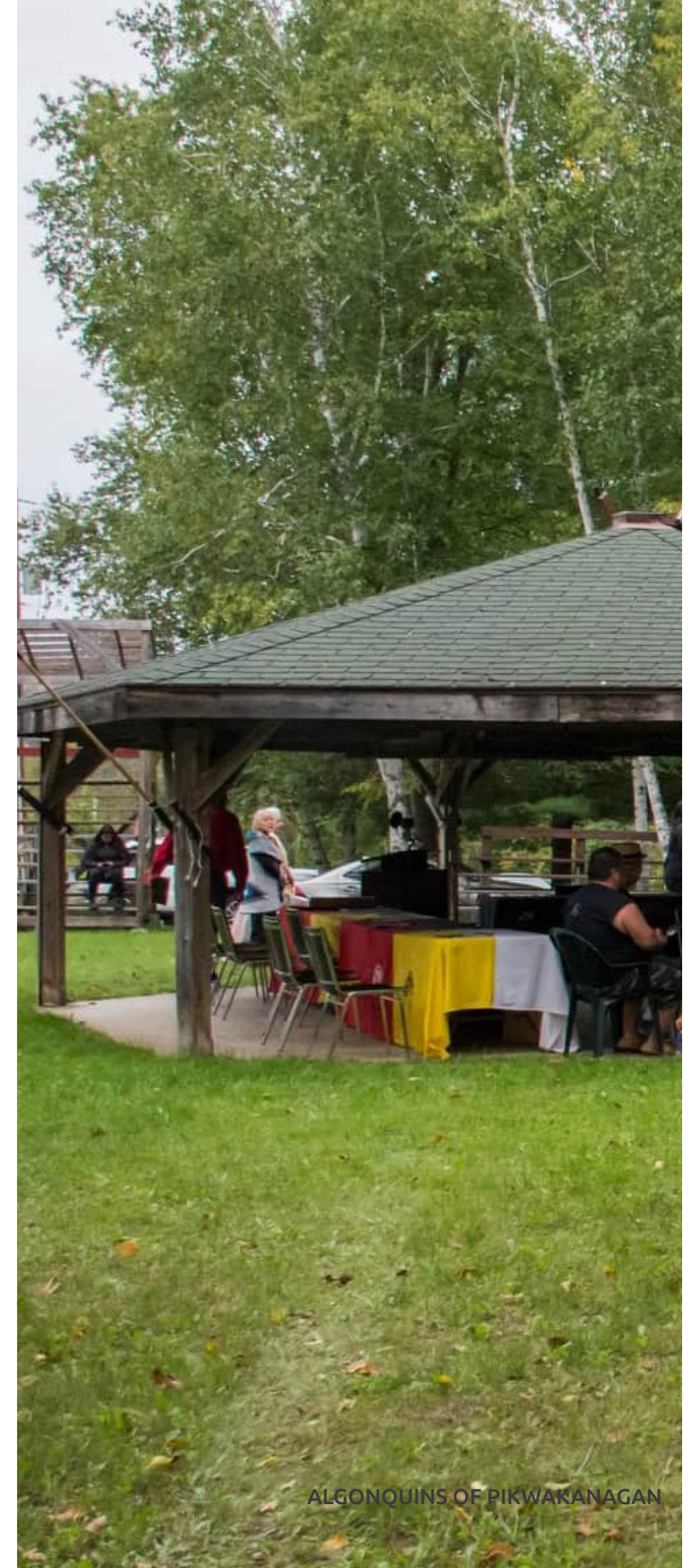
POLICY DIRECTIONS

1. Direct future administrative type facilities to Community Use lands located at the existing administrative hub area on Mishomis Inamo Road.
2. The identified school site shall remain dedicated for a future school development.
3. Direct public works and protective service (e.g. firehall) uses to:
 - a. Community Use lands with direct and close access to Kokomis Road and Ininatig Inamo Road
 - b. Commercial lands on Kokomis Road

4. Encourage the location of complimentary Community Use developments on the same site, such as;
 - a. Schools, daycares, youth centre and recreation areas
 - b. Administrative buildings related to governance and service delivery
 - c. Public works and protective services
 - d. Health facilities and elders housing/care facilities
5. Encourage the development of a future elders care facility on lands near the existing administrative hub area on Mishomis Inamo Road.

ACTIONS

- Complete a needs assessment and long-term capital plan for community use facilities, such as:
 - a. Daycare
 - b. Landfill options, including transfer stations, recycling, relocation and decommissioning
 - c. Graveyard expansion
 - d. Elders lodge/care facility
 - e. Firehall
 - f. Funeral Home
- Conduct a School Feasibility Study for the identified school site.





Cultural

This section provides policy guidance for cultural uses and facilities necessary to preserve Pikwakanagan culture, traditional activities and knowledge.

The following goals, policy directions and actions have been prepared for the Cultural Designation:



GOALS

1. Promote, enhance, and celebrate community culture and heritage.
2. Ensure that important cultural sites, both built and natural, are preserved as community assets for future generations to enjoy.
3. Ensure compatible development occurs in cultural areas that supports Pikwakanagan's cultural and traditional activities.
4. First Nations sovereignty in their own professional context of archaeology. First Nation sovereignty over cultural heritage is far more than just a right. It is a connection to the past, to ancestors and tradition.

POLICY DIRECTIONS

1. Develop a museum and cultural facility at the Pow-Wow grounds site.
2. Develop the pow-wow grounds area to include supportive infrastructure for pow-wows and other community events, including:
 - a. Covered Pow-wow grounds
 - b. Washroom and concession facilities
 - c. Parking areas
3. Dedicate cultural lands adjacent to the existing cemetery for future expansion of the cemetery.
4. Develop the existing cemetery and future expansion area to include amenities for visitors, including seating and gathering areas, landscaping, and other items.



ACTIONS

- Develop a *Cultural Spaces Master Plan*
- Complete site plan and cost estimates for Pow-Wow Ground improvements
- Develop a Feasibility Study and preliminary design for a museum
- Complete a TUS study for Pikwakanagan Reserve
- Develop a *Cemetery Plan* for future expansion of the community cemetery

Recreation

This section provides policy guidance for community recreation, included passive recreation, active recreation, and community recreation facilities.

The following goals, policy directions, and actions have been prepared for the Recreation Designation:



GOALS

1. Provide recreation spaces, infrastructure, and facilities to promote active, healthy and social lifestyles in the community.



POLICY DIRECTIONS

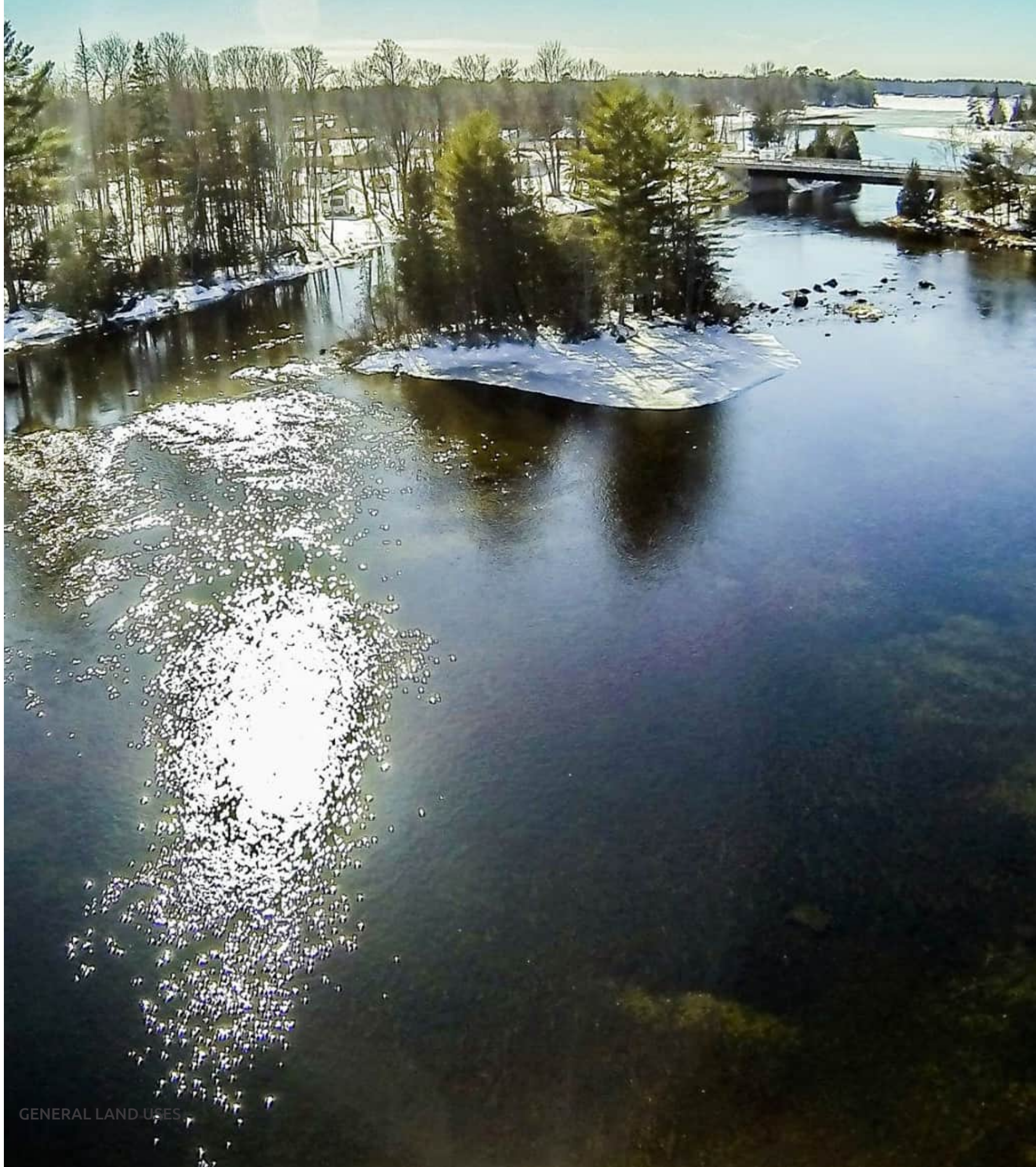
1. Develop walking trails that interconnect residential areas with recreation facilities, community facilities and cultural areas.
2. Include small recreation spaces within new and existing residential areas, such as pocket parks, tot-lots and small playgrounds.
3. Include accessible design features in new and existing recreation areas to enable use by elders and individuals with mobility impairments.
4. Develop passive community recreation areas, such as picnic areas and fire pits, on lakefront lands, including within required shoreline setbacks.
5. Include a community recreation area as part of the development of a future school on-reserve at the designated school site.



ACTIONS

- Develop a Recreation Strategy and Park Concepts for identified park areas
- Develop a Trails Plan (may be part of a Recreation Strategy)
- Create a Master Plan for the Lakefront Recreation Area





Wetland Areas

This section provides policy guidance to enhance protection existing waterbodies, watercourses and wetland areas from potential impacts associated with future development at Pikwakanagan.

The following goals, policy directions, and actions have been prepared for Wetland Areas:



GOALS

1. Protect the Golden Lake and Bonnechere River watershed and wetlands and riparian areas on community lands from development impacts.
2. Protect aquatic habitat, water quality and water source quality.
3. Ensure development maintains the integrity of environmentally sensitive areas.



POLICY DIRECTIONS

1. Development shall be restricted on lands designated as Wetland Area, except for low impact uses (e.g. traditional camping areas) that support cultural activities.
2. Development applications will be reviewed as part of the Environmental Assessment regime to ensure that all relevant requirements and regulations are met. AOPFN will have the authority to approve, require amendment or reject development applications within these areas.



ACTIONS

- Develop an Environmental Management Plan (EMP).
- Develop an Environmental Assessment Law.
- Identify/map Environmentally Sensitive Areas.
- Develop policies for water quality monitoring.

Natural Area

This section provides policy guidance on use and management of existing Golden Lake and Bonnechere River shoreline setback lands and other lands that are intended to remain as undeveloped natural area.

The following goals, policy directions, and actions have been prepared for Natural Areas:

GOALS

1. Restrict access and development within the shoreline setback lands.
2. Provide opportunities for members to amalgamate shoreline setback lands into their existing Certificate of Possession lands.
3. Maintain sensitive lands that are unsuitable for development as natural areas.

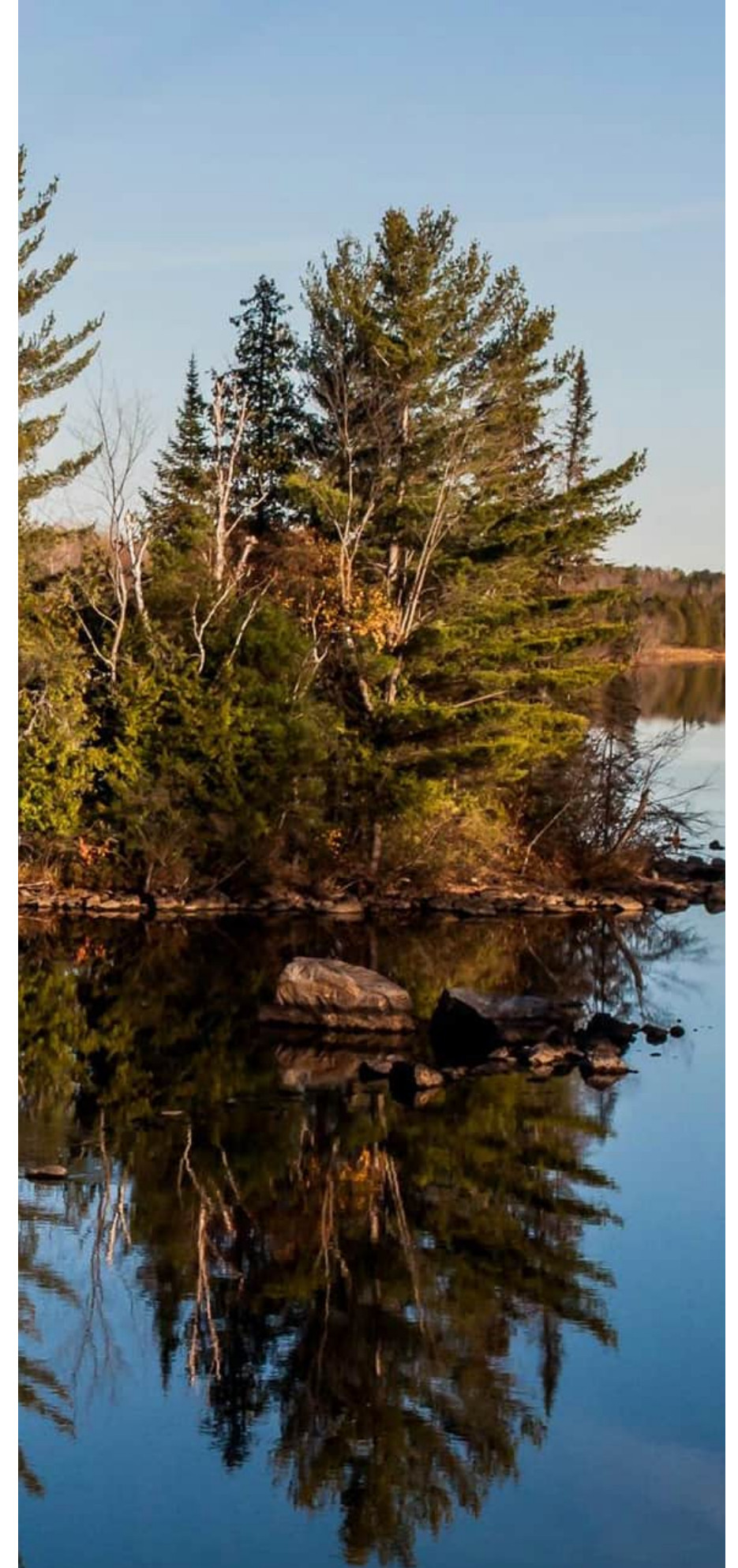
POLICY DIRECTIONS

1. Use or development of access points on shoreline setback lands shall not be undertaken without the approval of Chief and Council.
2. Members may, upon approval of Chief and Council, receive a Certificate of Possession for shoreline setback lands if the following conditions are met:
 - a. Shoreline setback lands shall not be available for Certificate of Possession acquisition until they have been transitioned to reserve status.
 - b. The shoreline setback lands are adjacent to their existing Certificate of Possession lot, thereby creating an extension of their existing lot to the shoreline.

- c. The shoreline land intended for acquisition through a Certificate of Possession shall not include a width greater than that of the existing lot.
 - d. The member seeking the Certificate of Possession shall bare all costs associated with the transfer of land, including survey and legal costs.
 - e. Use of acquired shoreline setback lands shall be limited to docks, boathouses, patios, gazebos, and other similar structures that do not have a permanent foundation. Development that requires a foundation will be required to maintain a 24.5 foot setback from the high water mark of Golden Lake and the Bonnechere River.
3. Non-shoreline setback lands designated as Natural Area shall remain undeveloped.

ACTIONS

- Develop a policy for the issuance of Certificates of Possession for shoreline setback lands
- Establish a community access point to enable boater access to the community
- Complete the Additions-to-Reserve (ATR) process for the shoreline setback lands





Hazardous Area

To prevent land use and development from occurring on lands identified as having moderate to severe environmental constraints (e.g. contamination).

The following policy directions have been prepared for Hazardous Areas:



GOALS

1. Restrict development in Hazardous areas for the health and safety of Pikwakanagan residents.



POLICY DIRECTIONS

1. Restrict development in Hazardous Areas until a time when the lands have been properly remediated and meet environmental standards as determined by an environmental professional.



ACTIONS

- Conduct a *Phase II and Phase III Environmental Site Assessment (ESA)* for Hazardous Area lands

AREA DESCRIPTIONS

Pikwakanagan Reserve

DESCRIPTION

The Golden Lake reserve is the Nation's only reserve and site of the community. As the community continues to grow, the intent is to maximize existing community-held lands to accommodate future development and encourage CP holders to develop their lands in a manner that meets community needs (e.g. housing).

Existing community buildings and facilities at Pikwakanagan include:

- Elders Lodge
- Fire Hall
- Retirement Home
- Algonquin Way Cultural Centre
- Commercial Centre
- Makwa Community Centre
- Makwa Community Development Corporation
- Day Care Building
- Health Centre
- Administration Building
- Maintenance Garage
- Industrial Centre
- Landfill Storage Garage
- Our Lady of Nativity Church

In addition to community buildings and facilities, the Golden Lake reserve hosts a variety of cultural areas including the Pow-Wow grounds and community cemetery. Traditional use areas and sites of cultural significance (as described in Section 2.4 of the Land Use Plan) exist throughout the community, especially along shorelines and watercourses within the community.

There are three main residential areas at Pikwakanagan that include:

- Subdivision and residential cluster around Kagagimin Inamo Road.
- Residential cluster along Mishomis Inamo and Bonnechere River waterfront.
- Residential cluster at Chibekana Inamo and Ininatig Inamo.

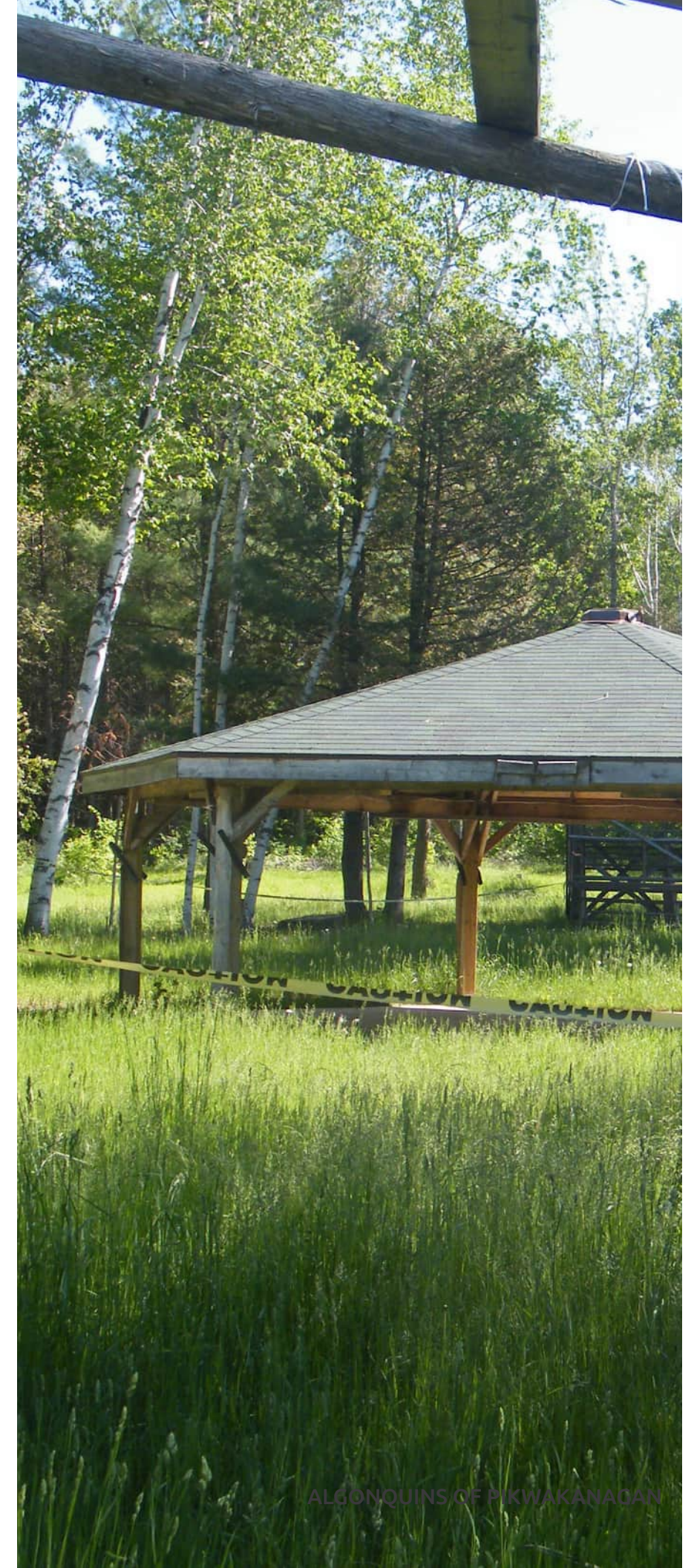
Most housing units are single-detached homes on 187 subdivided lots, many of which are under Certificate-of-Possession tenure. Smaller-scale multi-family housing such as the Retirement Home, exists but in small supply.

Commercial uses at Pikwakanagan exist primarily in the central reserve area along Kokomis Road, Mishomis Inamo Road and Kokomis Inamo Road. Several commercial uses front onto Kokomis Inamo Road, including smoke shops, bait and tackle shops and "Pikwakanagan Fuels" gas station. A large Certificate-of-Possession lot on Golden Lake includes a seasonal tourist camp.

Pikwakanagan has several existing park, open space and recreational spaces that are grouped together in the Kagagimin Inamo Road area. These spaces and facilities include:

- Makwa Community Centre
- Baseball diamond
- Outdoor hockey rink
- Outdoor gathering

There are no designated agricultural areas in Pikwakanagan, and cultivable land is limited due to soil conditions.





FUTURE USE DESCRIPTION

Future Land Uses for the reserve lands include Residential, Commercial, Community Use, Cultural, and Recreation. A Hazard Area and several identified Wetland Areas apply to lands to limit future development for environmental, health and safety reasons. Please refer to Section 4 for policies related to these land uses.

Residential development will continue to be encouraged on Certificate-of-Possession lands and be a primary land use for community-held lands. Future residential development will seek to maximize existing infrastructure (e.g. roads) to limit and maximize Pikwakanagan investment in new road development.

Future housing on community lands should include a mix of types to enable housing for a variety of members such as single young adults, families, and Elders. This may include single family homes of a variety of sizes, duplexes as well as townhouse developments. The development of apartments and larger multi-family development is not desired at this time but could provide needed housing diversity for the community if re-evaluated in the future.

As the community continues to grow, additional park and recreational spaces in the residential areas as identified in Map 1 – Pikwakanagan Land Use Map will be added for the benefit of members. This includes ensuring future community facilities, such as a school and expanded daycare facility, have recreation space that is accessible for the rest of the community.

It is the intent of the community to direct commercial uses to lands along main roads in the community (e.g. Kokomis Road), including larger retail, office and similar type uses. Administrative facilities will also be directed to the central community area to further create a commercial corridor and service hub.

Certificate-of-Possession (CP) holders are permitted to develop smaller scale and lower impact commercial uses (e.g. home businesses) on their lands if conditions are met to limit impacts on adjacent lots and the environment. This will provide flexibility in land uses for CP holders and enhance opportunities for economic development and growth in the community. CP holders are encouraged to maximize their lands for residential development to help address housing demand in the community.

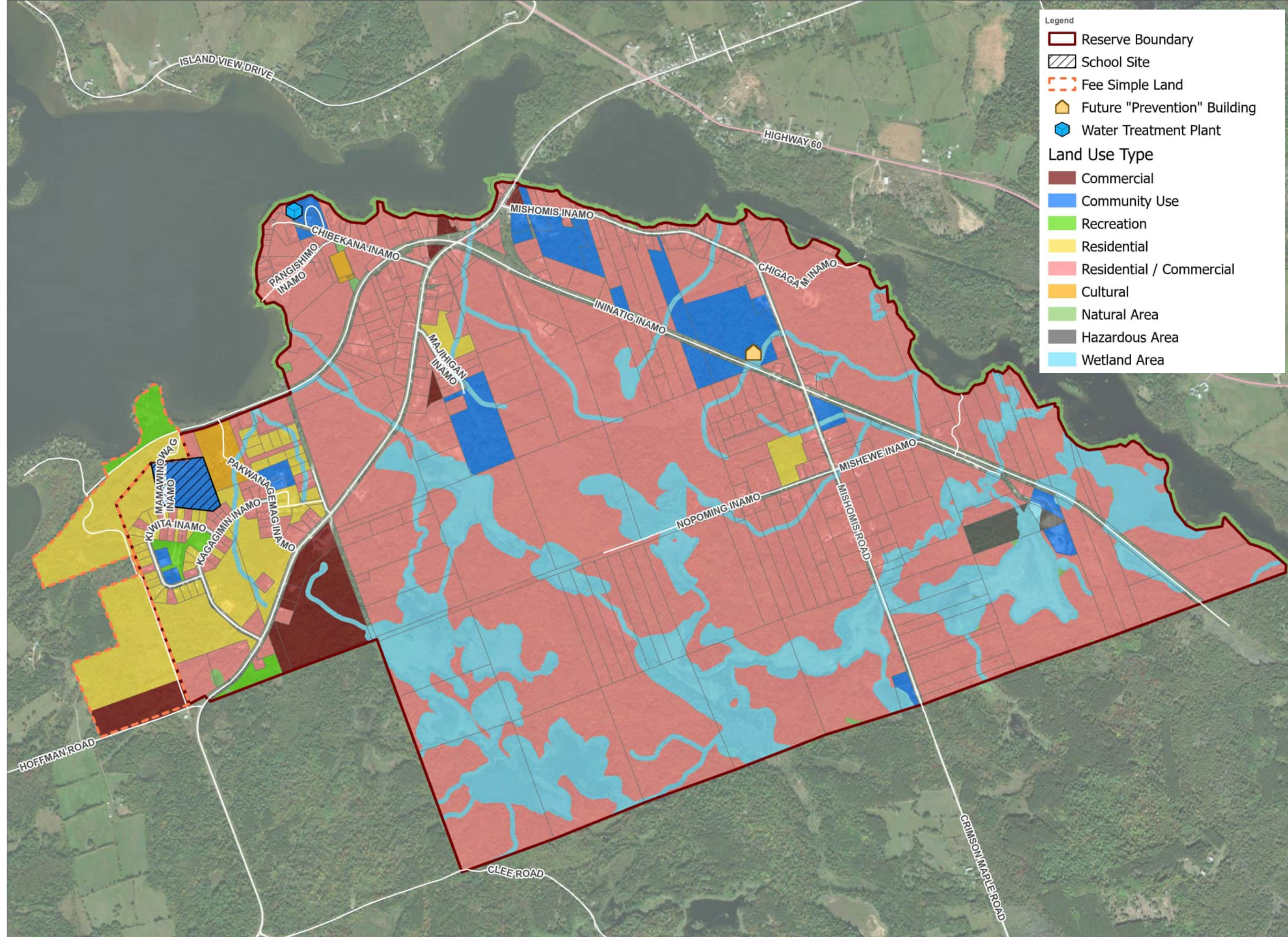
Industrial development has been identified as an undesirable land use in the community due to the potential environmental and community impacts resulting from industrial activities.

Cultural Areas, predominantly the Pow-Wow grounds, will be see cultural infrastructure and facility development and be protected from non-cultural uses. The Pow-Wow grounds are identified for the development of a museum and repository development and general improvements (e.g. parking areas, seating, lighting, etc.).

LAND USE

TABLE 9: Required areas of land for proposed land uses

	AREA (HA)	AREA (AC)	% OF TOTAL
Residential	84.0	207.6	11.5%
Residential - Commercial	570.0	1,410.2	78.1%
Commercial	14.3	35.3	2.0%
Community Use	17.6	43.5	2.4%
Cultural Use	5.3	13.1	0.7%
Recreation	3.3	8.1	0.5%
Wetland Area	30.7	75.8	4.2%
Hazardous Area	4.4	10.8	0.6%
Total	730.3	1804.4	100%



MAP 1: PIKWAKANAGAN RESERVE LAND USE MAP



Fee-Simple Lands (ATR LANDS)

DESCRIPTION

The fee-simple lands are located adjacent to the southwestern portion of Pikwakanagan. The land was purchased by the Nation and does not currently constitute part of the Pikwakanagan reserve (see **Map 2**). The acquisition of the lands was made to expand Pikwakanagan’s community-held land base and develop it to meet community housing, recreation, and commercial needs. The Nation intends on submitting an Additions-to-Reserve application for the lands to formally add them to the existing reserve land base.

These lands are currently undeveloped and covered with vegetation. A peninsula shaped portion of the lands extends into Golden Lake and is the site of two rustic cabins. A road extends through the lands (Tranquility Bay Drive) that provides access to the waterfront portion of the lands on Golden Lake. There is no existing servicing infrastructure (e.g. water, drainage and sewer), however Pikwakanagan plans to extend the future community water system into the lands.

FUTURE USE DESCRIPTION

Future land uses for this area include Residential, Commercial and Recreation. Please refer to Section 5 for policies related to these land uses. It is intended that these lands will accommodate significant future development in the community. Pikwakanagan will not provide Certificates-of-Possession for the lands once converted to reserve. Members who wish to have exclusive use of a portion of the lands will be required to enter into a lease agreement with Pikwakanagan.

Housing is the primary intended land use for the lands, and it is intended that different housing types (e.g. single-detached, duplexes and row housing) will be developed as rental housing for members to access.

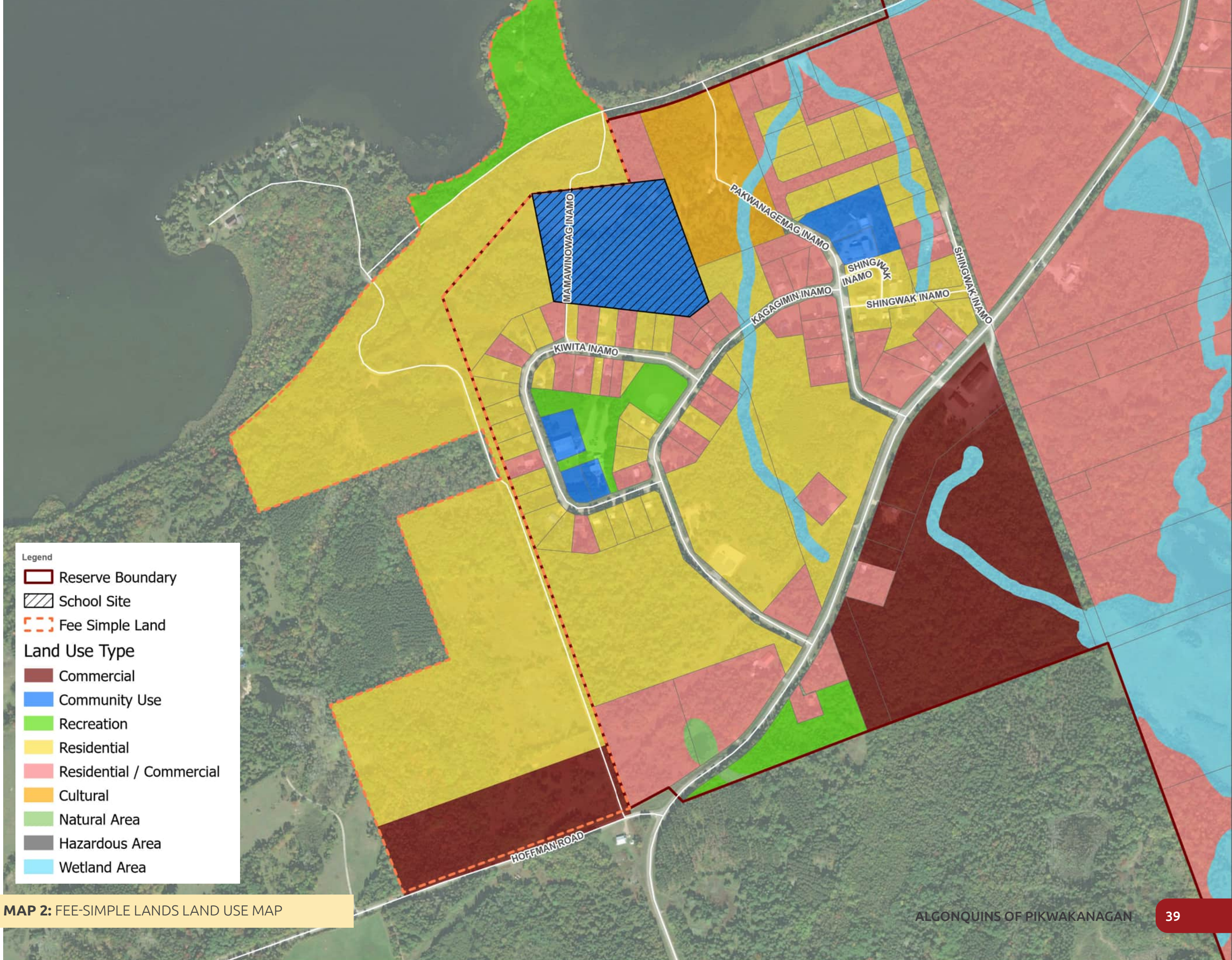
Commercial lands have been designated along Tranquility Bay Drive to accommodate commercial uses that include retail and office space for member and community-owned businesses. Commercial lands near the Golden Lake shoreline are intended to be developed as a commercial tourism area (e.g. campground).

The peninsula lands are designated as a recreation area and will be the site of Pikwakanagan investment in developing a beach and park area. This includes developing supportive park and recreation infrastructure (e.g. public washrooms, picnic areas, playgrounds, etc.). The beach and park area will also be accessible to users of the campground area as an amenity.

LAND USE

TABLE 10: Required areas of land for proposed land uses

	AREA (HA)	AREA (AC)	% OF TOTAL
Residential	18.5	45.8	68.5%
Commercial	5.5	13.5	20.4%
Recreation	3.0	7.4	11.1%
Total	27.0	66.7	100%



Legend

- Reserve Boundary
- School Site
- Fee Simple Land

Land Use Type

- Commercial
- Community Use
- Recreation
- Residential
- Residential / Commercial
- Cultural
- Natural Area
- Hazardous Area
- Wetland Area

MAP 2: FEE-SIMPLE LANDS LAND USE MAP



LAND USE PLAN AMENDMENT PROCESS

This Land Use Plan is a living document that may be periodically amended to account for circumstances that include:

1. General changes and evolution of land use in the community over time to ensure the Land Use Plan remains consistent with the community needs for managing land use and development.
2. Requests from Pikwakanagan members or Pikwakanagan to accommodate a proposed land use or development that does not conform to the Policy Directions or land use designations included in the Land Use Plan.
3. Adding new lands acquired by Pikwakanagan to the Land Use Plan and designated them in accordance with the Land Use Plan designations as they are transitioned to reserve.

To address general changes and evolution of land use over time, it is recommended that Pikwakanagan completes a comprehensive update to the Land Use Plan every five to seven years that includes the following activities:

- a. Review of existing Land Use Plan contents and land use mapping by the Pikwakanagan Lands Department and Chief and Council.
- b. Community engagement with on and off-reserve members that includes at least one public meeting for members and opportunities to provide input through survey and other means.
- c. Adoption of amendments as required through a Band Council Resolution.

This process shall also be generally used to add new lands acquired by Pikwakanagan to the Land Use Plan as they are transitioned to reserve.

To address requests for amendment(s) required to accommodate a proposed land use or development that does not conform with the Policy Directions or land use designations in this Land Use Plan, the following process shall be undertaken until a time when Pikwakanagan has developed and adopted a Development Procedures Policy:

1. The applicant, who must be a Pikwakanagan member or the Band, shall complete and submit a "Land Use Plan Amendment Request" to the Pikwakanagan Lands Manager, or other Lands staff if the Lands Manager position is vacant.
2. The Pikwakanagan Lands Manager, or other lands staff, shall review and assess the "Land Use Plan Amendment Request" based on good planning principles and the guiding principles, goals, and objectives of this Land Use Plan.
3. The Lands Department will circulate the "Land Use Plan Amendment Request" to all other Pikwakanagan departments for a fourteen (14) day review and comment period to acquire comments from other departments.
4. A open community meeting will be scheduled to enable members an opportunity to review the proposed amendment prior to a decision being made by Chief and Council. This open community meeting shall:
 - a. Be located in a public facility at the Golden Lake reserve.
 - b. Provide notice to members of the meeting no earlier than 14 days and no later than 4 days prior to the meeting date.
 - c. Be scheduled in the evening on days that do not include weekends and/or holidays.
 - d. Provide information on the proposed amendment and seek input from attending members.
 - e. Provide online information on the proposed amendment and opportunities for members to submit comments to the Lands Department for a 14-day period after the date of the meeting.
5. Following the review period, the Lands Department Manager, or other Lands Department staff, will prepare a report to Chief and Council that includes:
 - a. Summary of the proposed Land Use Plan amendment and proposed land use activity or development requiring the amendment.
 - b. Summary of the technical review completed by the Lands Department and comments received from other Pikwakanagan departments and from members through the open community meeting and post-comment period.
 - c. List of any further information, including reports and/or studies prepared by a professional that the Lands Department requires as part of the application.
 - d. Recommendation(s) from the Lands Manager to Chief and Council for a decision on the proposed amendment.
6. The Land Use Plan amendment report will be included in the next available regularly scheduled Chief and Council meeting agenda. Once the report has been reviewed, Chief and Council may through a Band Council Resolution:
 - a. Approve the amendment.
 - b. Approve the amendment with conditions attached to the proposed land use or development.
 - c. Deny the amendment.
 - d. Request further information from the applicant and postpone a decision to a future regular Chief and Council meeting.



APPENDIX A

Implementation Plan