



ENHANCING THE EAST END of Nipissing First Nation

Follow Up to the Community Consultation

Notes from the Session on December 13, 2017

This session was held to follow up on the community consultation held in May 2017 to discuss current and future community planning and infrastructure needs for the east end of NFN.

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Enhancing the East End of NFN

Notes from the Follow Up Session – December 13, 2017

Purpose of the Session

The purpose of this session was to give Debendaagziwaad (citizens) an opportunity to view and provide input on facility and infrastructure developments that are being proposed in Duchesnay for 2018, as well as future planning needs for the communities of Duchesnay and Yellek.

The proposed plans were developed based on the feedback provided by citizens at the initial consultation that was held in May 2017. Current and future infrastructure needs, projected development costs and site planning requirements were also key factors in preparing the development proposal.

The session included a short presentation that has been posted to our website (www.nfn.ca) and to our Facebook page ([Nipissing First Nation Administration](#)) along with this summary.

Debendaagziwaad are invited to provide feedback on the proposed plans by whatever means is most convenient. Written comments can be sent to the attention of Gen Couchie, Communications Officer by:

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Attendance

16 people were in attendance* – this includes the Chief, two Councillors, and four staff members.

The meeting began at 6:15 p.m. and ended at 8:00 p.m.

* Note: the low attendance for this session may be due to our initial introduction of the plans on Friday, December 8th at the Christmas Distribution day in Duchesnay. Our CEO and Special Projects Manager had conversations with more than 50 citizens about the proposed plans that day, and many others took the opportunity to view the maps, building and site plans that were on display. Overall comments about the proposal were very positive.

Presentation

Chief Scott McLeod and Chief Executive Officer Dwayne Nashkawa provided a presentation to revisit the background for this session, and to highlight the proposed development plans for the community of Duchesnay in 2018. The presentation also included an overview of longer term land use and capital plans for the east end of NFN.

Throughout the presentation, the Chief and CEO answered questions from Debendaagziwaad (citizens). These questions and answers are addressed in the contents of this report, with additional questions and answers listed at the end of this document for your information.

Background

In April 2015, we held several community consultations to discuss proposed streams of investment for the interest income earned from the 2013 Boundary Claim Trust (approximately \$2 million annually). This was the start of an ongoing dialogue intended to get people thinking and talking about priorities for their families, communities and future generations.

In May 2017, we held a consultation for residents of the east end of NFN to discuss their specific needs and priorities. The ideas from the 2015 community consultations were revisited and served as a starting point for discussions about developments needed to enhance quality of life on the east end of NFN.

Since then, we have completed detailed costing, feasibility analyses and site planning to determine the priority and timeline for projects that were proposed by Debendaagziwaad.

Overview of the Community Consultation Process

The consultation format is intended to give Debendaagziwaad (citizens) a voice in guiding the development of their communities, as well as insights into the opportunities and challenges that NFN faces as our communities grow and needs evolve.

The key principles that guide this comprehensive process are public participation, nation benefits, good judgement, feasibility and accountability. We strive to balance growth and opportunity with responsible developments that are in the best interests of all our nation's citizens.

NFN's vision, mission, Gichi-Naaknigewin (Constitution) and Strategic Plan are paramount to guiding us through this process and emphasize fairness, accountability, balance and consideration of future generations in all decision making.

Priorities Identified in May 2017

Multi-Use Building

- Need a building with divided rooms/halls for different uses, such as community space, funeral and wake services, cultural artifacts (small museum), sacred areas (protected fire area), lodge and a room with good acoustics. Could be developed in phases and possibly be linked, or in close proximity, to a seniors' facility and/or daycare.
- Locations discussed included: current daycare site (possibly move road), at the point by Nbisiing Secondary School (possibly with seniors' housing facility), at the Residential School monument, in Yellek or along the highway (in the Bineshii Business Park, west of the Union of Ontario Indians).

New Daycare Facility

- A new daycare is very much needed and could be housed in a building with other uses.
- Current site in Duchesnay makes sense re: existing servicing, but locating the daycare in another central area could benefit the east end by providing better access for both communities, while also freeing up valuable land in Duchesnay for other uses (i.e. multi-purpose building).
- Consider alternate locations for new daycare building – i.e. highway 17 next to UOI, Yellek, Nbisiing Secondary School – in order to free up current location for other development(s) – i.e. multi-purpose building, seniors' housing, museum/cultural/interpretive centre

Roads & Infrastructure

Roads

- Road paving (Yellek & Duchesnay), and addressing ditching and draining concerns (Yellek)
- Extend road at the end of Yellek Trail, and extend/upgrade highway access in Yellek to add another access point given the growth of the community and concerns about being able to exit safely in an emergency or in the event of a hazardous waste spill at the railway crossing.

Water/Sewer

- Water Treatment Plant (Duchesnay) – need one system to service the entire community. Some residents have issues and some don't, depending on which pump house they're connected to. (Note: all pump houses lack back-up power and are over 30 years old)
- Water Treatment Plant (Yellek, Serenity Lane or Hwy 17W) – not in Duchesnay
- Central Water/Sewer Facility to service Duchesnay and Yellek
- Old septic systems need to be addressed. Also, concerns over septic and wells being too close.

Emergency Services & Public Safety

- Need more fire protection services (i.e. dry hydrants)
- Fire Hall and Emergency Services in Yellek (or connected to Duchesnay via road between the two communities, or create alternate access into Yellek)
- Install lights at railway crossings (safety concerns)
- Street Lights in West End of Yellek (safety concerns) and extend road at the end of Yellek Trail.
- Flood control system development

Connecting our Communities / Centralizing Services

- Need to link the communities of Duchesnay and Yellek.
- Is there potential to remove the railway in the future? Could serve as a great walking/multi-use trail to link the two communities, and have benches along the way. The rail bed was also suggested as an area to locate new buildings.
- Re-locate/centralize all emergency services (i.e. move APS on highway and/or relocate APS, Fire & Emergency Services to UOI area to centralize for east end)

Seniors' Housing

- A variety of housing options are needed for seniors living on NFN and for those wishing to return home, including Independent Living, Assisted Living, and Long Term Care.
- These facilities could be a good opportunity for job creation (i.e. 24/7 nursing care, assisted living support staff).
- Seniors' housing could be linked, or located in close proximity, to other community facilities, such as a multi-purpose building, daycare, cultural/interpretive centre, etc.
- Add hospice area at seniors' apartments and locate near the water.
- Plans for seniors' housing have been discussed for 10+ years; research, feasibility studies and strategic plans have been done. The community wants an update on feasibility/plans.



Map: E:\GIS_DATA\Map\Planning\Planning Duchesnay Daycare April 2017.mxd
 Layers: TopoPoly
 Trails

Planning Duchesnay Village
 Consultation and Development

Date: 12/5/2017



Priority 3: Roads & Infrastructure

Updates on projects already underway or completed (as of December 2017):

Natural Gas Installations:

Jocko Point, Meadowside, Beaucage, Nova Beaucage/Yellek, and Bineshii Business Park are complete. Art's Lane to be completed in 2018 once soil removal is done, and services will be extended to 889 Yellek Trail in 2018 once the service road has been constructed.

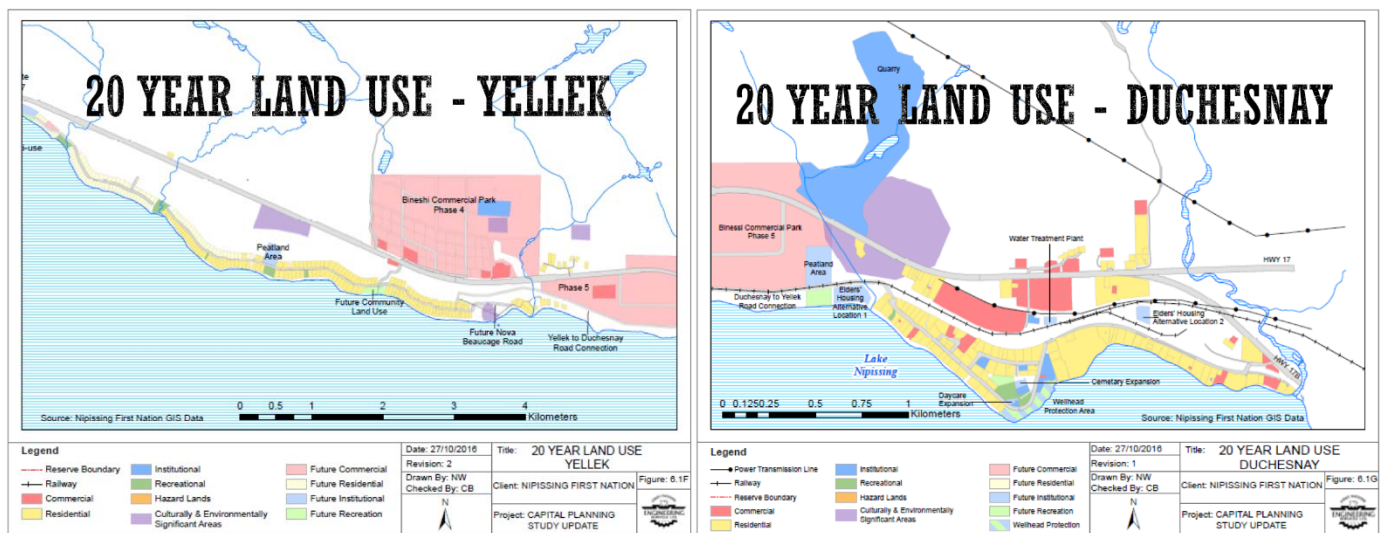
Road Improvements:

Art's Lane was paved in 2017. Paving had to be coordinated with the Natural Gas project in many areas.

Future Projects (as per NFN's 20-Year Capital Plan):

There are 60.85km of roads within Nipissing First Nation. The following priorities have been identified:

- Yellek Trail extension – road will be extended by approx 1km – phase 3 plans (2018-2020)
- Alternate highway access in Yellek (new entrance/exit near Oasis) – future phase 5 plans
- Upgrade Serenity Lane to standard road conditions and improve drainage – 2018
- Address ditching and draining concerns in Yellek – 2018
- Road to connect Yellek to Duchesnay (approx. 2km) – see Priority 4 on page 8



Other Comments and Considerations related to Roads and Public Safety

- Installation of guard rails in areas with deep ditches and ravines
- Installation of lights at railway crossings
- Installation of street lights in west end of Yellek (Yellek Trail extension)
- More fire protection services (i.e. dry hydrants)
- Flood control system development

Water & Sewer Infrastructure

There are several serious concerns related to water and sewer infrastructure in the east end of NFN.

Some Duchesnay residents experience recurring water issues depending on which pump house they're connected to, and sewer infrastructure does not extend through the entire community (it ends at Nbisiiing Secondary School). Additionally, some septic systems in Duchesnay are over 30 years old and beginning to fail so they need to be addressed sooner than later.

Yellek residents remain dependent on wells and septic systems in the absence of water and sewer infrastructure. Any new water and sewer infrastructure that is constructed in Duchesnay (or possibly between Duchesnay and Yellek once the road connection is in place) will take into account the need for increased capacity to service the Yellek community, as well as the additional lots that will be created between the two communities as a result of the road connection.

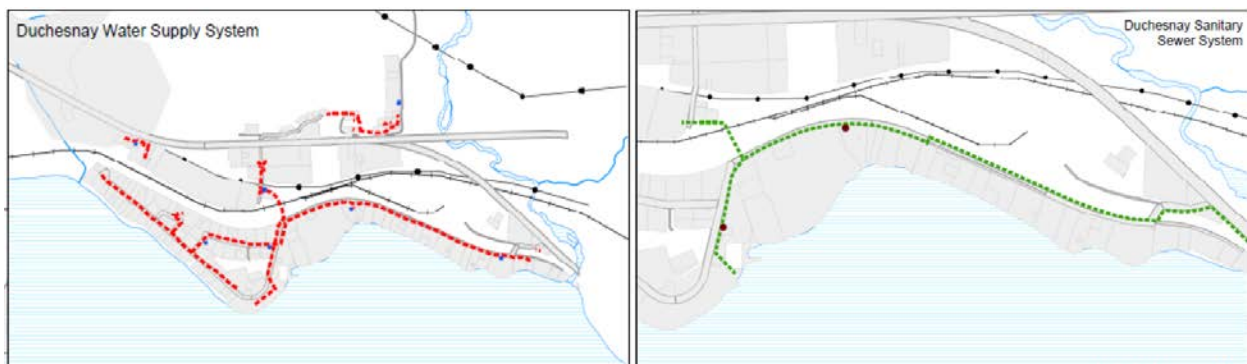
It was recommended that water infrastructure in Duchesnay be upgraded to one Water Treatment Plant to service the entire community (as opposed to the current system that consists of 6 pump houses). The timeline for these upgrades is within the next three years, however our ability to proceed with upgrades is heavily dependent on securing federal funding.

NFN's Chief and Council, CEO and Facilities Manager are actively engaged with INAC and Health Canada, and are also lobbying various levels of government on a weekly (if not daily) basis in attempts to highlight our issues and secure some form of commitment and predictable funding to resolve them.

Chief McLeod also brought these issues forward at the AFN Special Chiefs Assembly in December 2017 to further highlight and press the urgency of NFN's concerns and challenges in securing needed funding to ensure safe drinking water for its citizens.

The anticipated cost of required upgrades is \$6.5 to \$7 million for water treatment facilities, and \$1.5 million for waste water facilities. As noted above, NFN continues to press INAC for funding, however other options for moving forward include a 20-year financing plan (possibly through the Boundary Claim Trust).

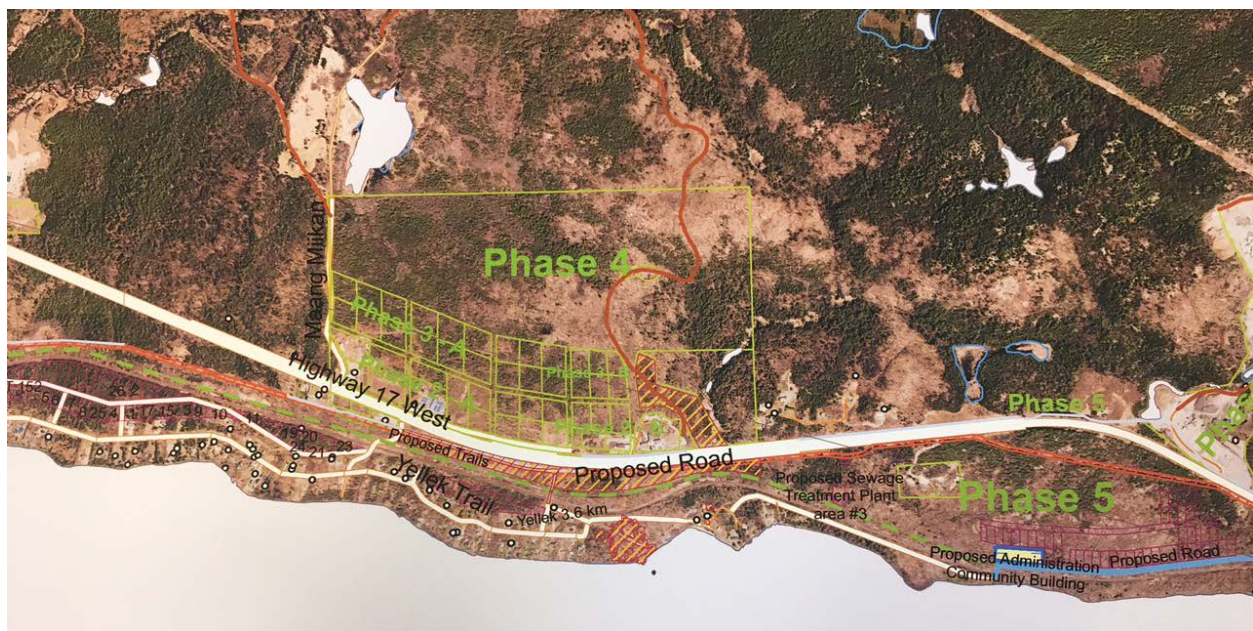
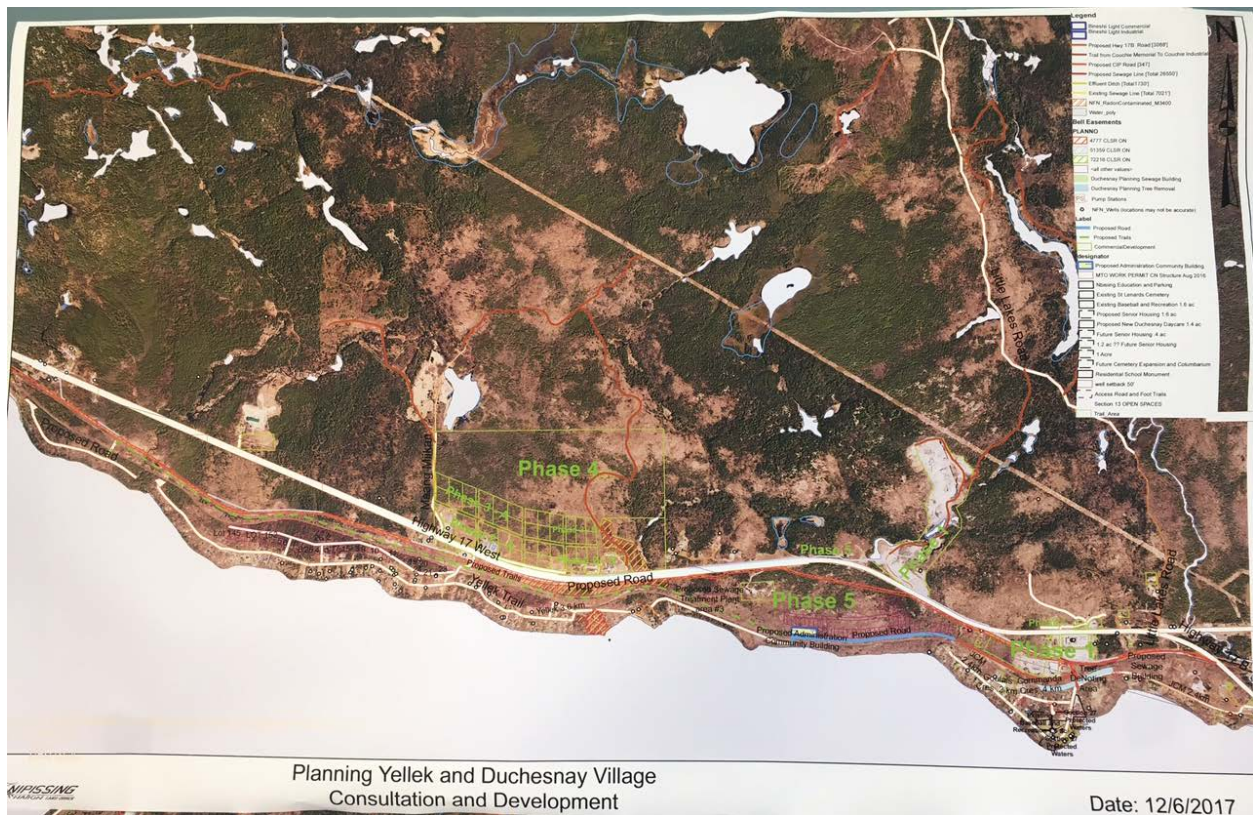
Urban planning should also remain a key consideration in light of residential growth, as well as NFN's marketing of commercial and light industrial properties in the area (i.e. Bineshii Business Park).



Priority 4: Connecting Communities / Centralizing Services (Duchesnay & Yellek)

Linking the communities of Duchesnay & Yellek is a priority that is identified in the Capital Plan Study, however there is no timeline for this project as of yet.

The estimated cost to construct the road linking Duchesnay & Yellek is \$3 million. This amount includes site clearing, grading, asphalt, ditching, draining pipe (culverts, cross-culverts, sub-drain), rock removal and environmental protection.



Priority 5: Seniors' Housing

NFN's Chief and Council and Senior Leadership Team are very cognizant and supportive of the need for a variety of housing options for seniors on the east end of NFN (both for existing residents and for citizens wishing to return home).

It is anticipated that seniors' housing developments will begin within the next one to two years, and we will continue to engage with residents to ensure that plans reflect the current needs of the community and have minimal impact on existing facilities and infrastructure.

NFN has completed several feasibility studies and strategic plan over the past 10 years to help determine the best options to address the need for seniors' housing. Some of these options could include independent living apartments (similar to the Seniors' Complex in Garden Village) and assisted living units.

While long-term care has also been brought forward, this type of facility is extremely expensive to build, prescriptive to operate (meaning NFN loses control over admissions and other care requirements) and heavily regulated, which makes it very challenging and costly to operate (i.e. bed licenses). We understand that there is currently a high need for nursing/long-term care in the entire Nipissing District, but we need to determine how much need there is within NFN to determine if this would be feasible.

Assisted living facilities, on the other hand, are more manageable and can provide many supports for residents (nursing care, meals, cultural and recreational programming, etc.). We have been engaged in discussions with similar facilities in the area to assess the feasibility of building and operating such a facility on NFN.

Overall, it is recommended that seniors' housing be located in close proximity to other community facilities, such as a multi-purpose building, daycare and cultural/interpretive centre. This is reflected in the proposed site plans shown on pages 4 & 5 of this document.

The sites currently being proposed for future seniors' do not impact recreational facilities in Duchesnay (i.e. outdoor rink and ballfield), however further consultation with the community will be required to determine the best locations for these housing developments.

Our Chief Executive Officer and Health Services Manager are in the final stages of completing detailed research and needs analyses related to seniors' housing. A formal Needs Assessment will be conducted this year to help us gain a better sense of the types of developments that are needed (i.e. apartments/independent living units, assisted living facilities) as well as projected occupancy levels and costs to build and operate. We will communicate more details about this process as they are available.

Questions & Answers

Q. What will it cost to rent the new community hall in Duchesnay?

A. Fees have not yet been determined, but NFN has a “Hall Rental Policy” that will be used to guide this process and that will be updated to reflect this new community space. It is expected that the cost will be less than renting some of our bigger facilities (such as the gym at Nbisiing School or in Garden Village). Fees are set to cover staffing and operations costs related to hosting events (i.e. room set-up, take-down, cleaning, unlocking/locking building before and after events, etc.).

Concerns were expressed about fees being affordable to host smaller events such as anniversaries and birthday parties, especially for seniors. It was noted that Council often waives fees for seniors’ events and community events. A request just needs to be made to Council in advance of the event.

The Hall Rental Policy is available on our website:

http://www.nfn.ca/council%20business/policy/nfn_hall_rental_policy_mar_7_2017.pdf

Q. Will cultural space be incorporated into the building/site design? i.e. sacred fire area

A. Yes, we intend to include a courtyard with a sacred fire area, and will also evaluate other cultural considerations (such as ventilation for smudging indoors) as we finalize the development plans. At this time, none of the plans are set in stone, but we do want to break ground in the spring in order to deliver this much-needed new daycare facility and community space for east end residents.

Miigwech to everyone who has participated in this important process and provided valuable input to help inform our plans and decisions.

We look forward to continuing this important discussion about enhancing the east of Nipissing First Nation.

If you have any questions about the proposed developments or the contents of this report, contact: Dwayne Nashkawa, Chief Executive Officer at 705-753-2050 or dwaynen@nfn.ca.