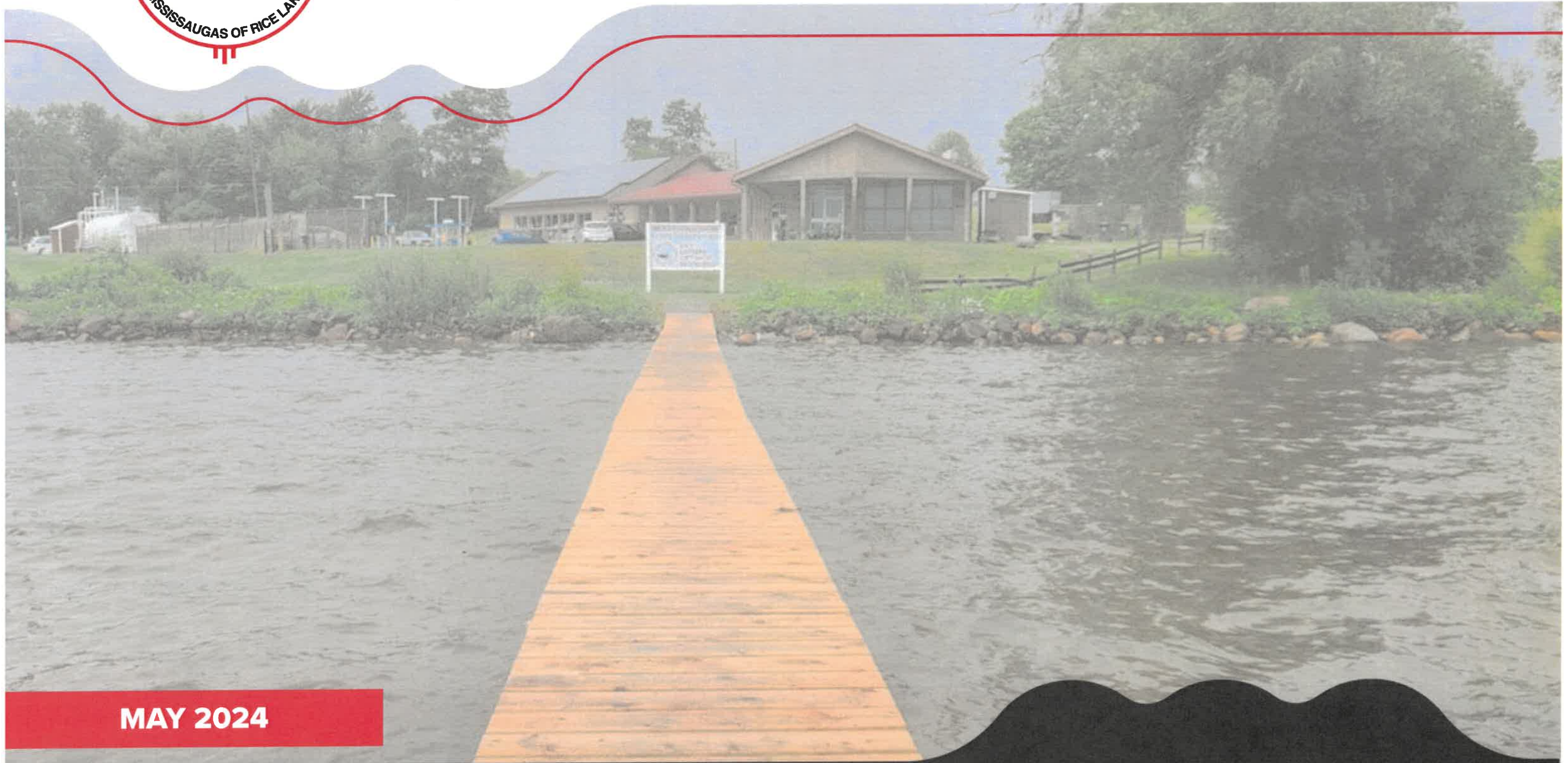




HIAWATHA FIRST NATION LAND USE PLAN



MAY 2024

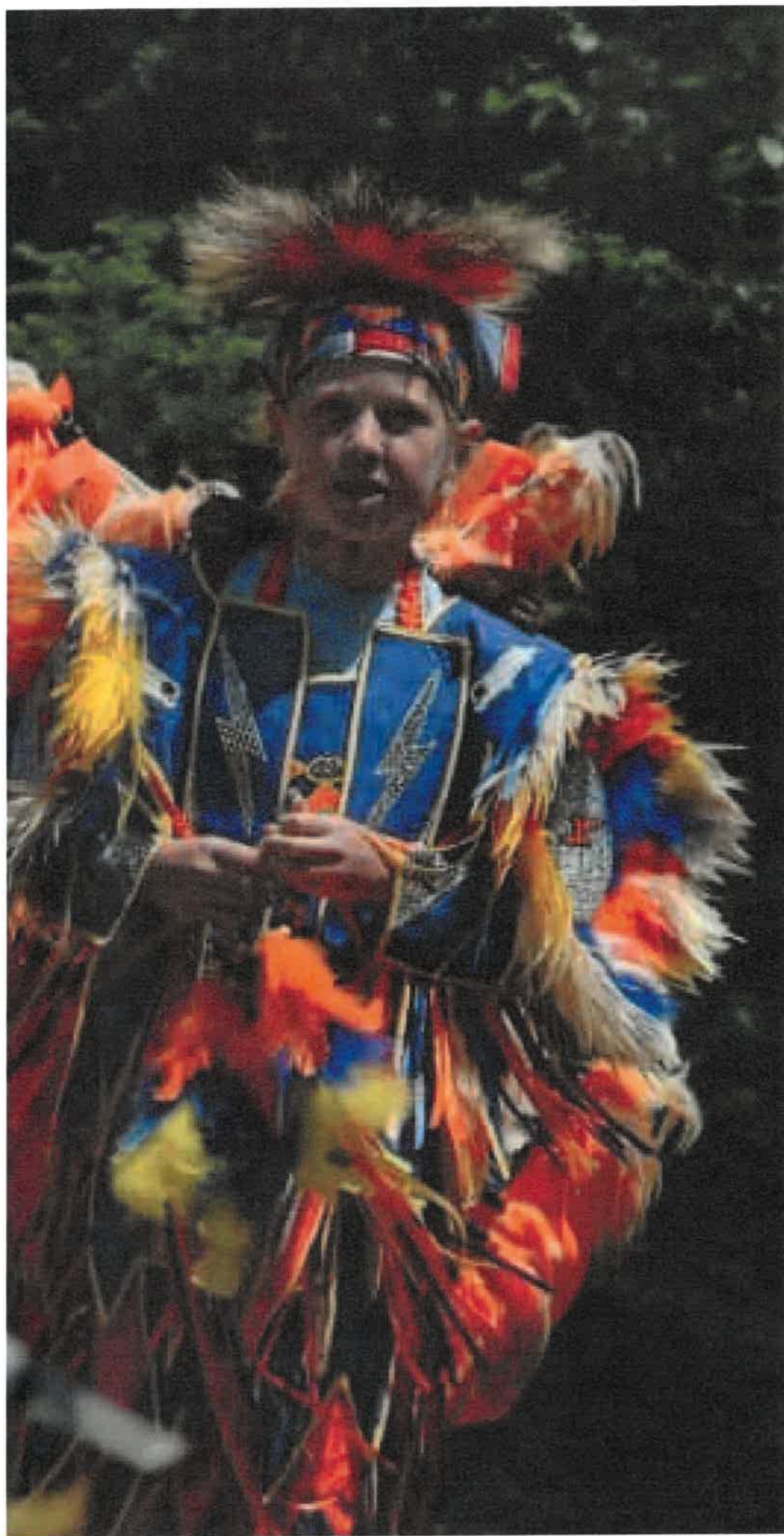


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1.0 INTRODUCTION

Hiawatha First Nation (Hiawatha) has undertaken the development of this Land Use Plan to provide our Nation with consistent direction on land use, growth, and development of our current and future territory lands. The Land Use Plan will serve as an important planning document that outlines strategic direction and policy for the effective management of Hiawatha territory lands and future lands added to our territory through the Additions-to-Reserve (ATR) process. The Land Use Plan provides a foundation for the exercise of jurisdiction over Hiawatha territory lands as granted by the Hiawatha Land Code (2019).

Hiawatha Citizens have strong ancestral ties to our land, which have provided deep social, cultural, and economic values over many generations. Our Citizens see themselves as stewards of the land and its resources, which are to be valued and shared. This Land Use Plan has been developed with that spirit in mind.

HIAWATHA LAND CODE

In 2019, Hiawatha Citizens voted in a community referendum to accept the “*Hiawatha First Nation Land Code*” and entry into the First Nations Land Management Regime. This development separated Hiawatha from *Indian Act* land and resource management provisions and provided sectoral self-governing jurisdiction. Hiawatha now has jurisdiction and authority over the management of territory lands and resources in accordance with the Nation's own values, goals, and objectives.

This Land Use Plan is a key tool in implementing the Hiawatha Land Code and has legal binding authority as land law as granted through the Hiawatha Land Code. Future land use and development activities will adhere to the contents and direction of this Land Use Plan and be enforced as required to ensure land use and development activities on Hiawatha lands align with the direction contained in this Plan.

1.1 PURPOSE OF THE LAND USE PLAN

This Land Use Plan is future-oriented planning document to guide Hiawatha when managing land use and development on our territory lands. All future land uses and development activities on Hiawatha territory lands, including housing, infrastructure, economic development, agriculture, community facilities and other development activities will conform to the contents and direction included in this Plan. Hiawatha leadership and staff will refer to the Land Use Plan to inform decision making with respect to the approval processes for all future land use and development activities on our territory lands.

This Land Use Plan articulates the community's vision and principles on which future land use and community development will occur. It includes goals, policies, and actions related to different land uses and activities to ensure the long-term sustainability of our Nation. It addresses Hiawatha's anticipated long term community needs by designating appropriate lands for different land uses that will support achieving said needs.

The goals of the Land Use Plan are to:

1. Identify Hiawatha goals and objectives for managing land use, development, and management of the Nation's territory lands, infrastructure, and natural resources.
2. Establish land use designations and policies to direct the management and development of Hiawatha territory lands.
3. Identify implementation measures and other actions to enhance Hiawatha's land use planning and management capacity.



1.2 LAND USE PLAN CONTENTS

The Land Use Plan is organized into several sections as described below:

Section 1 - Introduction

Section 1 sets the stage for the Land Use Plan by describing its role, authority, layout, relationship to other plans and community engagement process included in developing the Land Use Plan.

Section 2 – Community Overview

Section 2 provides an overview of Hiawatha’s history, community context, geographic context, and Citizen demographics. Additionally, this section includes 20-year on-territory population and housing projections for Hiawatha.

Section 3 – Territory Lands and Infrastructure Overview

Section 3 provides an overview of Hiawatha’s lands and community infrastructure, including a summary of technical analysis completed for Hiawatha lands to identify development opportunities and constraints related to topography, land tenure, existing land uses, community infrastructure and facilities, and environment.

Section 4 – Land Use Vision and Guiding Principles

Section 4 includes a land use community vision statement and related guiding principles. The vision statement provides a long-term goal for the management of Hiawatha territory lands. Similarly, the guiding principles reflect key values intended to support future planning and decision-making related to use and management of territory lands.

Section 5 – Land Use Plan Policies

Section 5 describes the land use designations established for Hiawatha territory lands and establishes goals, policy directions, and actions for each general land use and development, environment, infrastructure, and each land use designation.

Section 6 – Area Descriptions

Section 6 provides general descriptions of Hiawatha lands, as broken into the following areas; Main Community, Hiawatha Line Lands, Hiawatha South Lands, and Serpent Mounds. Land use maps are included in this section for each area that designate Hiawatha lands for different land uses according to the designations included in Section 5.

Section 7 - Implementation and Action Plan

Section 7 provides guidance for reviewing, amending, and implementing the Land Use Plan, including recommendations for developing supplemental laws, policies, and processes to strengthen Hiawatha’s land management system.

1.3 RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

The Land Use Plan is Hiawatha's foundational land law and planning document regarding management and decision making for land use and development of Hiawatha territory lands. Direction contained in the Land Use Plan aligns with broader community goals and priorities established in Hiawatha's Comprehensive Community Plan (CCP), our Nation's 20-year strategic planning document.

In the future, Hiawatha may develop additional land laws, plans, and other tools to enhance day-to-day and long-term management of our territory 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 in Figure 1:

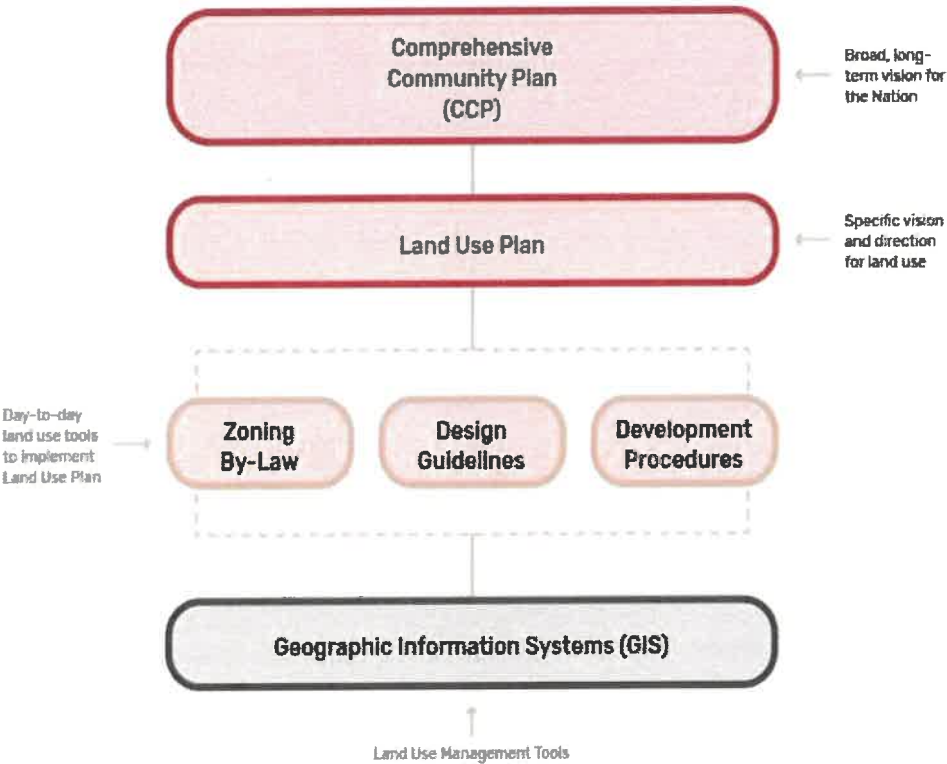


Figure 1 - Planning Pyramid

Future laws, policies, and planning tools development to support the management of Hiawatha lands shall align with the vision and direction contained in this Land Use Plan.

1.4 PLANNING PROCESS

Developing this Land Use Plan involved a six-phase planning process that involved Hiawatha Chief and Council, staff, and Citizens, both on and off-territory. The engagement process taken ensures the Land Use Plan reflects the needs and aspirations of our Citizens with respect to the use and development of lands and resources on Hiawatha territory lands.

The six phases of planning process are summarized below:

Phase 1 focused on initiating the project in the community and completing site visits and ground truthing of Hiawatha territory and fee-simple lands. This stage involved collecting and organizing key background information required to complete a technical analysis of Hiawatha territory lands and infrastructure.

Phase 2 complete a technical analysis of Hiawatha territory lands and infrastructure, including existing land uses, environmental conditions, topography, and cultural values. The analysis was summarized in a background report with associated development opportunities and constraints mapping illustrating key considerations to inform the future Land Use Plan.

Phase 3 consisted of community engagement with Hiawatha Citizens, staff and Chief and Council. It involved several engagement activities to establish initial community goals and objectives with respect to the Land Use Plan and management of Hiawatha territory lands and resources. Engagement activities completed during this phase included:

- Workshops with Chief and Council and Lands Department staff
- Meetings with Hiawatha Youth and Elders
- Community Land Use Planning Bingo Night
- Community Land Use Plan Work Book Survey
- Survey questions related to different land uses (e.g. housing, businesses, cultural areas and conservation on Hiawatha lands.

Key themes and input from engagement activities were used to develop policy directions related to different land use, development, and infrastructure areas.

Phase 4 included the development of a full draft Land Use Plan that was informed by the contents of the Land Use Plan Framework. The draft Land Use Plan was reviewed with the community through a series of virtual engagement meetings conducted from March to June 2022. In addition, workshops were conducted with Hiawatha Chief and Council and staff to learn about Land Use Planning and to provide input on land use priorities for Hiawatha territory lands. Input collected during this phase informed future revisions made in subsequent project phases to develop the final Land Use Plan.

Phase 5 included the development of a second draft land use plan that was informed by comments and input received from Hiawatha Citizens, staff, and Council as part of the second round of engagement. The second draft was submitted to Hiawatha Lands department for final review.

Phase 6 the final Land Use Plan was adopted by Chief and Council in accordance with the Hiawatha Land Code, effectively becoming a land law for the Nation. The planning process phases are displayed in Figure 2.

Figure 2 - Hiawatha Land Use Planning Process Phases



Figure 2 - Hiawatha Land Use Planning Process Phases

2.0 COMMUNITY OVERVIEW

2.1 REGIONAL CONTEXT

Hiawatha's territory lands and Main Community are located approximately 20 kilometers southeast of Peterborough, Ontario. The Main Community area is situated along the shores of Rice Lake and where the majority of Hiawatha Citizen residing on-territory live and is the site of community infrastructure and facilities. Peterborough is the primary service centre for the Hiawatha with other nearby communities include Alderville First Nation, Cobourg, QuinteWest, Belleville and Oshawa. The Main Community is accessed via Hiawatha Line Road, which connects to Peterborough County Regional Road 2.

Hiawatha's current territory lands include approximately 2,199 acres (890 ha) of land split between the Main Community area and Serpent Mounds areas. In addition, Hiawatha owns approximately 151 acres (61 ha) of fee-simple land between to adjacent properties near the southern boundary of the Main Community. These lands were purchased for the purposes of community development. As of 2023, the land has yet to complete the Additions-to-Reserve process with one property within the process.

2.2 TERRITORY

Hiawatha asserts title and treaty rights over land and resources within our Traditional Territory. As a signatory of the Mississauga Williams Treaties Clauses 1 and 2 lands, Treaty 20 lands, Treaty 27 ¼ lands, the Crawford Purchase lands, our Traditional Territory includes the shared traditional territories of the Mississauga Signatories to the 1923 Williams Treaty as seen in Figure 3. This is further established through the *Hiawatha Consultation and Accommodations Standards*.

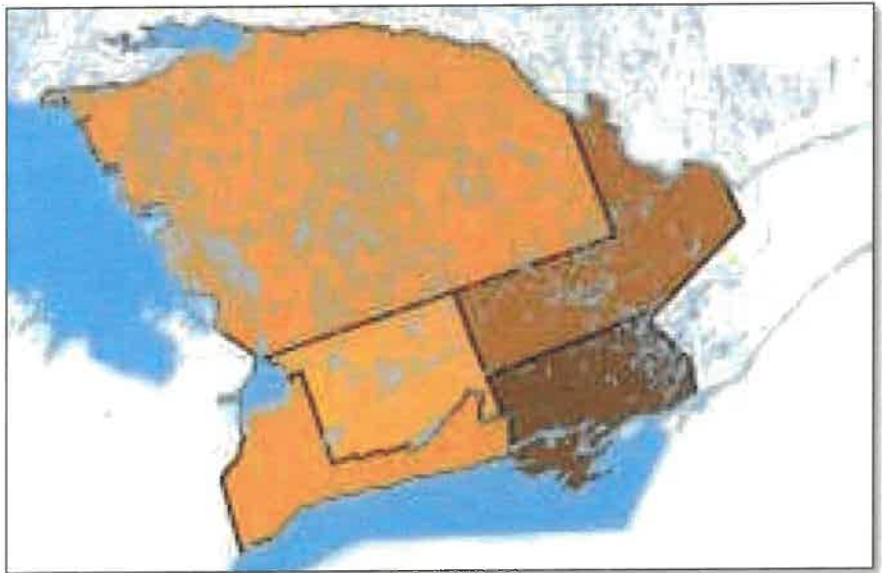


Figure 3 - Hiawatha First Nation Shared Traditional Territory

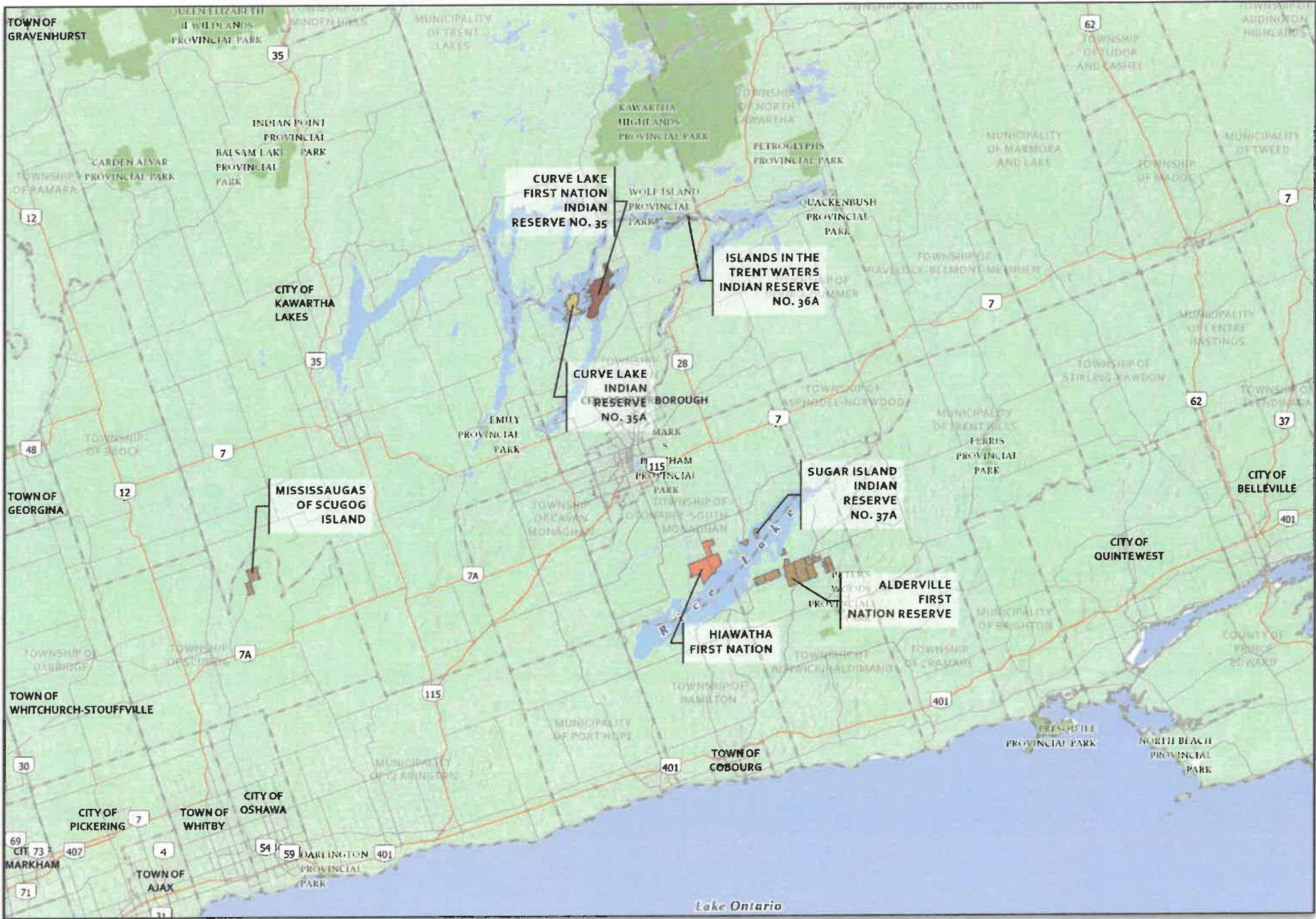


Figure 4 – Hiawatha First Nation Regional Context Map



2.3 COMMUNITY OVERVIEW

HISTORY (FROM THE COMPREHENSIVE COMMUNITY PLAN)

Rice Lake was known as Pemedashcoutayang, meaning ‘lake of the plains where fire moves across’, or ‘lake of the burning plains’. The name refers to the seasonal burns which were held each spring to return nutrients and health to the land. The area on the north side of Rice Lake has been inhabited for at least 4000 years.

Traditionally, Hiawatha Citizens lived according to the rhythm of the seasons. Spring was the time for the maple syrup and the burns, collecting turtle eggs and fishing for largemouth bass. Summer brought around birch bark gathering for basket-weaving (in time for the strawberry harvest), hunting, fishing, berry gathering and guiding; cottagers, tourists, hunters and fishers have been visiting Hiawatha for over a century. In the fall, Hiawatha Citizens would set their sights to gathering wild rice, hunting, and trapping, and collecting puff balls. And in winter, the people of Hiawatha would hunker down, focusing on hunting and trapping to sustain their food supplies.

Hiawatha First Nation Citizens are the Michi Saagiig of the great Anishinaabe Nation. Traditional knowledge and teachings have taught us before contact we shared the land with the Odawa and Huron Nations. We are the traditional people of the north shore of Lake Ontario and its tributaries; this has been Michi Saagiig territory since time immemorial.

In 1829, an 1120-acre plot of land on the north shore of Rice Lake was granted and homes were built for Chief Paudash's community. Throughout this period, Hiawatha was strong in its advocacy and cooperated regularly with many other First Nations, including its sister communities of Scugog, Alderville and Curve Lake, but also the Haudenosaunee at Six Nations and the greater Ojibwe and even nearby settler communities to protect their rights and interests.

In 1923, the Williams Treaty was signed, covering a large section of Ontario that, until this time, was not covered by treaty and which included much of Hiawatha's traditional territory. According to Elders interviewed at the time, the traditional hunting territories extended from Toronto to French River, to the Ottawa River and then down to the Bay of Quinte, much like the agreement of the Dish with One Spoon, circa 1685. These treaties have been upheld in court and any surrenders of harvesting rights were proven to be unintentional, granting compensation to Hiawatha and other nations for their lost rights.

Over time, colonialism tore away at the traditions and the language of the Michi Sauggi through daily life. The revitalization of Hiawatha's Michi Sauggi culture began in earnest during the 1990s when a revival of awareness and the recognition of the importance of their culture became prominent among community Citizens. It continues to this day and is part of the defining values and principles of Hiawatha and its Citizens.

2.4 CITIZEN DEMOGRAPHICS

HISTORICAL GROWTH

Hiawatha's Citizen population has grown rapidly over the past 20 years, which is largely attributed to Federal legislative changes regarding Bill C-3 and resulting growth of registered Hiawatha Citizens between 2011 and 2021. Most growth of Hiawatha Citizens occurred off-territory during this period.

Based on the Citizen population information available from Indigenous Services Canada (ISC), the total population of registered Hiawatha Citizens has increased by 129% since 2001. Table 2 shows the total population change between 2002 and 2021 as well as the average annual growth rate (AAGR).

	2001	2010	2016	2021	Average Annual Growth Rate
On-Territory Citizens	174	201	205	212	1.1%
Off-Territory Citizens	243	237	427	743	10.3%
Total Citizen Population	417	438	632	955	6.5%

Table 1 - Hiawatha Citizen Growth 2001-2021

Since 2002, Hiawatha's total member population has steadily grown by approximately 6.5% per year, from 417 Citizens in 2002 to 955 Citizens in December 2021. A large portion of Citizen growth is attributed to individuals not previously identified as Hiawatha Citizens being granted citizenship presumably in response to Bill C-3 (Gender Equity in Indigenous Registration Act). These newer Citizens live predominantly off-territory.

On-territory growth has been comparatively slower than off-territory growth over the past twenty years. This is attributed to the lack of housing and availability of community land to develop new housing. Since 2001, Hiawatha's on-territory member population has grown by approximately 1.1% per year, from 174 Citizens in 2000 to 212 Citizens in 2021.

Slow growth on-territory is largely attributed to the lack of available housing for Citizens seeking to reside on-territory and limited community-held land available to develop rental housing.

AGE DISTRIBUTION (ON-TERRITORY)

Age distribution data for Hiawatha Citizens living on-territory was provided up to December 2021 by Indigenous Services Canada (ISC). As of 2021, 70% of on-territory Citizens population were 54 years old or younger, while the remaining 30% were 55 years or older. Figure 5 shows that between 2002 and 2021, Hiawatha’s on-territory Citizen population has continually aged.

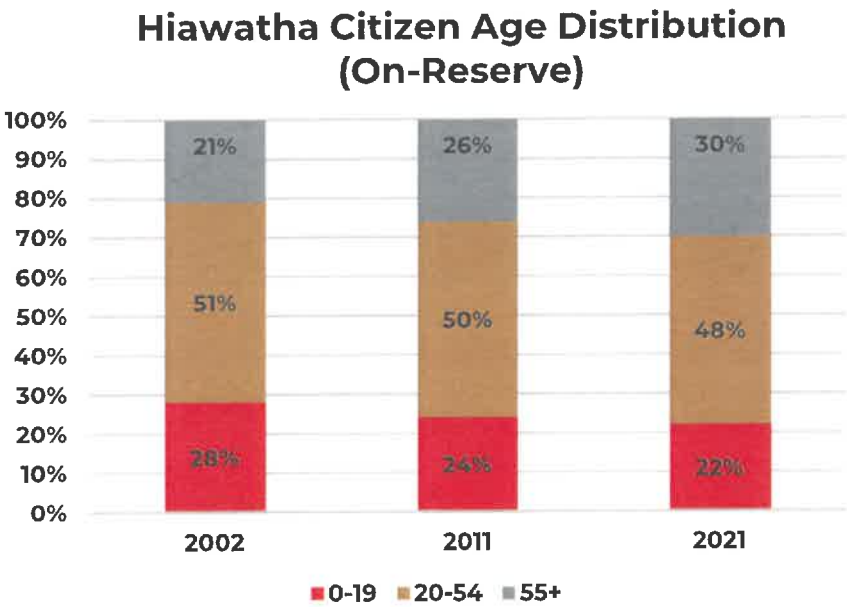


Figure 5 – Hiawatha Citizen Age Distribution (On-Territory)

Table 2 displays Hiawatha’s Citizen population by age group and gender as of December 2021.

Ages	Total Citizens			On-Territory			Off-Territory		
	M	F	Total	M	F	Total	M	F	Total
0-14	7%	7%	14%	8%	8%	16%	8%	7%	15%
15-24	8%	6%	14%	9%	4%	13%	8%	6%	14%
25-44	15%	20%	35%	11%	16%	27%	15%	22%	37%
45-64	10%	14%	24%	10%	17%	27%	10%	13%	23%
65+	5%	8%	13%	5%	11%	16%	4%	6%	10%
Total	45%	55%	100%	43%	57%	100%	45%	55%	100%

Table 2 - Hiawatha Citizen Population by Age and Gender

It is noted that Hiawatha’s on-territory Citizen population has a large proportion of elder Citizens aged between 55-65+. Existing and future elder Citizens residing on-territory will require housing and community infrastructure specific to their needs in greater levels over the next 10 to 20 years. Ensuring land use planning accounts for growing elder needs will be important in ensuring elders are able to remain living in the community independently or with supports for the greatest extent possible.

CITIZEN RESIDENCY

As of December 2021, 22% of Hiawatha Citizens resided on-territory with the remaining 78% residing off-territory. This represents a downward shift from 2002 when 42% of Citizens lived on-territory. Figure 6 illustrates the shift in population of Citizens living on-territory to living off-territory.

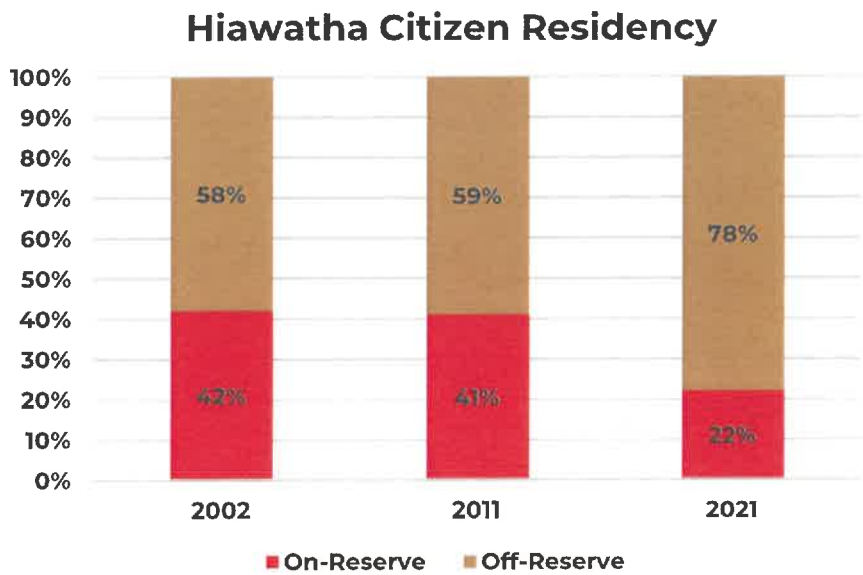


Figure 6 – Hiawatha Citizen Residency 2002-2021

On-territory Citizen populations have remained stable and growing slightly over the past twenty years. The growing proportion of Citizens residing off-territory can be largely attributed to large numbers of individuals residing off-territory being granted Citizenship after 2011.

2.5 RESIDENT POPULATION PROJECTIONS

On-territory resident growth projections were developed to estimate the potential demand for housing and generally land needs for different land uses over the next 20+ years. The projections include growth of Citizen and non-Citizen residents on-territory, as many current residents at Hiawatha are non-citizens, including non-Citizen family members and spouse, leaseholders, and other residents.

Two different growth scenarios (Baseline and High Growth) are provided to forecast potential on-territory population growth at Hiawatha over the next 20 years as seen in Figure 7. The projections were developed using the assumptions below:

- Both scenarios assume that 25% of the residents living at Hiawatha are non-Citizens (e.g. residents who are Citizens of other First Nations, non-status individuals, community employees, and other non-Citizens) who reside on-territory.
- Assumed population at Hiawatha (Citizens and 25% non- Citizens) is estimated to be 265 as of December 2022.
- The low-growth scenario (red line) represents a slight increase growth rate (1.5% AAGR) over Hiawatha’s historic 20-year growth-rate (1.1% AAGR) for Citizens living on-territory. Based on this scenario, there may be 357 residents (Citizens and non-citizens) living on-territory by the year 2042.
- The accelerated scenario (blue line) represents an accelerated growth rate that factors in Hiawatha’s growing total Citizen population and newly acquired Hiawatha territory and future territory (fee-simple) lands that are anticipated to provide housing development opportunities and access to on-reserve housing for Citizens and their families. Based on this scenario, the total population living in Hiawatha may grow to 546 by 2042.

These projections are to inform planning and decision-making regarding management, use, and development of Hiawatha lands. They should be regularly reviewed and updated as new demographic information becomes available.

Hiawatha First Nation:
2022-2042 On-Territory Resident Projections

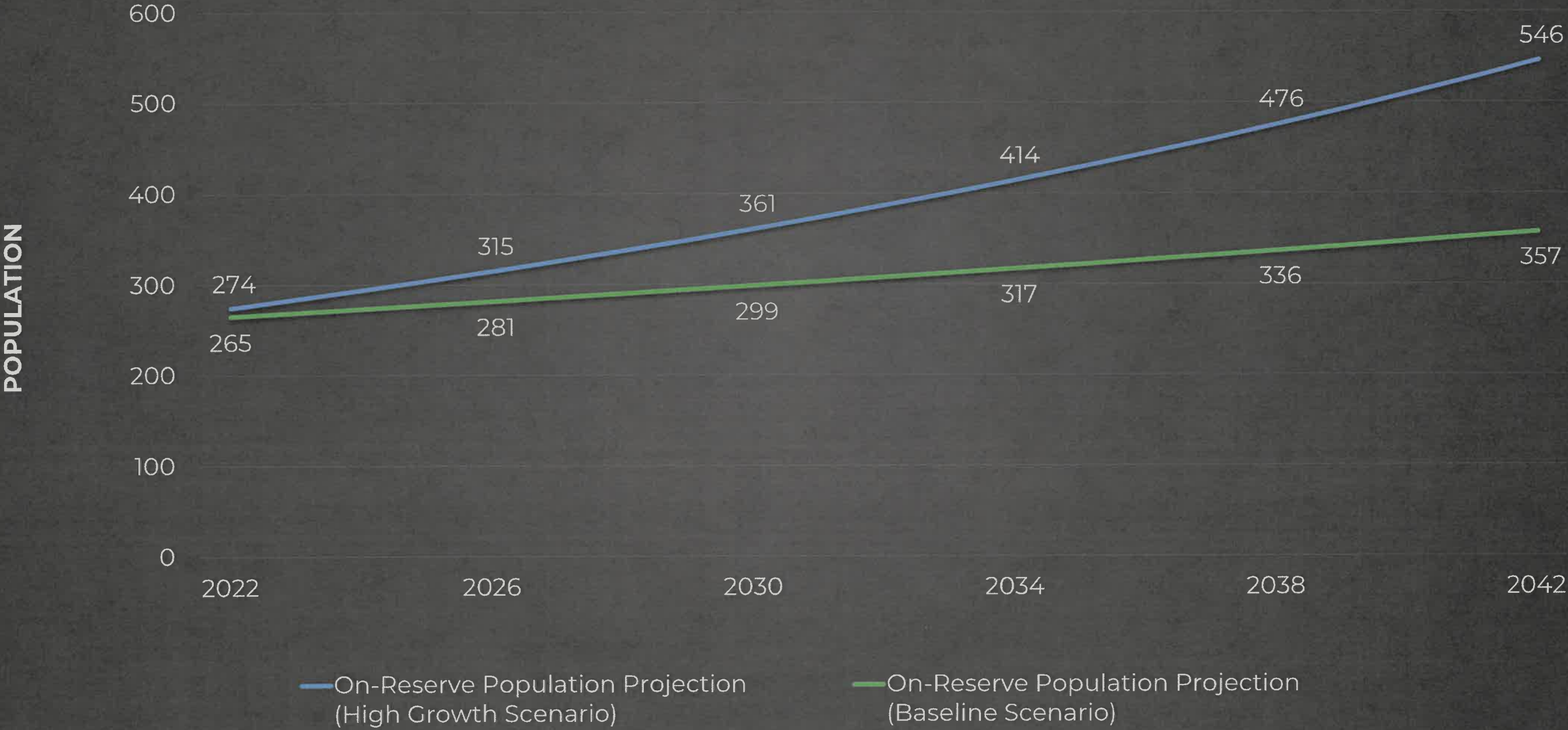


Figure 7: On-Territory Resident Projections

2.6 HOUSING AND RESIDENTIAL LAND NEEDS

To project Hiawatha’s future on-territory housing and land needs, 20-year housing needs were projected using the 20-year territory resident projections provided in Section 2.5. 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 Hiawatha 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 2021 Census data, the average on-territory household size at Hiawatha was 2.2 people per dwelling unit. A household size of 2.7 persons per dwelling was used in the housing projections to account for families who are anticipated to move on-territory if housing is accessible.
- 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 Hiawatha develops a community sewer 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 equals 50 by 200 foot lot dimensions.
 - b) Scenario where a community wastewater system is not developed, and all new housing at Hiawatha is serviced by on-site sewer 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-territory growth and wastewater servicing infrastructure, Hiawatha may require between 9.9 and 90.7 acres of residential land to accommodate projected 20-year housing needs.

Scenario	Baseline Growth	High Growth
On-Site Sewer	29.7 ac	90.7ac
Community Wastewater	9.9 ac	30.3 ac

Table 3: 20-Year Residential Land Needs for Baseline and High Growth Projections

The housing and residential land needs projections are detailed on the following Tables:

Assumptions	On-Site Sewer	
% of Future to be Single Family Units	80%	
% of Future to be Multi-Family Units	20%	
Persons Per Unit	2.4	
Mult-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		
Population On-Territory 2022	265	
Population projection for 2042 (Baseline)	357	
Population projection for 2042 (High Growth)	546	
Residential Unit Requirements	Base	High Growth
Additional population on-territory in 20 years	92	281
Housing units required for additional population	38	117
Total number of Single-Family units required	31	94
Total number of Multi-Family units required	8	23
Land Requirements	Base	High Growth
Single Family land required (acres)	23.0	70.3
Multi-Family land required (acres)	1.0	2.9
Additional land required for servicing/parks (acres)	5.7	17.6
Total Residential Land Required (acres)	29.7	90.7

Table 4: 20-Year Housing and Land Need Projections (Septic Field Scenario)

Assumptions	Community Sewer	
% of Future to be Single Family Units	80%	
% of Future to be Multi-Family Units	20%	
Persons Per Unit	2.4	
Mult-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		
Population On-Territory 2022	265	
Population projection for 2042 (Baseline)	357	
Population projection for 2042 (High Growth)	546	
Residential Unit Requirements	Base	High Growth
Additional population on-territory in 20 years	92	281
Housing units required for additional population	38	117
Total number of Single-Family units required	31	94
Total number of Multi-Family units required	8	23
Land Requirements	Base	High Growth
Single Family land required (acres)	7.0	21.5
Multi-Family land required (acres)	1.1	3.3
Additional land required for servicing/parks etc. (acres)	1.8	5.4
Total Residential Land Required (acres)	9.9	30.3

Table 5: 20-Year Housing and Land Need Projections (Wastewater System Scenario)

3.0 LANDS AND INFRASTRUCTURE

3.1 LANDS OVERVIEW

Hiawatha’s land base consists of the following lands:

- **Hiawatha Territory (Main Community)** – the site of the main community, which includes approximately 1,800 acres of land under both Certificate-of-Possession and community-held territory land.
- **Hiawatha Territory (Serpent Mounds)** – a historic settlement and burial mound site with evidence of habitation dating back over 2,000 years located approximately 5km northeast (12km by road) of the Main Community. The 70-acre property operated as a provincial park from 1955-1995 and privately by Hiawatha until its closure in 2009.
- **Hiawatha South Lands** – two adjacent fee-simple properties equalling 141 acres (61ha) of land purchased near the southern edge of the Main Community area that are intended to be transitioned to territory status through the Additions-to-Reserve (ATR) process.

TOPOGRAPHY, WETLANDS, AND SOILS

Hiawatha lands are within the Ontario Ecodistrict 6E-8 (Peterborough Ecodistrict), which covers 532,000 ha land between Lake Simcoe and Kingston, Ontario. The area is characterized by gently undulating to rolling terrain that has been converted to cropland and pasture and forest cover dominated by deciduous and mixed forests with diverse vegetation. The highest elevation point is at Lake Scugog, approximately 80 km west of Hiawatha, with the area generally sloping downward towards Lake Ontario.

Hiawatha’s territory and fee-simple lands include a mix of flat areas and steep slopes throughout and a generally downward slope towards Rice Lake. Steep slopes (>20%) are common across all Hiawatha lands and are a limiting factor in the future development of many areas.

In addition to steep slopes, there are low-lying wet areas, watercourses and wetlands throughout Hiawatha lands that include provincially significant and non-evaluated wetlands. This includes large wetlands areas on the northeast portion of the Main Community area surrounding Herkimer Point Road and along lakefront lands. These wetlands play a vital role in the management of stormwater, water quality, and wildlife habitat and future land use and development needs to be undertaken in a manner to limit any potential impacts on them. In addition, many low-lying wet areas are unsuitable for any form of development.

Otonabee Sandy Loam soils exist throughout most of Hiawatha’s lands, which is a shallow clay, silt, and sand soil common throughout Central Ontario. The soil is generally good for a range of plants and agricultural uses. Saturated soils are present around wetlands and low-lying waterfront areas. These soils are saturated continuously with water and generally poorly drained areas unsuitable for any type of development.

EROSION

Erosion of shoreline areas on Hiawatha Lands has become a growing concern for the community for environmental, health and safety, and loss of use reasons. Since the late 1970s, water levels in Rice Lake have been controlled by dams to control the flow rates of the Trent-Severn Waterway. The fluctuation in water levels as a result is a key contributor to the loss of shoreline through erosion experienced in the community. Some areas have seen the shoreline recede approximately 3 metres over the past 30 years.

Some shoreline areas have existing homes and other buildings with minimal setbacks from the waterline, which may be at risk if further erosion occurs. In addition, some lots in the Main Community have septic fields that are 15 metres from the lake that may be at risk if erosion continues. The most problematic erosion areas exist along shoreline immediately north of Paudash Street East.

Topography, Wetland, and Soil maps for Hiawatha lands are provided on the following pages.

CURRENT LAND USES

Existing land uses at Hiawatha were identified during technical analysis conducted as part of the Land Use Planning process and include:

Land Use	Description
Agricultural	Pasture areas that are used for hay and crop production.
Residential	Predominately single-family residential with some small-scale multi-family residential uses.
Commercial	Mix of commercial uses including gas station, restaurant, retail, smoke, retail and bait shops.
Mixed-Use Residential Commercial	CP lots that contain commercial and residential in standalone buildings or home-based businesses. This includes tobacco/cannabis shops, craft shops, and other home-based businesses.
Community Use	Administrative, community services and public works uses that support the delivery of programs, services, and infrastructure to the community.
Cultural	Community cemetery, pow-wow grounds, and other cultural sites/facilities on Hiawatha lands.
Recreation	Areas used for community recreation, including the ball diamond.
Natural Areas	Undeveloped natural areas that encompass most Hiawatha lands.



LAND TENURE

Land tenures exist on Hiawatha lands that include:

COMMUNITY-HELD TERRITORY

Hiawatha territory lands held under the lawful possession and control of Hiawatha First Nation.

CERTIFICATE OF POSSESSION (CP) TERRITORY

Territory lands held under the lawful possession of a Hiawatha Citizen(s) through a Certificate of Possession (CP). Approximately 80% of Hiawatha's territory land base is under CP tenure. The existing CPs include smaller residential lots to large undeveloped lots.

FEE-SIMPLE

Freehold ownership that grants exclusive rights to a property that is not territory land. Hiawatha's fee-simple lands south of the Main Community that are under the jurisdiction of Peterborough County and subject to County land use regulations until a time when they are converted to territory status through the Additions-to-Reserve (ATR) process.

EASEMENTS

Registered easements exist on Hiawatha lands for hydro lines and for current and future road and access points to different areas in the Main Community.

Land tenures and easements on Hiawatha lands is seen in Figure 8.



Figure 8 - Hiawatha Land Tenure Map

3.2 HIAWATHA INFRASTRUCTURE AND FACILITIES

Most of the Hiawatha’s infrastructure exists at the Main Community as it is the residential, administrative, and service centre for the Nation. The following section summarizes existing infrastructure conditions on Hiawatha lands, including the Main Community, Hiawatha South Lands, and Serpent Mounds.

Roads

Main Community

There is approximately 10.9 km of public roads within the Main Community that include a mix of surface treated and paved roads that are in generally good condition according to the Hiawatha 2018 Asset Condition Reporting Systems (ACRS) as seen in the table below. Hiawatha’s roads are maintained by the Public Works department, who provide road maintenance, snow plowing, and other maintenance duties.

Road	Length	Type	Condition
Hiawatha Line	1.9km	Surface Treated	Good
Kents Bay Road	2.1km	Surface Treated	Good
Paudash Street	1.8km	Paved	Good
Paudash Street East	0.4km	Paved	Good
Sopers Lane	2.5km	Surface Treated	Good
Herkimer’s Point Road (Part 1)	0.2km	Surface Treated	Fair
Herkimer’s Point Road (Part 2)	1.6km	Gravel	*Fair/Poor
Total	10.9km	-	-

***Note: Herkimer’s Point Road (Part 2) is not included in the 2018 ACRS Report.**

Roads in the Main Community consist of two travel lanes with narrow gravel shoulders. Until recently, there were no sidewalks or pedestrian paths in the Main Community, which has been identified as a key community safety issue and priority. In 2022, Hiawatha upgraded Paudash Street between Lakeshore Road and Cowe Street (off-territory) that involved surfacing of the road, improving gravel shoulders and adding a multi-use pathway with lighting on the north side of the street.

Serpent Mounds and Hiawatha South Lands

Additional road infrastructure exists at Serpent Mounds in the form of private roads through the campground area to access different parts of the site that are gravel surfaced and in generally fair condition. Much of the current road network at Serpent Mounds was developed between 2009 and 2012 and was not included for assessment as part of Hiawatha’s 2018 ACRS report.

Water and Wastewater

Main Community

Water supply for homes and buildings in the Main Community is provided largely through individual drilled and bored wells. Some lakefront residences use Rice Lake as a water source. One communal well exists to service the 6-plex on Sopers Lane that is treated with a system located in the Public Works Garage. Well water quality has been sampled in the past and generally shown to be producing hard water with high iron and e-coli levels.

As of May 2023, Hiawatha has an operational communal groundwater system. The system includes a water treatment plant that pulls water from wells in the “Discovery Zone” to supply potable water to portions of the Main Community through a 200 mm and 2,250 metre distribution system to service housing and community facilities along Hiawatha Line, Lakeshore Road, and parts of Paudash Street. It is expected that residents and private businesses along the distribution system will tie-in over time and decommission existing private wells.

There is no community wastewater servicing in the Main Community and existing homes and buildings are serviced on-site through individual and communal septic fields. This has been a noted challenge in the community as identified as a threat to the quality of groundwater, Rice Lake and wetlands on and surrounding the Main Community. In addition, high water tables and soil qualities have led to operational challenges of existing septic fields. In the future, Hiawatha will likely see increased water usage as the community grows and more homes and buildings connect to the new community water system, which in turn will increase wastewater demands and exacerbate these challenges.

Serpent Mounds and Hiawatha South Lands

Water infrastructure exists at Serpent Mounds that includes a water treatment plant and reservoir that provides potable water and wastewater treatment plant. Both systems were constructed in 2011 and are in good condition with capacity to provide ample service to future development, and users at Serpent Mounds.

There is limited water and wastewater infrastructure at the Hiawatha South Lands. There are two existing buildings on the lands that may have old and decommissioned wells and septic fields, but further investigation is required to understand their current condition.

Drainage

Surface water on Hiawatha lands drains either directly into Rice Lake or into a series of wetlands and creeks that eventually discharge into Rice Lake or Otonabee River. Overland flooding has been a consistent challenge.

Main Community

Surface water is collected and stored through a system of ditches and culverts along roads in the Main Community. Overland flooding has been an issue during high rain and snow melt events, particularly on the lower lying lakefront portions of the Main Community. In addition, maintaining the high number of culverts can present challenges to Hiawatha. Recently, Hiawatha replaced 30 culverts along Paudash Street and installed 200 meters of subdrain to address overland flooding issues along the road.

The sloping and low-lying topography of the Main Community will require continued investment in stormwater infrastructure to address existing issues that could be accelerated through climate and weather-related changes in the future. It is also needed to address ongoing maintenance and replacement costs associated with culverts.

Serpent Mounds and Hiawatha South Lands

There is no drainage infrastructure on the Serpent Mounds and Hiawatha South Lands. In the future as land use and development activities occur in these areas, it will be critical to ensure adequate stormwater management is in place to limit overland flooding and impacts on Rice Lake.

Third Party Utilities

Main Community

The Main Community area receives hydro servicing provided by Hydro One, which is available throughout the area, largely along existing roads in the community. Expensive hydro prices and desire to be more energy self-sufficient have led Hiawatha to develop solar projects in the community, including solar panels for the L.I.F.E. Services Building and Cultural Centre.

There is no natural gas and homes and buildings are heated through electric furnaces, wood stoves, and propane furnaces. Hiawatha is currently (as of 2023) exploring opportunities with Enbridge to provide natural gas services to the Main Community.

Fibre optic is available in the community through the service provider Nexicom with speeds that range from 15 to 150Mbps.

Serpent Mounds and Hiawatha South Lands

Hydro servicing is available at both Serpent Mounds and Hiawatha South Lands. Future growth and development of both areas will likely require upgrades to the existing distribution system capacity as they are extended to service new homes and buildings. Wireless internet servicing is available to both areas with minimal extensions of the wireline being required to provide hard fibre optic services.

COMMUNITY FACILITIES

The majority of Hiawatha community and administrative facilities, buildings, and recreation areas are located at the Main Community. Some of these facilities were included as part of Hiawatha’s 2018 ACRS report with condition assessments. Community Facilities are Hiawatha are detailed in the following tables:

Facility	Notes
Cultural Centre (Serpent Mounds) 	Rated as in fair condition in the 2018 ACRS report and requires exterior and interior improvements prior to being operational.
Maintenance Garage (Serpent Mounds) 	Rated as fair condition in the 2018 ACRS report and required general maintenance to arrest further deterioration of the building.
Ball Diamond (Main Community) 	Backstop and field in good condition. Additional bleachers and dugouts improvements are desired by Citizens.
Basketball Courts (Main Community) 	New recreation facility with sport court surfaced playing area.

Facility	Notes
Cemetery (Main Community) 	Existing cemetery is understood to have sufficient capacity for new burial plots for the medium-to-longer term. Aesthetic and landscaping improvements may enhance experiences of visitors.
Family Services (Main Community) 	The existing facility has been identified as having insufficient space and facilities required to meet growing service needs in the community. A new facility has been identified as a community priority for the future.
Church (Main Community) 	Currently closed (as of 2023) and undergoing structural repairs to address issues with existing building prior to being operational.
Community Hall (Main Community) 	Rated as in fair condition in the 2018 ACRS report and requires general maintenance to arrest further deterioration of the building.
Fire Hall (Main Community) 	Rated as good condition in the 2018 ACRS report and noted as being very well maintained. The Fire Hall was constructed in 2015 and has an estimated lifecycle of 50+ years.

Facility	Notes
L.I.F.E. Services (Main Community) 	The initial building was constructed in 1999 and expanded in 2020 to include a cultural and community centre. The building is the administrative hub for Hiawatha.
Pow Wow Grounds (Main Community) 	The Pow-Wow Grounds include an open-air arbor structure and parking area. Upgrading the infrastructure on the site to accommodate more gatherings and events has been established as community priority.
Public Works (Main Community) 	Rated as good condition and well maintained. The building was constructed in 2011 and is the site of a water treatment facility for a communal well water system servicing the adjacent 6 plex.
Youth Centre (Main Community) 	The Youth Centre was constructed in 2018 to replace to previous youth centre facility. The building is the site of drop in and other scheduled programming for youth in the community.

Hiawatha’s existing infrastructure and community facilities are shown on mapping provided on the next page.

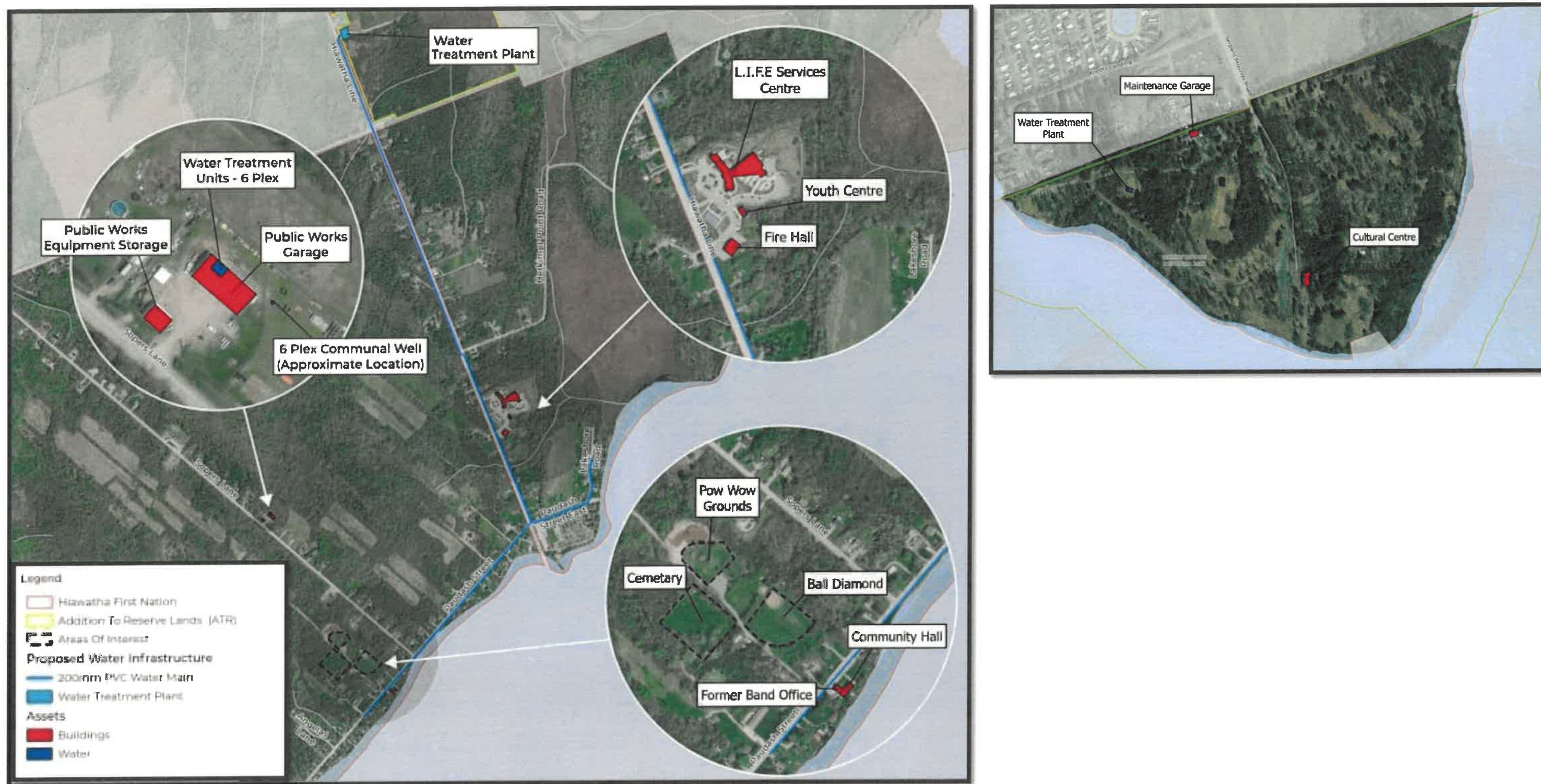


Figure 9 - Hiawatha Infrastructure and Community Facility Map

3.3 ENVIRONMENTAL AND CULTURAL VALUES

Cultural and environmental values have been identified on and near Hiawatha lands that include areas where Citizens practice traditional and cultural activities and locations of sensitive environmental values, flora, and fauna. It is a priority for Hiawatha to preserve and protect these values and ensure future land use and development on Hiawatha lands is undertaken in a manner that mitigates potential impacts on them.

WATER AND WATER QUALITY

Hiawatha lands have frontage and access to Rice Lake and Otonabee River. Large swaths of creeks, wetlands, marshes, and riparian areas exist on Hiawatha lands adjacent to or downstream from them. A riparian zone or riparian area is the interface between land and a river or stream. Plant habitats and communities along the river margins and banks are called riparian vegetation, characterized by hydrophilic plants (i.e., water-loving plants).

Ultimately, surface run off from Hiawatha Lands enters Rice Lake and Hiawatha has prioritized the need to protect the lake and its water quality. It is critical for Hiawatha's wetlands and riparian areas to be protected against erosion and de-vegetation to ensure the preservation of its ecological functions and aesthetics.

Policy has been developed in this Land Use Plan to ensure future development is undertaken in a manner where impacts on water and water quality Rice Lake, Otonabee River, and community water sources (e.g. wells) are mitigated.



WILDLIFE

Information on the presence of wildlife on Hiawatha lands was obtained through available provincial data on tracked species. This information shows high concentrations of the following tracked species on Hiawatha lands that include:

- Bobolink (bird)
- Butternut (tree)
- Eastern Meadowlark (bird)
- Horned Clubtail (dragonfly)
- Least Bittern (bird)
- Midland Painted Turtle
- Mixed Wader Nesting Colony
- Snapping Turtle
- Swamp Darner (dragonfly)
- Wood Thrush (bird)

Input from Hiawatha Citizens identified several bears dens, deer nesting areas, and waterfowl areas during engagement activities. More detailed information on the presence of wildlife on Hiawatha lands can be acquired in the future through the completion of a Species-at-Risk inventory.

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Hiawatha completed a Phase I Environmental Site Assessment (ESA) in 2018 for its Main Community and Serpent Mound lands to determine their environmental condition as part of the Land Code process. Through the ESA several Areas of Potential Environmental Concern (APEC) where potential contaminants were identified. The APECS identified included areas on Hiawatha lands with the following:

- Above and underground storage tanks with diesel and gasoline.
- Discarded waste items, including building materials, paints cans, scrap metal and household waste.
- Inactive and damaged groundwater wells and septic tanks.
- Materials containing asbestos in two community buildings.

The ESA includes several recommendations to address identified APECs including the removal and disposal of identified waste areas, decommissioning of inactive and damaged wells and septic tanks, and additional soil and groundwater sampling. Areas with identified APECs should refrain from accommodating future development until a time where they have been tested and remediated (if required) to an appropriate standard.



CULTURAL AND TRADITIONAL VALUES

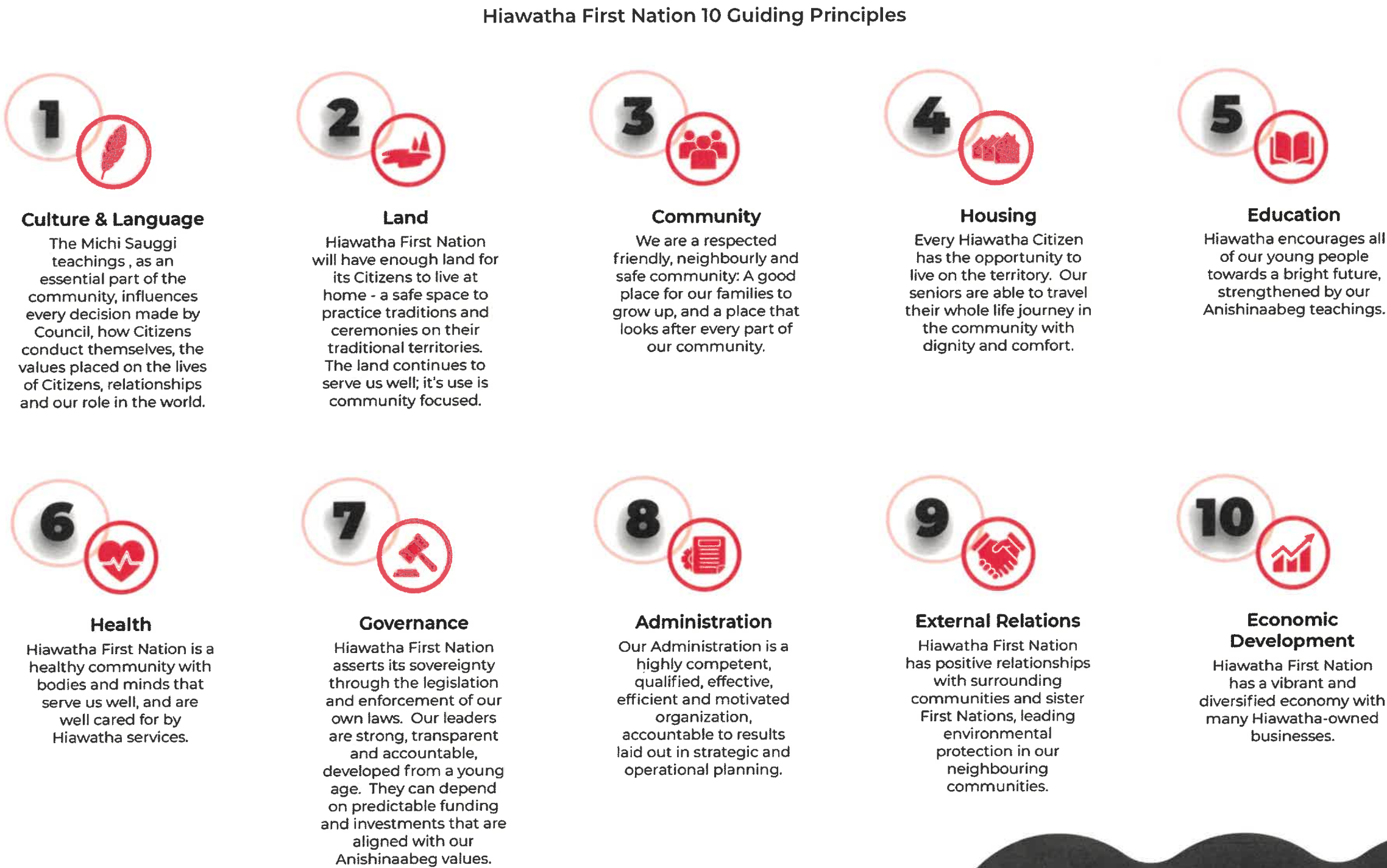
As part of the Land Use Planning engagement process, Citizens were asked to identify areas in the community where they practice or are aware of traditional and cultural activities. Input received identified several areas where cultural and traditional values were present, including:

- Hunting areas and den/nesting areas.
- Fishing and fish spawning areas.
- Areas of cultural significance, including burial grounds/mounds, medicine gathering areas, and historic settlement areas.
- Hunting and trapping cabins.
- Other cultural and traditional values were identified but the specific value is to remain unknown.

Ongoing identification of cultural and traditional values on Hiawatha lands can be supported through the development of a Traditional Knowledge and Land Use Study supported by ongoing updates as new information becomes available.

4.0 LAND USE VISION AND GUIDING PRINCIPLES

TAs the overarching plan for Hiawatha First Nation, our Comprehensive Community Plan (2021) provides guidance for the direction and content of the Land Use Plan, including a vision statement made up of ten guiding principles as seen below:





4.1 VISION FOR LAND USE

The following Vision for Land Use provides an overarching goal for Hiawatha to strive towards in relation to management, use, development, and conservation of its territory lands. Building on the vision statement from Hiawatha's Comprehensive Community Plan (CCP), our vision for Land Use is:

“Hiawatha is a growing Nation that will balance the need for growth and investment in new housing, community facilities, and economic development with environmental conservation and cultural preservation.

Future land use and development activities will be respectful of the land and existing land users. New growth and development will be approached in a consistent, sustainable, coordinated, and informed manner to achieve the short and long-term needs of our communities.”



4.2 LAND USE GUIDING PRINCIPLES

To support Hiawatha's Vision for Land Use, the following guiding principles have been established. These statements should be used to inform decision-making in relation to land use and development activities proposed and undertaken on Hiawatha territory lands.

CONSISTENCY:

We will establish consistent processes to review, approve, and make decisions on different land use activities on our territory lands that are fair and transparent for all Citizens and land users.

PROSPERITY:

We will leverage key lands suited for economic development for a range of economic uses with low environmental impacts that can create revenues and employment for our Nation.

ENVIRONMENT:

We will manage development and land use to protect environmental values and sensitive areas, while addressing known environmental issues on Hiawatha territory lands.

LIVABILITY:

We will promote a high-quality of life and livability for Citizens in each of our communities through the fair investment and provision of community and recreation facilities, housing, and core infrastructure.

SUSTAINABILITY:

We will promote sustainable development through green and eco-friendly building practices where feasible and seek reductions in our energy needs.

LONG TERM:

We will think and plan long-term to ensure that new community development, including housing, community facilities, and recreation facilities are coordinated and required infrastructure servicing is provided efficiently.

5.0 LAND USE PLAN POLICIES

5.1 LAND USE DESIGNATIONS

The Land Use Plan is intended to guide future development of Hiawatha territory lands. Because Hiawatha lands include both territory and fee-simple land, different jurisdictions apply. Detailed land use plan maps are included in Section 6 that illustrate the intent for future land use and development of Hiawatha lands. Development on Hiawatha’s fee-simple land holdings will be governed by the Peterborough County until a time when it is converted to territory status through the Additions-to-Reserve (ATR) process.

The following Land Use Designations have been established to identify how Hiawatha lands will be used, development, and managed in the future for different land uses:

- **Agricultural (AG)**
- **Commercial (COM)**
- **Community Use (CU)**
- **Cultural (CL)**
- **Future Development (FD)**
- **Natural Area (NA)**
- **Parks and Recreation (PR)**
- **Public Utility (PU)**
- **Residential (R)**
- **Residential – Commercial (RC)**

Supporting the Land Use Designations are two Land Use Overlays that have been included:

- Hazardous Areas Overlay
- Wetland Areas Overlay

These overlays identify specific areas on Hiawatha lands where supplementary land use policy is enacted to address health, safety, and environmental considerations that can apply to any Land Designation. Descriptions of the intent for each land use designation and overlay are provided in Table 7.

Land Use Designation	Description
Agricultural (AG)	To designate land for a range of agricultural uses that exclude intensive livestock operations.
Commercial (COM)	To designate land for a range of commercial uses including retail, office, hospitality, food and beverage, tourism, and other uses that involve the sale of goods and services.
Community Use (CU)	To designate land for facilities, buildings, and spaces required for providing essential services, programs, and infrastructure to Hiawatha Citizens, including education, health, and administrative services.
Cultural (CL)	To designate land used for cultural purposes where supportive infrastructure and facilities are included, including cemeteries, pow-wow grounds, interpretive centres, and other cultural areas where gatherings occur.
Future Development (FD)	To designate land to be reserved for the long-term growth and community expansion needs of Hiawatha and ensure proper planning is undertaken prior to new development occurring.
Natural Area (NA)	To designate land intended to remain as largely undeveloped natural area to protect existing cultural and environmental values, with opportunities for select low-impact development activities (e.g. trail development and public utilities).
Parks and Recreation (PR)	To designate land for a variety of passive and active recreational uses, including parks, open spaces, and community recreation facilities.
Public Utility (PU)	To designate land required for the current and future provision of public utilities and infrastructure.
Residential (R)	To designate lands to be used predominately to accommodate housing development of different housing types and supporting amenities (e.g. parks).
Residential – Commercial (RC)	To designate land held under a Certificate of Possession (CP), to be used primarily for housing with the opportunity for CP holders to develop commercial uses on their lands subject to conditions and requirements to limit impacts on Hiawatha lands and Citizens.
Land Use Overlays	Description
Hazardous Area	To identify land with steep slopes >20% and erosion prone areas where development is not permitted.
Wetland Area	To identify wetland areas to protect and mitigate impacts from future land use and development.

Table 7 - Hiawatha Land Designations

The following sections of this Land Use Plan provide the goals, policy directions, and actions for different Land Use Designations, Land Use Overlays, infrastructure, and general land use planning:

GOALS

Future conditions Hiawatha seeks to achieve through effective management of its lands, resources, and infrastructure.

POLICY DIRECTIONS

Policies to inform and guide how land use and development is undertaken on Hiawatha territory lands that include binding policies and general guidelines.

ACTIONS

Specific projects, programs, and other initiatives identified to enhance the capacity of Hiawatha’s land management system and ability to plan, manage and administer activities on its territory lands.

Note:

This Land Use Plan is a living document developed with a twenty-year horizon. It is intended that Hiawatha will complete a comprehensive review of the plan every 5 to 10 years to ensure it is consistent with the needs of the Nation and Citizens. Periodic amendments may be considered in situations where a proposed development contravenes a land use designation for a specific area and/or policy direction for a specific land use but achieves a core community need and aligns with the broader vision and guiding principles for land use, and leaseholders.

5.2 DEVELOPMENT APPROVALS PROCESS

All proposed development on Hiawatha territory lands shall be required to undergo a consistent review and approvals process that involves a technical review by a designated approving officer based on the content of this Land Use Plan and all other relevant policies and laws. Development proposals should then be submitted to Hiawatha Chief and Council for decision for approval that is informed by recommendations of designated approving officer.

The approvals process and resulting requirements shall apply to all Hiawatha Departments, Nation-Affiliated organizations and corporations, Hiawatha First Nation Citizens and leaseholders. A general development approvals process has been provided in Section 4.3 (General Land Use – Development Approvals) that shall apply until a time when Hiawatha has developed a comprehensive Development Procedures Law and subsequent approval requirements.

The approvals process shall include opportunities for reasonable public consultation and feedback. Issues identified during this process will inform consideration of the development proposal.

Approvals granted by Hiawatha Chief and Council may be subject to reasonable conditions, such as the granting of easements for public roads and services. Hiawatha staff shall work with applicants to seek mutually beneficial opportunities to strategically service HFN lands and provide improved access to members' lands.

GOALS

1. Ensure a consistent approvals process applies to all proposed development on Hiawatha First Nation territory.
2. Provide applicants with a clear application process and a transparent decision-making framework.
3. Find opportunities to expand the developable land base through development agreements established as conditions applied to development approvals.

POLICY DIRECTIONS

1. The development application process shall be available to all members and prospective applicants prior to submission of a development application.
2. Applicants shall be provided with an approximate timeframe for review and approval of their application, and updated regularly if there are unexpected delays.
3. Staff and applicants shall identify potential opportunities development agreements to achieve community objectives for servicing during the preliminary discussion before an application is submitted.

4. Chief and Council may require a development applicant to enter into a development agreement as a condition of approval to address any of the following:
 - a. Easement or right-of-way (ROW) allowances for road and/or underground infrastructure, including water, wastewater, and land drainage infrastructure
 - b. Transfer of interest in land
 - c. Cost sharing for servicing and/or utilities
 - d. Other infrastructure or servicing requirement

DEVELOPMENT APPLICATION PROCESS (INTERIM)



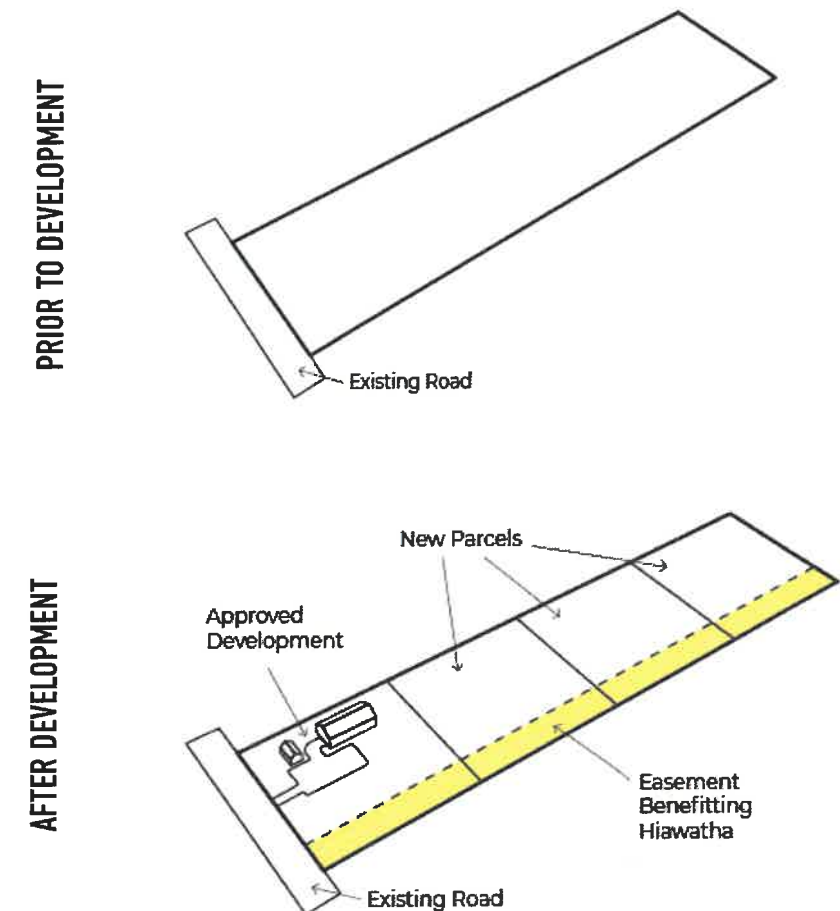
Figure 10 – Interim Hiawatha Development Approvals Process

EXAMPLE OF CONDITIONS OF APPROVAL

Single Certificate of Possession

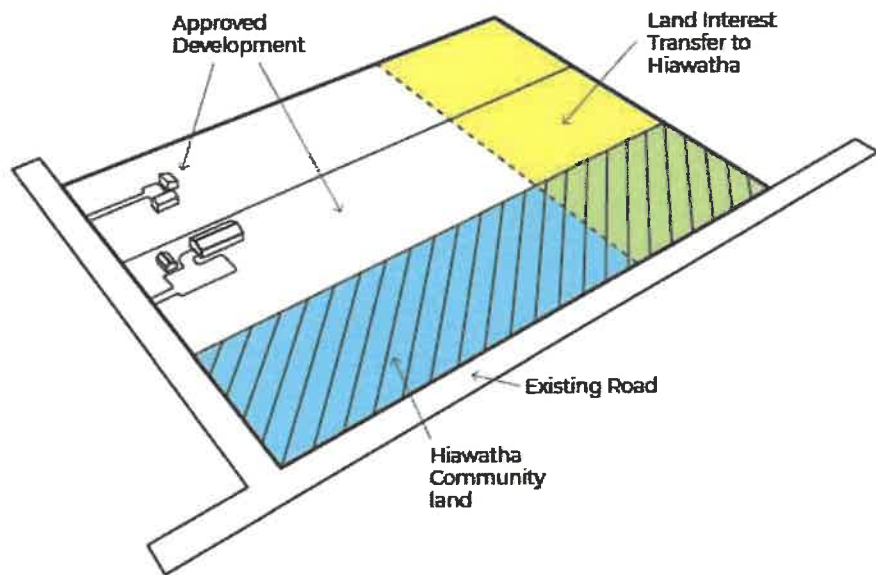
The illustrated example below shows how a development agreement could be applied to a single piece of land as a condition of approving a development application for that land. In this case, the development proponent wants to build a dwelling and a large workshop on an undeveloped piece of land, and to subdivide the remainder of the parcel to lease for similar development by family or other members.

To provide adequate servicing and appropriate access to the new parcels, a 66' easement may be required along one edge of the property to allow construction of a community road and connection of water and sewer services to the new parcels.



Multiple Certificates of Possession

The illustration below shows an example where additional land is required adjacent to community land (hatched) to build community housing. In this case, any development approvals on the two adjacent certificates of possession may be subject to a development agreement that transfers interest in a piece of the land to the community.



These two examples are for illustration purposes only. Development agreements required as a condition of approval may take a variety of forms in order to achieve desirable outcomes for Hiawatha First Nation.

5.3 GENERAL LAND USE AND DEVELOPMENT

This section provides general policy guidance that applies to all land use and development activities undertaken on Hiawatha lands, including:

- Development Approvals for Land Use and Development
- Health and Safety of Land Use and Development
- General Planning Principles for All Land Uses

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

GOALS

1. Ensure land use and development activities on Hiawatha lands are managed and approved through a fair, consistent, and transparent application, review, and approvals process.
2. Direct land use and development on Hiawatha lands to appropriate areas as identified on the Land Use Mapping provided in this Land Use Plan.
3. Ensure the health and wellbeing of Hiawatha citizens, wildlife, and environment is maintained with new land use and development.

POLICY DIRECTIONS

General Planning Policy Directions

1. Future land uses shall be directed to land with the appropriate Land Designation as per the Land Use Maps included in Section 6 (Area Descriptions).
2. Land uses proposed for land without the corresponding Land Designation shall be required to obtain an amendment to the Land Use Plan as a condition of approval as per the Land Use Plan Amendment Process provided in Section 7 of this Land Use Plan
3. All new lands acquired by Hiawatha and added to the territory through the Additions-to-Reserve process shall be subject to land use planning and included in the Land Use Plan through an amendment process.
4. Development should be avoided on lands which are within a 1-in-100-year flood plain.
5. Development shall maintain a minimum 20 metre (65 feet) setback from the Rice Lake high-water mark. This includes all infrastructure, buildings and structures except for docks, boathouses, patios, gazebos, and other similar structures that do not have a permanent foundation.
6. All buildings and structures developed at Hiawatha shall meet the minimum standards set forth in the Ontario Building Code.
7. New development shall be designed in a manner the ensures access is available for emergency and first response vehicles.
8. Hiawatha may consider future allotment of community held territory land through Certificates of Possession to Citizens who seek to finance and construct their own homes on-territory. No allotment will be conducted until a time where an Allotment Policy has been developed and adopted by Chief and Council.
9. Hiawatha may consider opportunities to purchase or lease lands under a Certificates of Possession from locatees to achieve community development goals and needs.

Development Approvals Information (Interim)

1. All development occurring on Hiawatha lands shall receive approval by Chief and Council and/or Lands Committee through a consistent application and approvals process established in a Development Procedures Law prior to any construction activities being undertaken.
2. Development applicants may be required to provide various subdivision, engineering, and environmental studies to Hiawatha as part of the development approvals process, including;
 - a. Archaeological assessments
 - b. Environmental Site Assessments
 - c. Legal surveys
 - d. Geotechnical investigations
 - e. Engineering design drawings for utilities and grading
 - f. Stormwater management plans

- g. Architectural design drawings
 - h. Other technical reports and studies as required
3. As an interim measure until a time where a Hiawatha Development Procedures Law is developed and adopted, the following interim development approvals process may be used to approve development proposals;
 - a. Step 1 - The development applicant(s), including the Band, development corporation, Citizens, and/or leaseholder shall have a preliminary inquiry meeting with Hiawatha Lands Department to discuss the proposed development.
 - b. Step 2 - The applicant shall provide in writing a description of the proposed development(s) and map indicating the location of the proposed development with any required documentation as listed in Policy Direction 14 included in this section.
 - c. Step 3 – Hiawatha Lands Department will complete a technical review of all required studies, reports and other supplementary information and provide Chief and Council with a written recommendation to approve, reject, or require additional information from the applicant(s).
 - d. Step 4 – If approval is provided in Step 3, the applicant shall provide necessary engineering drawings and information, as required by Hiawatha, for all servicing infrastructure and buildings, including roads, grading, drainage, water, and wastewater.
 - e. Step 5 – Hiawatha will complete technical review of all information provided in Step 4 and establish a development agreement with the applicant prior to development approvals.
 - f. Step 6 – Construction may begin after development approval is provided in Step 5. Security from the applicant will be required until final inspection is completed of the development as per terms included in the development agreement.

ACTIONS:

1. Develop and adopt a *Zoning Law* and site design requirements and guidelines.
2. Develop and adopt a *Development Procedures Law*.
3. Update the Land Use Plan as new lands are acquired and transitioned to territory status.

5.4 ENVIRONMENT AND SUSTAINABILITY

This section provides general policy guidance that applies to all land use and development activities undertaken on Hiawatha lands to promote environmental stewardship and sustainable community development. This includes direction that addresses the following areas:

- Environmental Management
- Hazardous Areas and Wetlands
- Sustainable Development

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

GOALS

1. Ensure environmental values and sensitive natural areas are protected for future generations.
2. Protect Rice Lake and surrounding watershed, including wetlands, creeks, and riparian areas on, adjacent or near Hiawatha lands.
3. Promote sustainable development practices for land use and development on Hiawatha lands.

POLICY DIRECTIONS

Environmental Management

1. Development shall adhere to the recommendations and guidelines included in the Hiawatha Environmental Management Plan (EMP).
2. Areas of Potential Environment Concern (APEC) identified in the Hiawatha Phase 1 Environmental Site Assessment (ESA) report shall remain undeveloped until a time where they are remediated to an appropriate standard or assessed and proven to be suitable for proposed development.
3. Development shall adhere to Federal Environmental Assessment requirements until a time where Hiawatha has adopted its own Environmental Assessment Law.
4. Improve water quality of Rice Lake and Otonabee River through improved stormwater management, reduction of sediment release for current and future land use and development activities.
5. Address septic field issues near erosion areas to protect water quality of Rice Lake, such as development of community wastewater servicing and decommissioning septic fields in known erosion areas.
6. Ensure future development and land use activities limit disturbances on fish populations and spawning areas, with a particular focus on Otonabee River and Rice Lake areas surrounding the Hiawatha South Lands.

Hazardous Areas and Wetlands

1. Development shall not be permitted on Hiawatha lands identified by the Hazardous Area and/or Wetland Area Overlays as included on the Land Use Maps.
2. Development near Hazardous and Wetland Areas should maintain appropriate setbacks.
3. Pursue strategies to optimize the sustainable use and enjoyment of riparian areas.
4. Additional setbacks and buffer areas may be required for development near shoreline areas with known erosion problems, including shoreline along Lakeshore Road and Paudash Road.
5. Address shoreline erosion problems through stabilization techniques, restrictions on shoreline development, and ongoing monitoring and mapping of shoreline erosion and water levels.

Sustainable Development

1. Encourage the use of building practices that reduce the energy needs of buildings, including residential, commercial, community use, and other buildings.
2. Consider opportunities to develop clean energy projects such as wind, solar, and geothermal, where feasible.
3. Where possible, orient buildings to have as much direct south exposure as possible to optimize sun contact to reduce winter heating needs.
4. Conduct ongoing retrofits to existing homes and buildings to improve energy efficiency, such as:
 - a. Energy efficient windows and doors
 - b. Weatherstripping of windows and doors
 - c. New low-energy appliances
 - d. Improved insulation to mitigate heat and cool loss

ACTIONS

1. Develop and adopt a Hiawatha Environmental Assessment Law to replace the Federal Environmental Assessment regime in effect.
2. Develop and update shoreline erosion and high-water mark mapping for shoreline areas on Hiawatha lands.
3. Complete a species-at-risk inventory for Hiawatha lands.
4. Develop policies for water quality monitoring of Rice Lake and establish baseline water quality levels.
5. Develop a Community Energy Plan.



5.5 INFRASTRUCTURE AND TRANSPORTATION

This section includes goals, policy directions and actions that apply to the development of servicing infrastructure and transportation (e.g. roads, sidewalks, and trails) at Hiawatha to ensure they are developed in a safe, effective, and efficient manner to meet current and future community needs. This includes:

- Responsibility for the Cost of Servicing Development
- Water, Sewer, and Stormwater Management
- Roads and Transportation

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

GOALS

1. Ensure residents have access to reliable, safe, and clean drinking water.
2. Develop sufficient water and sewer servicing and capacity is available to accommodate long-term community growth.
3. Ensure high quality of Hiawatha water sources and surrounding watershed through effective sewer servicing and stormwater management.
4. Mitigate the impact of future development on existing drainage systems on Hiawatha lands.
5. Enhance and expand Hiawatha's transportation network to accommodate different modes of travel, including vehicles, pedestrians, and cyclists.

POLICY DIRECTIONS

Responsibility for the Cost of Servicing Development

1. Development applicants shall be responsible for paying the costs associated with;
 - a. Access to a development site from a public road
 - b. Connections to available community servicing (e.g. water and sewer)
 - c. On-site stormwater management
 - d. On-site servicing (e.g. well and septic field) if no community servicing is available to the development site
 - e. Extension of hydro lines to the development site
2. Hiawatha may require development applicants, as a condition of development approval, to pay an additional fee to offset the downstream impacts of a proposed development on Hiawatha community infrastructure and systems.
3. Hiawatha may require development applicants to pay annual maintenance fees or charges to offset Hiawatha's increased infrastructure maintenance costs resulting from new growth and development.

Water and Sewer

1. Continue expanding the Hiawatha community water system with the goal of connecting all homes and buildings in the Main Community.
2. New development shall be required to connect to community servicing systems where they are available, and it is practical to do so. This includes the existing water system and any future community servicing systems.
3. Hiawatha will consider lands that may be required for future extensions of the community water system when evaluating development proposals to ensure future expansion is not encumbered by new development.
4. New development shall be assessed for its water and sewer demands versus the capacity of existing water and sewer systems to ensure sufficient servicing is available prior to approval.
5. The installation of on-site water and sewer servicing, such as septic fields, holding tanks, cisterns, and wells may be permitted for areas where providing community water and sewer is not feasible and cost prohibitive. This includes communal on-site servicing systems.
6. Ensure new on-site wastewater servicing (e.g. septic fields) meet all applicable health and safety requirements and mitigate leeching into Rice Lake and surrounding watershed, and existing water wells in the community.

Stormwater Management

1. The flow of sediment into creeks, wetlands, Rice Lake, and Otonabee River will be minimized through effective stormwater management to improve water quality.
2. Ensure new development maintains pre-development runoff rates and minimizes erosion and pollutant-loading impacts on wetlands and downstream systems.
3. Stormwater management plans (e.g. site drainage plans) shall be prepared and approved by Hiawatha for new development as a condition for approval. This includes addressing on-site and downstream drainage.
4. Natural stormwater filtration systems (e.g. vegetation and naturalized ponds and ditches) are encouraged for new development.

Roads and Transportation

1. New roads shall be designed and constructed to include a minimum 6.0 feet allowance to accommodate a sidewalk and/or trail system.
2. Develop sidewalks and/or loose surfaced trails along main roads in the Main Community and Hiawatha South Lands.

3. Easements may be required by Hiawatha on CP lands to ensure a functional transportation network and the development of future community infrastructure.
4. Development shall not obstruct any existing access or dedicated right-of-way.

ACTIONS

1. Develop a Wastewater Feasibility Study to investigate community sewer servicing options for the Main Community and Hiawatha South Lands.
2. Establish Subdivision and Servicing Standards for development.
3. Develop an Asset Management Plan and Program.
4. Research development cost recovery options (e.g. Development Charges) to offset Hiawatha costs for developing and maintaining community infrastructure.



5.6 AGRICULTURE (AG)

This section provides policy guidance for agricultural uses and supportive infrastructure (e.g. greenhouses and barns). The following goals and policy directions have been established for the Agriculture Designation:

GOALS

1. Promote local food-security through low-impact agricultural activities on Hiawatha lands.
2. Ensure agricultural activities use best sustainable practices for agriculture to limit impacts on water and the environment.

POLICY DIRECTIONS

1. Lands designated as Agricultural (AG) will be preserved for agricultural uses.
2. Existing agriculture lands designated for other uses shall continue to be used for agricultural purposes until development is imminent.
3. Permitted agricultural uses include apiaries, hay and feed, non-intensive livestock, grain and oilseeds, horticulture, community gardens, agritourism, and other similar agricultural uses. Intensive livestock farming is not permitted as an agricultural use.
4. Agricultural facilities and supportive infrastructure, such as greenhouses, barns, buildings, grain/crop storage, and processing facilities, are permitted in Agricultural (AG) areas.
5. Agricultural facilities and supportive infrastructure are discouraged from being developed on actively farmed lands or lands with strong agricultural potential. Preference is for such facilities to be located on land that is not currently cleared or actively farmed.
6. Use of agricultural land by a Citizen(s) or non-citizen will require a formal lease and approval from Chief and Council via a Band Council Resolution prior to any activities being undertaken.
7. Ensure agricultural activities result in minimal nutrient runoff from agricultural activities draining into surrounding wetlands, Rice Lake and Otonabee River to protect water quality, fish, and other wildlife.

ACTIONS

1. Engage an agrologist to help identify suitable crops for production on agricultural lands and complete a Soil Capability Mapping exercise.
2. Research value added agricultural uses that can be undertaken on Hiawatha agricultural lands.
3. Develop environmental policies to protect rivers and lake from agricultural runoff.

5.7 COMMERCIAL (COM)

This section provides policy guidance for community-held commercial lands and related uses that include retail, office, stores, tourism, and other similar uses that provide access to needed goods, services, and employment opportunities in Hiawatha.

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

GOALS

1. Direct commercial uses to appropriate lands that limit potential impacts on Hiawatha Citizens and residents.
2. Create opportunities for commercial development that can address the goods, service, and employment needs in Hiawatha.
3. Generate new community revenues through business development and leasing of territory lands for commercial development.

POLICY DIRECTIONS

1. Direct commercial uses to areas designated as Commercial (COM) on the Land Use Maps.
2. Ensure commercial uses omit minimal odors, noise, visual nuisances, and other detrimental impacts to the community and environment.
3. Permitted commercial uses shall generally include retail, hospitality, tourism, offices, gas stations, offices, personal services, trade-contractor offices, greenhouse agriculture, and other similar uses.
4. Cannabis, liquor, and tobacco retail uses, dispensaries, and production facilities, may be permitted on land designated as Commercial provided that the proposed 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, liquor, and tobacco sales and production as established by Canada, Ontario, and/or Hiawatha to the satisfaction of Chief and Council.
 - d. Meets any additional condition established by Chief and Council to ensure the health and safety of Hiawatha Citizens and lands.
5. Direct larger scale commercial uses to Commercial lands with direct access and frontage on primary roads, such as:
 - a. Hiawatha Line Road Commercial Area (Main Community)
 - b. Thompson Road Commercial Area (Hiawatha South Lands)
6. Direct smaller-scale commercial uses with lower traffic generation to internal Commercial lands without direct access or frontage onto main roads.

7. All commercial developers (including Nation-owned businesses and Hiawatha Citizens) shall be responsible for the costs associated with their development, including (but not limited to) the following:
 - a. Site preparation and road access
 - b. Water, sewer, drainage, and hydro servicing
 - c. Studies, reports, and permits required to ensure compliance with all applicable Hiawatha laws and policies
8. Water intensive land uses (e.g. truck wash) are discouraged as a permitted commercial use to protect water source capacity and quality.
9. Encourage tourism, accommodation, and hospitality type commercial uses on commercial lands with lake frontage and/or views.
10. Encourage the incorporation of public spaces and landscaping in commercial developments.
11. Consider requiring businesses to provide annual infrastructure maintenance fees to offset the cost providing and maintaining services, such as road maintenance, snow clearing, water, and sewer.
12. Consider acquisition of lands for commercial and economic development purposes off-territory, including for the establishment of an urban territory.
13. Clean energy projects (e.g. solar, wind, biomass) may be considered on commercial lands provided their impacts to nearby residential areas are limited.

ACTIONS

1. Develop a Land Acquisition Strategy to acquire off-territory lands for economic development.
2. Develop a Feasibility Study for a commercial park in the Hiawatha Line Lands Commercial Area.
3. Establish a business license system required for new and existing businesses to operate on-territory.
4. Develop a 5-year Economic Development Strategy that includes identification of commercial opportunities on-territory.

5.8 COMMUNITY USE (CU)

This section provides policy guidance for community uses required to provide essential services to the community, including administrative, public works, education, health, protective and emergency services.

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

GOALS

1. Ensure sufficient land is allocated for community uses to meet the long-term needs of Hiawatha and our Citizens.
2. Direct community uses to locate on lands near each other and recreational facilities to create community hubs and clusters.

POLICY DIRECTIONS

1. Direct appropriate community uses to areas designated as Community Use (CU) on the Land Use Maps.
2. Seek opportunities to acquire or lease Certificate-of-Possession lands adjacent to existing Community Use areas to accommodate the future expansion and development of new community facilities and buildings.
3. Encourage the location of complementary Community Use facilities on the same site and/or building, such as;
 - a. Schools, daycares, youth centres, and recreation areas.
 - b. Administrative buildings used for governance and service delivery.
 - c. Health facilities and elders housing/long-term care facilities.
4. Direct community uses that include health, education, social services, and general administration to Community Use (CU) areas centrally located within the Main Community.
5. Direct public works uses to Community Use areas outside of residential areas, including the relocation of the existing public works facility.

ACTIONS

1. Complete a needs assessment and long-term capital plan for community use facilities.
2. Develop a plan for repurposing the old administration building and site.
3. Complete a Feasibility Study for a new Child and Family Services Building.
4. Complete a Feasibility Study to relocate the existing Public Works yard.

5.9 CULTURAL (CL)

This section provides policy guidance for key lands that contain cultural values or are used specifically for spiritual, cultural, and traditional activities including supporting infrastructure and facilities.

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

GOALS

1. Promote, enhance, and celebrate Hiawatha's culture and history.
2. Preserve and protect important cultural sites and areas on Hiawatha lands from development.
3. Ensure compatible development occurs in cultural areas to limit disturbances on important cultural sites.

POLICY DIRECTIONS

1. Archeological assessments shall be required for new development as part of the Hiawatha development approvals process.
2. Work with community elders and other knowledge holders to identify cultural areas (e.g. burial grounds, medicine areas) to protect from future development.
3. The approval of development of Hiawatha lands shall consider and demonstrate minimal or no impact to Hiawatha cultural areas and sites of significance.
4. Expand the existing cemetery to expand burial plots and include amenities for visitors, including seating and gathering areas, landscaping, and other items.
5. Upgrade and expand the pow-wow grounds area to include supportive infrastructure for pow-wows and other community events, including;
 - a. New covered arbor with lighting
 - b. Washroom and concession facilities
 - c. Parking areas
6. Future development, infrastructure, facilities, and operations of Serpent Mounds will align with the Serpent Mounds Business Plan (2020).
7. No development will occur on Hiawatha South Lands until a Traditional Knowledge and Use Study has been completed for the lands.
8. Encourage new development to incorporate cultural elements, spaces, and design features.

ACTIONS

1. Complete a Traditional Knowledge and Land Use Study for Hiawatha lands.
2. Complete a Cultural Area Master Plan for the cemetery and pow-wow grounds area.
3. Develop Cultural Design Guidelines for new development.



5.10 FUTURE DEVELOPMENT AREA (FD)

This section provides policy guidance for lands that will not be needed for development in the near- or medium-term (i.e., within the next 10 to 15 years). The following goals and policy directions have been established for the Future Development Designation:

GOALS

1. Preserve suitable lands required to accommodate the long term growth of Hiawatha First Nation and prevent incompatible use or inefficient development of those lands.
2. Allow reasonable interim uses to continue within areas designated for future development while preventing permanent physical or environmental alterations that limit options for future use or development.
3. Complete necessary planning for Future Development areas prior to undertaken any development activities.

POLICY DIRECTIONS

1. Future Development area shall be reserved for the long-term growth needs of Hiawatha. Development on lands designated as Future Development (FD) should be generally avoided until other existing designated Hiawatha lands are mostly developed and/or it is demonstrated to achieve a key community, economic, environmental, and/or cultural priority.
2. Future Development areas shall be used to accommodate a mix of land uses including residential, commercial, community use, recreation, cultural and public utilities. The general intentions for each future development area is described in **Section 6.0: Area Descriptions**. Newly acquired lands shall be designated as Future Development and descriptions for their intended use included as an amendment to this Land use Plan.
3. Re-designation of Future Development land to other uses shall be determined through consultation with Citizens.
4. Certain interim and temporary uses may continue or be approved for Future Development lands, but may not result in permanent physical or environmental changes to the land or to public infrastructure. Access to cultural and traditional areas within Future Development Areas will not be infringed upon prior to development. Examples of interim uses allowed on Future Development Area lands include:
 - a. Traditional uses and cultural activities
 - b. Occasional special events, such as farmers markets, cultural gatherings, and other social and/or commercial events
 - c. Agricultural food production, but only on lands already cleared and cultivated for such a use

Other temporary uses may be considered that do not result in any physical or environmental changes to the land.

5. Concept Plans shall be developed and required prior to re-designation of Future Development areas. Concept Plans should include, but not limited to, the following information:
 - d. Proposed land use(s), lots, and siting of buildings
 - e. Environmental Site Assessment
 - f. Archaeological Assessment
 - g. Transportation access and network
 - h. Housing types and densities (if residential land uses)
 - i. Infrastructure servicing requirements

ACTIONS

1. Complete Concept Plans for Future Development areas prior to development
2. Engage members in the long-term planning of Future Development areas prior to development

5.11 NATURAL AREAS (NA)

This section provides policy guidance for environmental stewardship of largely undeveloped natural lands with select opportunities for resource development in specified areas and uses that support the practice of cultural and traditional activities.

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

GOALS

1. Protect and maintain environmentally and culturally significant areas for future generations.
2. Protect the water quality and biodiversity of Rice Lake, Otonabee River, and surrounding watershed.
3. Restrict development in hazardous areas and around important wetland areas.
4. Enhance wildfire protection for Hiawatha Citizens, buildings, housing, and infrastructure.

POLICY DIRECTIONS

1. Natural Areas shall be protected from land use and development, except for low-impact activities, including rustic trails, campsites, and other activities that promote Hiawatha culture and access to the land and result in no permanent alterations to the land.
2. Culturally significant areas, such as burial grounds, medicine picking areas, spirit areas, traplines and hunting areas, shall be protected from any land use and development activity.

3. Sensitive wildlife areas, such as spawning areas and species-at-risk habitat, shall be continuously identified and protected from any land use and development activity.
4. Development shall be required to maintain a 50-metre buffer from areas of cultural significance as determined through a Traditional Knowledge and Land Use Study.
5. Citizens are encouraged to access Natural Areas to practice traditional and cultural activities, including hunting, fishing, and gathering.
6. Public utilities may be considered in Natural Areas provided they do not impact known environmental or cultural values.
7. Resource development and extraction activities shall not be permitted in Natural Areas.
8. Conduct regular monitoring of water quality of Rice Lake, Otonabee River, and broader watershed.

Wildfire Protection

1. Development and land use activities should be planned and undertaken in a manner to minimize disruption of existing forested areas. An exception may be considered for wildfire protection activities in alignment with FireSmart principles.
2. Promote FireSmart approaches to improve the resistance to wildfire damage of existing and future Hiawatha housing, buildings, and infrastructure.
3. Encourage opportunities to integrate community trail development with wildfire prevention activities (e.g. buffer cutting).
4. Conduct forest management activities to reduce wood fuels within and outside of settled areas on Hiawatha lands, including cutting tree buffers around existing and future development.

ACTIONS

1. Complete a Species-at-Risk inventory for all Hiawatha lands.
2. Develop policies for water quality monitoring.
3. Establish a Flood Line Area to be integrated into the Land Use Plan and Mapping through a future amendment.
4. Develop a Wildfire Protection Plan
5. Implement a fish monitoring program, including the completion of an aquatic habitat inventory survey for Rice Lake and Otonabee River.

5.12 PARKS AND RECREATION (PR)

This section provides policy guidance for parks, outdoor space, and community recreation, including indoor, outdoor, and passive recreation areas and facilities.

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

GOALS

- 1. Provide access to parks and recreation spaces, infrastructure, and facilities to promote active, healthy, and social lifestyles for Hiawatha Citizens and their families.
- 2. Improve access and opportunities for low-impact recreation on Rice Lake and Otonabee River.

POLICY DIRECTIONS

- 1. Incorporate small recreation spaces within new and existing residential areas, with playgrounds, seating areas, lighting, and other small-scale recreation infrastructure.
- 2. Develop walking trails that interconnect residential areas with park and recreation, community use and cultural areas.
- 3. Improve access to Rice Lake and Otonabee River through the development of trails, boat launches, and docking.
- 4. Include accessible design features in new and existing recreation areas to enable use by elders and individuals with mobility impairments.
- 5. Native plants species and landscaping are encouraged to be planted in parks and open spaces.
- 6. Larger-scale and permanent recreation infrastructure, such as sports fields, playgrounds, and indoor recreation facilities should be directed to Park and Recreation areas outside of 1-in-100-year flood areas and low-lying wet areas.
- 7. Passive community recreation areas with non-permanent infrastructure, such as nature trails, picnic areas, and fire pits should be directed to Park and Recreation areas with lake frontage.
- 8. Complete a Recreation Concept Plan for Herkimer's Point that includes engagement with Hiawatha Citizen's prior to developing the area.
- 9. Consider alternate uses and programming for seasonal recreation infrastructure during shoulder and off-seasons, such as using the ball diamond for winter recreation (e.g. skating or cross-country ski trail and sliding hill)

ACTIONS

- 1. Develop a Parks, Recreation, and Trails Master Plan.
- 2. Develop a Recreation Concept Plan for Herkimer's Point.

5.13 PUBLIC UTILITY (PU)

This section provides policy guidance to ensure land required for the planned future development and expansion of community infrastructure is not used or developed for other purposes.

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

GOALS

- 1. Ensure essential infrastructure facilities have appropriate lands reserved for their development.

POLICY DIRECTIONS

- 1. Lands designated as Public Utility (PU) on the Land Use Maps shall be used for the development and/or expansion of infrastructure required to provide water, sewer, telecommunications, energy, and solid waste services to the community.
- 2. Development and land use activities on lands surrounding and adjacent to Public Utility (PU) areas shall not restrict or constrain the operations and/or potential expansion needs of any infrastructure and/or facility.

ACTIONS

- 1. N/A

5.14 RESIDENTIAL (R)

This section provides policy guidance for community-held lands to be used for rental housing development and lot allocation for Citizens seeking to build their own housing that includes different housing types and supportive amenities (e.g. parks).

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

GOALS

- 1. Ensure sufficient land is available for residential development to meet long term community needs.
- 2. Increase home ownership and community-owned rental housing stock to meet Citizen demand and enable on-territory community growth.
- 3. Mitigate and prevent conflicts between residential and non-residential uses.
- 4. Encourage diversity in community housing stock to meet the diverse needs of Citizens and their families at different life stages of their housing life cycle.

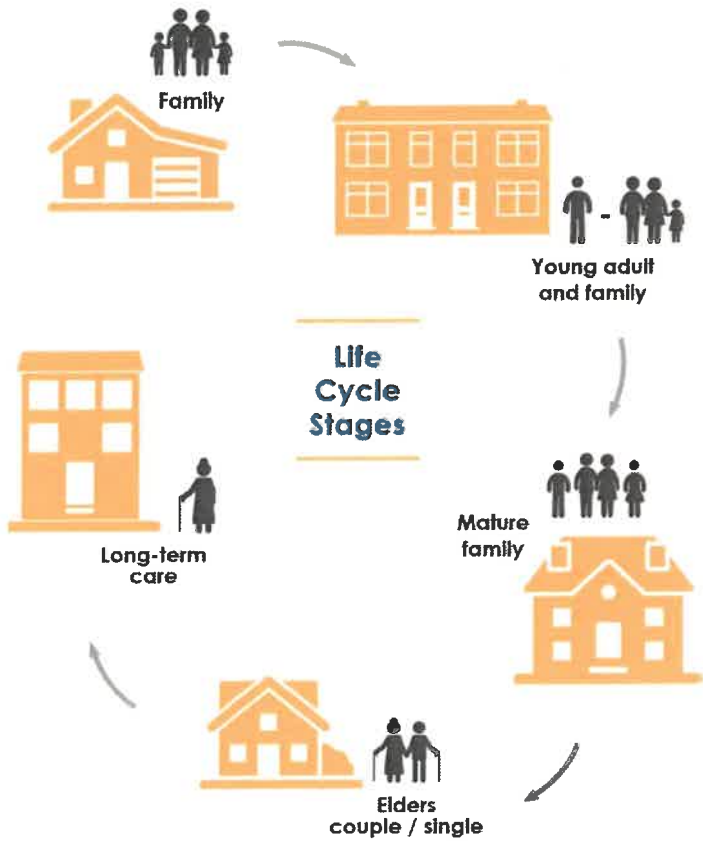


Figure 11 - Housing Lifecycle

POLICY DIRECTIONS

1. Residential development shall be directed to lands designated as Residential (R) on the Land Use Maps.
2. Hiawatha may allot community-held residential lots to Citizens for the purposes of building and financing their own housing in alignment with Hiawatha housing and allotment policies. Residential lots allotted to Citizens will remain designated as Residential (R) and adhere to corresponding policy directions.
3. New residential lots should generally maintain the following lot sizes and dimensions:
 - a. New single-family lots without access to community sewer services should include approximately 98-foot frontages and 0.75-acre lot sizes to safely accommodate the land needs of on-site sewer services (e.g. septic field).
 - b. New single-family residential lots with access to community sewer services should generally maintain 50-75 foot frontages and 0.2-0.4 acre lot sizes.
 - c. Multi-family lots are to be sized appropriately to provide sufficient space to accommodate needed parking, green space, and servicing (e.g. sewer and garbage removal).
4. Encourage approximately 70% of new housing to consist of single-family homes, with the remaining 30% consisting of a mix of multi-family (e.g. duplexes, row housing, and apartments) and alternative housing (e.g. tiny homes, cabins, and elders housing).
5. Subdivision plans should be prepared for Residential areas that include lot layouts and dimensions, access and road network, water, sewer, and drainage prior to developing new lots for community housing.
6. Multi-family housing should be directed corner lots, larger lots, or consolidation of multiple lots that have road access to a main road or multiple access points to local roads. Multi-family housing should generally avoid being developed internally within new and existing residential areas.
7. Direct elders specific housing developments to areas near community health, recreation, administrative and cultural facilities.
8. Include small greenspace areas (e.g. pocket parks) in current and future residential areas.
9. Provide retrofits to existing housing to promote environmental sustainability (e.g. energy efficient appliances and solar) and accessibility (e.g. ramps and shower handles.)
10. Home-based businesses are not permitted to operate in community-owned rental housing.
11. Home-based business may operate in privately owned housing in Residential (R) areas provided it meets the following requirements and other Hiawatha business licensing policies and requirements:

- a. A formal application to Chief and Council is made describing the proposed business and has received approval via a Band Council Resolution.
 - b. The proposed business must not result in excessive noise, dust, odours, traffic, or other conditions that may cause impacts to adjacent residential lots.
 - c. The proposed business does not result in unsightly premises from outdoor storage of materials, debris, garbage, vehicles, and other materials.
 - d. The business is not permitted to employ more than two (2) employees who are not residents of the home.
 - e. Business activities must take place primarily within the home and/or accessory building (e.g. shop) that does not exceed 600 square feet in floor area.
12. Consider opportunities to lease Certificate-of-Possession from Hiawatha located for lands that are readily developable for community rental housing.

ACTIONS

1. Develop a long-term Housing Needs Assessment and Strategy
2. Complete Subdivision Plans for new residential areas.

5.15 RESIDENTIAL – COMMERCIAL (RC)

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

The following goals, policy directions and actions have been established 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 and/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 and home-based businesses on lands designated as “Residential – Commercial” will align with the policy directions established for lands designated as Residential (R) in this Land Use Plan.
2. Citizen locatees are encouraged to prioritize housing development as the preferred land use on Residential – Commercial lands.

3. Preferred commercial uses for Residential – Commercial lands includes professional services, personal services, small-format retail (e.g. small stores), and small-scale home-based businesses.
4. Commercial land uses and development may be permitted on Residential-Commercial land provided they meet the following criteria:
 - a. Commercial businesses shall not be permitted on Residential – Commercial lands that are leased to non-Citizens with existing residential uses.
 - b. Standalone commercial development is not permitted on Residential – Commercial lands along Sopers Lane. Home-based businesses may be permitted that adhere with relevant policy directions included for the Residential (R) designation.
 - c. Commercial development and land uses shall adhere to policy directions established for lands designated as Commercial (COM) and other relevant sections in this Land Use Plan.
 - d. Applicants must complete an application that includes a plan showing any proposed buildings, access, servicing infrastructure and other pertinent items as required by Hiawatha.
 - e. Commercial uses must not create excessive odours, noise, traffic, or other environmental and operational impacts that may impact adjacent and surrounding lots.

ACTIONS

1. Establish a permitting and approvals system specific to future commercial activities on CP lands as part of a Development Procedures Law.
2. Develop specific permitted use, site, and building requirements for commercial development on Residential – Commercial lands in a Zoning Law.

6.0 AREA DESCRIPTIONS

6.1 HIAWATHA MAIN COMMUNITY

DESCRIPTION

The Main Community area includes that majority of Hiawatha territory lands and primary residential, administrative, governance, and service centre for Hiawatha Citizens and their families. The Main Community is the administrative centre of the Hiawatha and the site of the majority of Hiawatha community housing, facilities, buildings, infrastructure, and services. It is also economic hub of the Nation, with several commercial activities in the community that owned and operated by both Hiawatha and Citizens.

As the community continues to grow, the Main Community is the most preferred area for growth to be accommodated due to existing infrastructure in place and proximity to community programs, services, and facilities.

Realizing future growth in the Main Community will require efficient use of limited community-held lands and the encouragement of Citizen locatees to develop their Certificate-of-Possession lands in a manner that achieves key community needs, primarily for new housing development. Alternatively, Hiawatha may seek opportunities to acquire or establish long-term leases for CP lands of strategic importance to develop needed community housing and facilities.

FUTURE LAND USE DESCRIPTION

Future Land Uses for the Main Community lands include Residential, Commercial, Community Use, Cultural, and Recreation. Hazardous Areas for steep slopes and several identified Wetland Areas exist across the Main Community lands and present constraints that limit future development opportunities. Please refer to Section 5 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 Hiawatha investment in new road development.

Future housing on community lands should include a mix of types to enable housing for a variety of Citizens 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 – Hiawatha Main Community Land Use Map will be added for the benefit of Citizens. This includes the development of Herkimer’s Point into a community park and lakefront lands adjacent to the old administration building as a waterfront pocket park.

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 see cultural infrastructure and facility development and be protected from non-cultural uses. The Pow-Wow grounds are identified for the development of new and upgraded facilities to enhance the site’s use for cultural and community gatherings.





Hiawatha First Nation Community Master Plan

Proposed Land Use Designations Main Community

- Legend**
- [] Hiawatha First Nation
 - Parcels
 - Roads
 - Streams
 - Waterbodies
- Wetland Significance**
- [] Provincially Significant
 - [] Non-Evaluated
- Land Use Designation**
- [] CL - Cultural
 - [] COM - Commercial
 - [] CU - Community Use
 - [] FD- Future Development
 - [] NA - Natural Area
 - [] R - Residential
 - [] RC - Residential/ Commercial

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System: NAD 1983 UTM Zone 17N
Scale: 1:13,000 (When plotted at 11"x17")

Data Sources:
- Data by Hiawatha First Nation, Canada Land Survey, Government of Ontario, Natural Resources Canada, Urban Systems Ltd., and ESRI Basemaps.

Project #: 4402.0001.01
Author: CG/ BA
Checked: DP
Status:
Revision: A
Date: 2024 / 9 / 19



6.2 HIAWATHA LINE LANDS

DESCRIPTION

The Hiawatha Line lands are located within the Main Community along Hiawatha Line Road. The alignment of the Hiawatha Line Lands provide good access to all adjacent territory lands and to destinations north of the community. There is at least one driveway onto the lands from Hiawatha Line that could be improved to provide vehicular access to the interior of the parcel.

Parts of these of the Hiawatha Line Lands have been cultivated for agricultural use, but a significant portion is forested. A combination of Provincially Significant and non-evaluated wetlands are present on the southeast areas of the land and two streams cross the southern portion of the land. Slopes steeper than 20% are present on the east and west of the area, and significant topography is present throughout.

The site is occupied by a combination of agricultural lands and forest or meadow areas. There are two houses located adjacent to the property along Hiawatha Line that are not within the lands. There is a former farmstead site in the cultivated area, but no buildings are remaining. The Hiawatha water treatment plant has been developed and draws water from wells that access an aquifer underneath the site's ground.

Hiawatha Citizens have identified the portions of the site as important wildlife and hunting area that should be protected from development.



FUTURE LAND USE DESCRIPTION

The Hiawatha Line Lands are a key future growth area for Hiawatha as the lands are community-held and can be used for a mix of commercial, residential, and community uses. The importance of housing development and creating new economic development activities in the community has resulted in the predominant future land uses of the area being residential and commercial.

Commercial areas have been allocated for portions of the area with direct access and frontage to Hiawatha Line Road that are intended to accommodate a mix of retail and office development. Commercial development will include landscaping and other site design features to ensure the interface with planned internal residential areas in the area result in minimal conflicts.

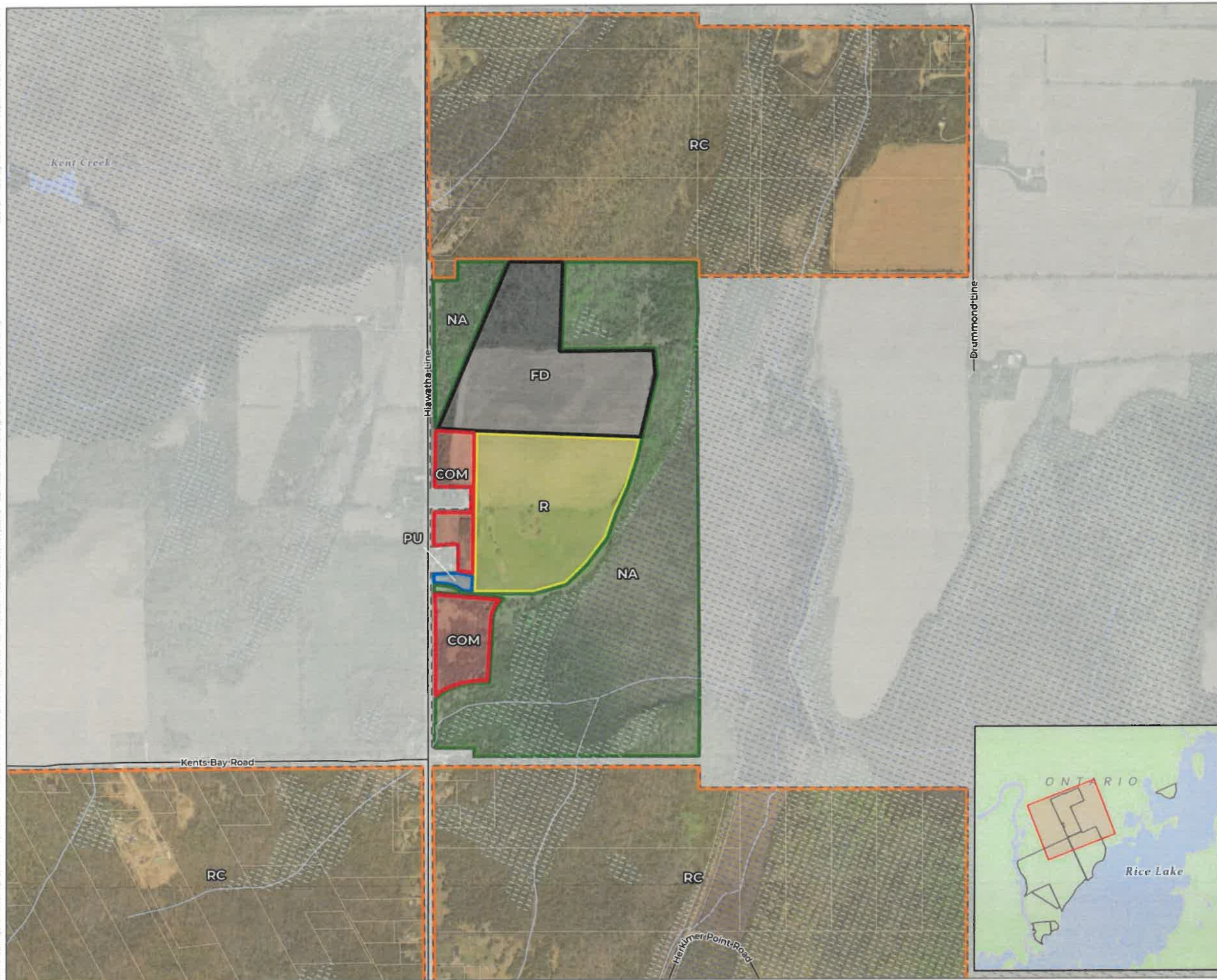
Natural Areas have been designated throughout the site to protect important wetlands, wildlife areas, and hazardous areas (e.g. steep sloped areas) from development activities. Future development in the area will need to ensure adequate stormwater management is put in place to protect surrounding wetlands and Rice Lake. In addition, sewer servicing will need be developed to ensure no impact on water quality of wells used to supply the Hiawatha water treatment plant.

CONCEPT SKETCH

The following concept sketch shows a potential development of the commercial and residential areas of the Hiawatha Line Lands. Using this approximate configuration of roads and lots, the concept shows

- 20 1-acre residential lots
- Future road access to the Future Development lands to the north





Hiawatha First Nation Community Master Plan

Proposed Land Use Designations Hiawatha Line Lands

Legend

- Hiawatha First Nation
- Parcels

Roads

Streams

Waterbodies

Wetland Significance

- Provincially Significant
- Non-Evaluated

Land Use Designation

- COM - Commercial
- FD- Future Development
- NA - Natural Area
- PU - Public Utility
- R - Residential
- RC - Residential/ Commercial

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 110 220 330 440
Metres
Coordinate System: NAD 1983 UTM Zone 17N
Scale: 1:9,000
(When plotted at 11"x17")

Data Sources:
-Data by Hiawatha First Nation, Canada Land Survey,
Government of Ontario, Natural Resources Canada,
Urban Systems Ltd., and ESRI Basemaps.

Project #: 4402.0001.01
Author: CG/BA
Checked: DP
Status:
Revision: A
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SYSTEMS



6.3 HIAWATHA SOUTH LANDS

DESCRIPTION

The Hiawatha South Lands consist of two individual fee-simple properties purchased by Hiawatha for the purposes of transitioning them to Hiawatha territory through the Additions-to-Reserve (ATR) process. The lands are located southwest of the Hiawatha Main Community with frontage and access along Rice Lake and Otonabee River. The lands are less than a kilometre from the southern boundary of the main Hiawatha territory and are easily accessible by a single road (Paudash Street).

The proximity of the lands to the Main Community make it a good area to develop new housing, commercial or community facilities. While parts of the area are constrained by steep slopes and wetlands, there are areas suitable for the development of land uses with large space requirements.

There is a single existing roadway that extends within the Hiawatha South Lands. Any development or expanded access further west on the lands could be provided by either extending Paudash St or creating a new access off Thompson Rd.

The current pattern of agricultural development of the land has left areas with steeper slopes treed, so most of the cleared lands are likely of a suitable slope for a variety of uses. The locations of wetlands and the stream do limit both development and access options, but leave large portions of the site available for development consideration.

The area is primarily occupied by agricultural lands consisting of cultivated fields. There are two buildings within the area – one building to north along Thompson Rd, and one to the east at the current termination of Paudash St. These buildings are most likely historically associated with the farm operations in the area. Their condition or suitability for reuse is not known.

The Hiawatha South Lands run adjacent to the lakefront for several hundred metres at the south end of the site. A significant portion of this length is potentially constrained by wetlands or significant slopes. In addition, Hiawatha Citizens have identified several environmentally significant areas within the area, including important waterfowl nesting sites, hunting areas, fishing areas, and fish spawning areas along Otonabee River and Rice Lake.

FUTURE LAND USE DESCRIPTION

The Hiawatha South Lands are a key future growth area for Hiawatha that are intended to accommodate a significant portion of long-term community housing needs in the community and additional commercial and park and recreation areas. In addition, the areas agricultural potential provides opportunities for agricultural activities that could support Hiawatha economic development and food security objectives.

Limited infrastructure within Hiawatha South Lands and presence of wetlands, environmentally significant areas and hazardous areas (e.g. steep slopes) will influence the level and intensity of development in the area.

Residential areas have been established through the Hiawatha South Lands that are envisioned to include 0.75 to 1.0 acre lots to accommodate on-site sewer servicing. Lot sizes may be decreased in the situation where a community sewer treatment system is established for the area.

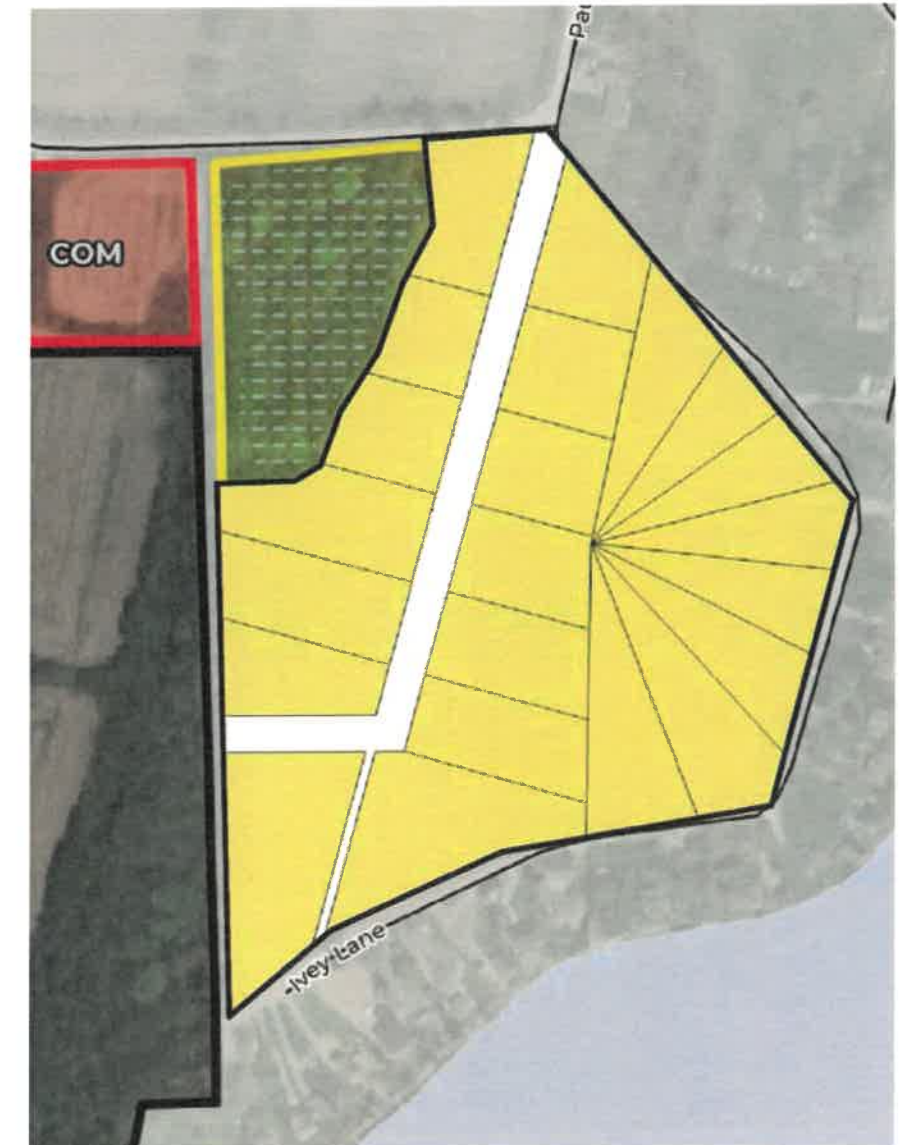
Commercial areas have been established along Thompson Road that are envisioned to accommodate further retail, office, and trade-contractor shop type land uses. In addition, a select lakefront area with existing road access has designated for commercial development and is envisioned as a tourism development area that may accommodate cabins, campground, and other related development.

Park and Recreation space has been established low-lying areas near Rice Lake where other forms of development are not preferentially. This aligns with Citizen input on establishing outdoor spaces and recreation areas near lakefront areas. Several wetlands and hazardous areas have been identified through the site to prevent future development activities.

DEVELOPMENT CONCEPT SKETCH

The following concept sketch shows a potential development of the residential area at the east end of the Hiawatha South Lands. Using this approximate configuration of roads and lots, the concept shows

- 22 residential lots ranging from 0.7 acres to 1.8 acres
- Future road access to the Future Development lands to the west





Hiawatha First Nation Community Master Plan

Proposed Land Use Designations Hiawatha South Lands Option 2

Legend

- Roads
- ~ Streams
- Waterbodies
- Wetland Significance**
 - Provincially Significant
 - Non-Evaluated
- Addition-to-Reserve Lands
- Land Use Designation**
 - COM - Commercial
 - FD- Future Development
 - NA - Natural Area
 - R - Residential

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System: NAD 1983 UTM Zone 17N
Scale: 1:5,000 (When plotted at 11"x17")

Data Sources:
-Data by Hiawatha First Nation, Canada Land Survey, Government of Ontario, Natural Resources Canada, Urban Systems Ltd., and ESRI Basemaps

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6.4 SERPENT MOUNDS

DESCRIPTION

Serpent Mounds is located northeast of Hiawatha First Nation along Rice Lake. The 70-acres of land were transferred to Hiawatha by Canada in 1933 and added to Hiawatha territory. Serpent Mounds have been inhabited for approximately 15,000 years with the first burial mounds being constructed approximately 2,000 years ago, although evidence from other parts of Serpent Mounds show earlier and later periods of use. The burial mounds are located along the edge of Rice Lake on a prominent, elevated point which overlooks the water.

In 1955, the Ontario government arranged a 40-year lease with the Hiawatha for the purpose of developing a provincial park around the mounds. The province developed 113 campsites, a pavilion, picnic areas and a waterfront beach and boating dock. The known burial mound areas were designated as a historical zone to be used to teach the public about the Point Peninsula People and the archaeology of the burial mounds.

The Park operated seasonally until 1995 when Hiawatha decided not to renew the lease with Ontario and assumed management and operations of the park. In 2009, Hiawatha decided to cease park operations for economic reasons but continued maintenance of the park and its use for community and cultural gatherings.

There is significant existing infrastructure at Serpent Mounds, including:

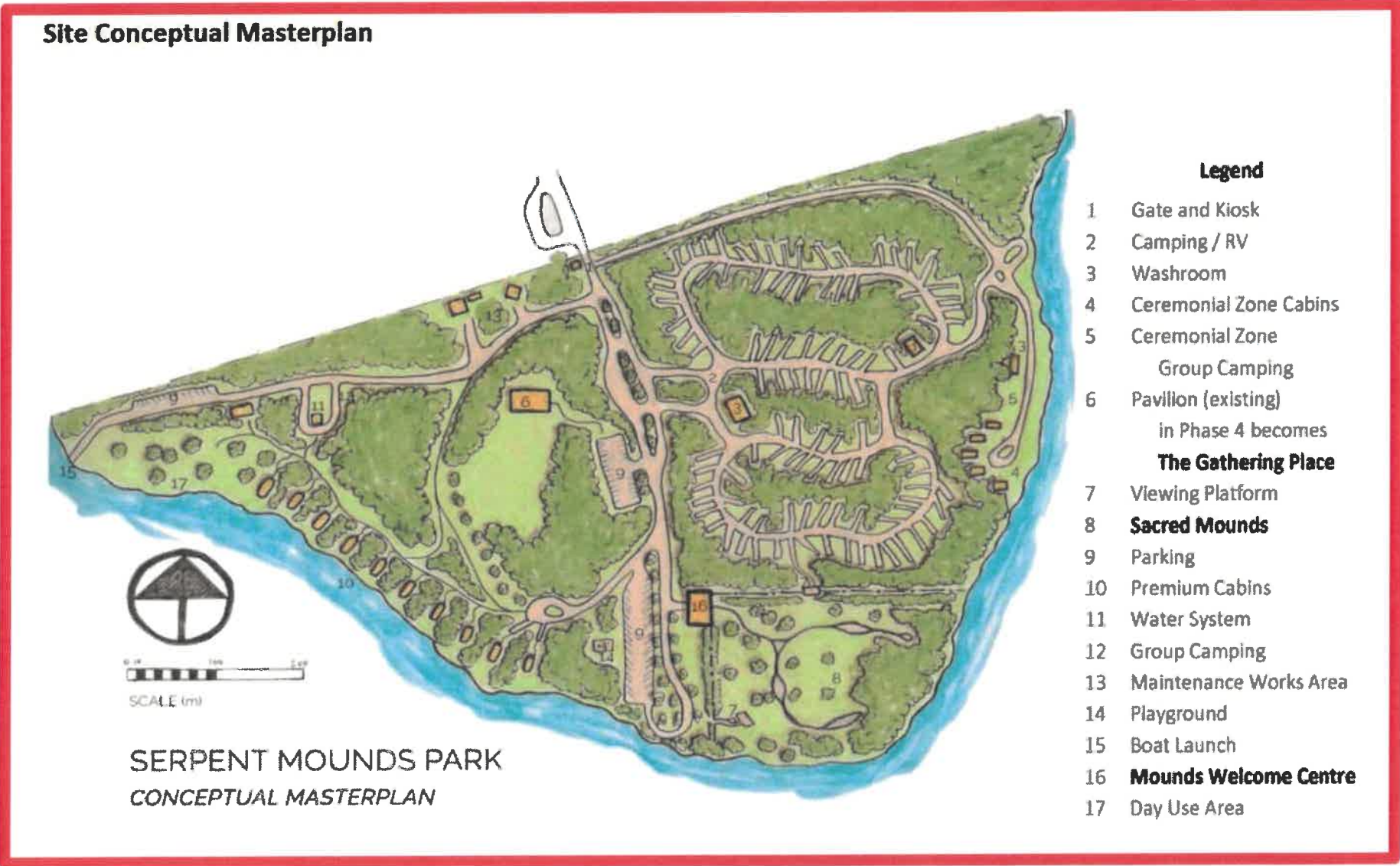
- Former visitor building
- Camping areas with RV slips
- Day use beach area and boat launch
- Pavilion
- Five (5) eco-cabins
- Park maintenance shed and managers office/residence
- Water and wastewater treatment plants and systems

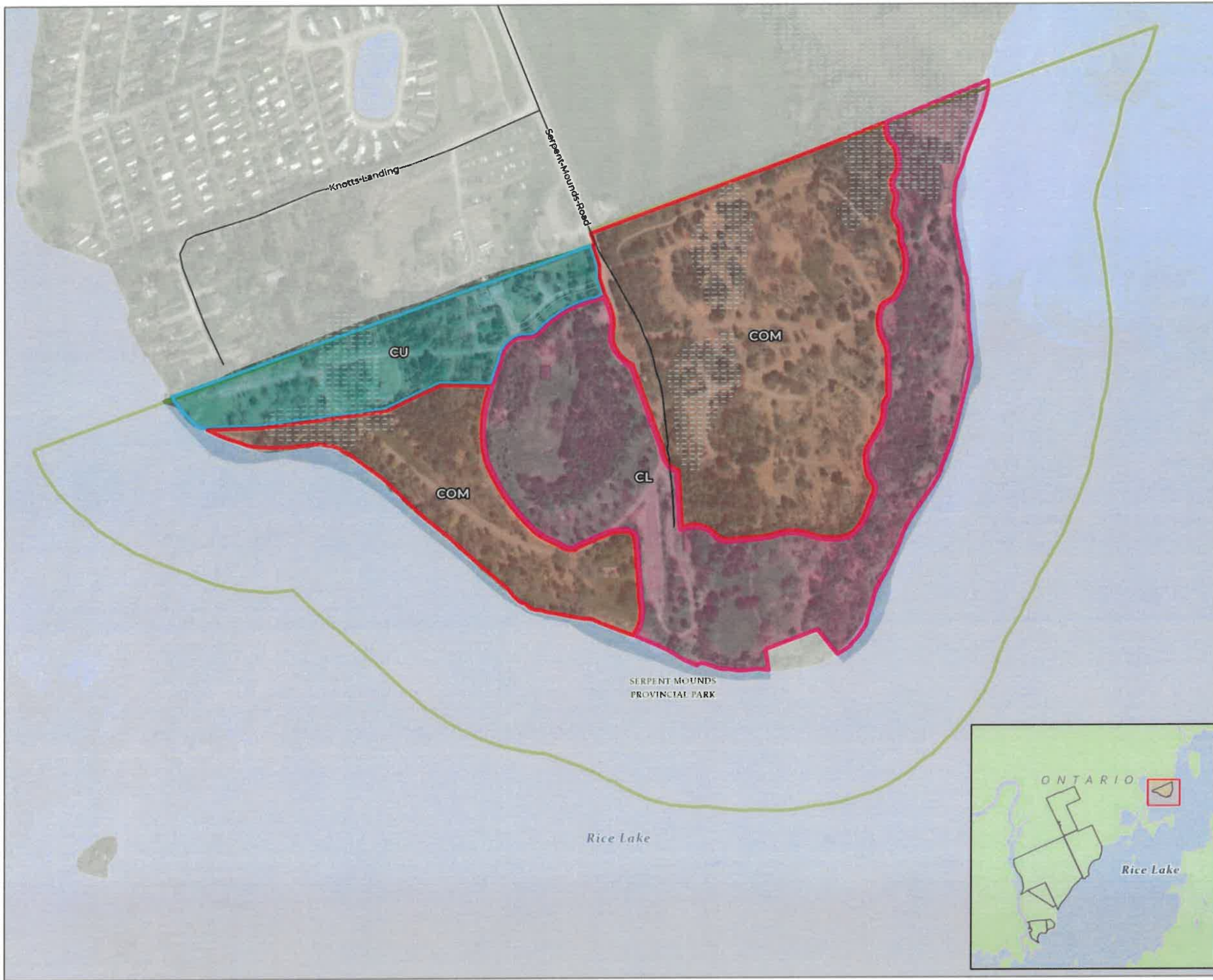
FUTURE LAND USE DESCRIPTION

In 2018, Hiawatha completed a new Business Plan for Serpent Mounds as a renewed economic and cultural development priority in the community. The Business Plan produced a new business concept for Serpent Mounds as an Indigenous Cultural Park operated for the purpose of protecting the sacred burial mounds for the benefit of Hiawatha Citizens.

Proposed land uses, as identified in the Business Plan and seen below, have been integrated into the Land Use Plan. It includes a mix of cultural areas, outdoor education/cultural programming areas, economic (camping and accommodation) area, and administrative/maintenance areas.

Hiawatha is intending to implement this vision and the Land Use Plan includes Land Use Mapping and policy direction in support of this initiative.





Hiawatha First Nation Community Master Plan

Proposed Land Use Designations Serpent Mounds

Legend

- Parcels
- Ontario Provincial Parks
- Roads
- Waterbodies
- Wetland Significance
 - Non-Evaluated
- Land Use Designation
 - CL - Cultural
 - COM - Commercial
 - CU - Community Use

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

0 50 100 150 200
Metres
Coordinate System: NAD 1983 UTM Zone 17N
Scale: 1:4,000
(When plotted at 11"x17")

Data Sources:
-Data by Hiawatha First Nation, Canada Land Survey, Government of Ontario, Natural Resources Canada, Urban Systems Ltd., and ESRI Basemaps.

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7.0 IMPLEMENTATION AND ACTION PLAN

This section is intended to provide tools to support the implementation of this Land Use Plan.

7.1 LAND USE PLAN AMENDMENTS

General changes and evolution of land use in the community over time to ensure the Land Use Plan remains consistent with Hiawatha's needs for managing land use and development, including:

1. Requests from Hiawatha Citizens or Hiawatha 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.
2. Adding new lands acquired by Hiawatha to the Land Use Plan and designating them in accordance with the Land Use Plan designations as they are transitioned to Hiawatha territory.
3. To address general changes and evolution of land use over time, it is recommended that Hiawatha 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 Hiawatha Lands Department and Chief and Council.
 - b. Community engagement of on and off-territory Citizens that includes at least one public meeting for Citizens and opportunities to provide input through survey and other means.
 - c. Adoption of amendments as required through a Band Council Resolution.
 - d. It is recommended that Hiawatha coordinate comprehensive updates to the Land Use Plan with those planned for Hiawatha's Comprehensive Community Plan (CCP).

An amendment process shall be undertaken in the situation that Hiawatha acquires fee-simple or Crown lands and converts it to Hiawatha territory status through the Additions-to-Reserve (ATR) process.

7.2 INTERIM LAND USE PLAN AMENDMENT PROCESS

Requests for amendment(s) to the Land Use Plan may be considered as required to accommodate a proposed land use or development activities that do not conform with the goals, policy directions, and/or land use designations established in the Land Use Maps. The following interim process shall be undertaken until a time when Hiawatha has developed and adopted a Development Procedures Law that further specifies this process:

1. The applicant, who must be a Hiawatha Citizens or the Band, shall complete and submit a "Land Use Plan Amendment Request" to the Hiawatha Lands Manager who shall act as the approving officer. The Public Works or Capital Works Managers may be the designated approving office if no Lands Manager is in place.
2. The Lands Manager or designate shall review and assess the "Land Use Plan Amendment Request" based on the general contents and direction of this Land Use Plan.
3. The Lands Manager or designate circulate the "Land Use Plan Amendment Request" to all other Hiawatha departments for a fourteen (14) day review and comment period to acquire comments from other departments.
4. At a minimum, one open community meeting will be scheduled to enable Citizens an opportunity to review the proposed amendment prior to a decision being made by Chief and Council. This open community meeting shall:
 - a. Be hosted in a public facility at the Hiawatha Main Community and in the community in which the lands the proposed amendment involves are located or nearest to.
 - b. Provide notice to Citizens 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 Citizens.
 - e. Provide online information on the proposed amendment and opportunities for Citizens 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 Manager or designate 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 Hiawatha departments and from Citizens 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) 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.



7.3 LAND USE PLAN ACTION TABLES

Hiawatha, upon adoption of this Land Use Plan, will complete implementation action tables using the template below to guide the completion of initiatives to support enhanced land, infrastructure, and environmental management of its territory lands.

Action	Description	Responsible Parties and Resources Required	Priority Level	Funding Opportunities

7.4 LAND USE AMENDMENT TRACKING

Hiawatha, upon adoption of this Land Use Plan, will track amendments to the Hiawatha Land Use Plan using this table.

Amendment No.	Date of Amendment	Type of Amendment (Mapping / Text / Both)	Summary of Amendment	Implementation Status
#1	August 26, 2024	Mapping	Designation Change from Parks & Recreation to Commercial	Complete - GA