

SIX NATIONS
INDIAN COUNCIL

DEPARTMENT
OF
INDIAN AFFAIRS
AND
NORTHERN DEVELOPMENT

PROPOSAL

LAND USE AND DEVELOPMENT STUDY SIX NATIONS INDIAN LANDS BRANTFORD

study outline

TO BE RETURNED TO ROOM 602

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SERVICES DIVISION,
E78 ECONOMIC DEVELOPMENT BRANCH,
.05 OF INDIAN AFFAIRS AND NORTHERN
S594 CENTENNIAL TOWER.
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IF YOU DO NOT RETURN IT, YOU WILL THEN
KNOW WHERE TO BORROW IT AGAIN.

MURRAY V. JONES AND ASSOCIATES LIMITED
URBAN AND REGIONAL CONSULTANTS

Murray V. Jones and Associates Limited

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Toronto, Ontario
February 7, 1972

Mr. S.C. Knapp
Regional Superintendent of
Economic Development
Department of Indian Affairs
and Northern Development
22 College Street
Toronto 101, Ontario



Dear Sir:

In reply to your letter of January 17, 1972, we are very pleased to present to you and the Six Nations Council the enclosed submission for a land use and development study of the Six Nations Reserve Lands within the City of Brantford. After examining the sites and discussing their development with Chief Isaac and Department of Indian Affairs officials, we are impressed with their potential for development. At the same time, we are very much aware of the special esteem which the Six Nations people hold for the land and also of the special prescriptions required under the Indian Act for its development.

For these reasons, we believe that this study is somewhat different from the preparation of a regular development plan and calls for a special role on the part of the consultant. As we have described in detail in the enclosed Study Outline, we feel that the consultant's role should be primarily twofold:

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RESTRICTED

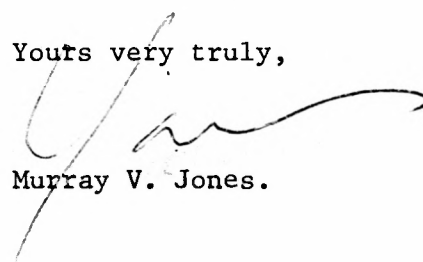
- . Consultation with the Band - a continuous series of meetings, interviews, and deliberations with the Band to elicit their objectives and any special ideas for development of the lands; and
- . Technical Evaluation of Alternatives - an evaluation in terms of physical capability of the land, market potential, and consistency with Band objectives of a series of alternative uses ranging from the conventional uses, such as residential or industrial, to special uses suggested by Band members or others.

We believe that such a study could provide the basis for practical and creative recommendations and illustrations for guidance of the Council and Department in development of these valuable lands.

We believe that our firm is well qualified to carry out this study. In fact, Mr. Bruce Weber of this firm, who we propose would carry out a major part of the study, directed the Industrial Development and Land Use programme for the Ontario Region of the Department of Indian Affairs in 1965-66. He also worked directly with the Six Nations people in economic development projects for several months in 1964-65. Our firm is also well acquainted with the Brantford area, its development, and prospects, having prepared the Brantford Urban Renewal Scheme, Official Plan, and Zoning By-law in recent years.

We hope that the accompanying Study Outline may be useful. If we can provide further information, we would be very pleased to meet with the Council and Indian Affairs Officials. We look forward to hearing from you further.

Yours very truly,


Murray V. Jones.

MVJ:sk

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PROPOSED STUDY OUTLINE
LAND USE AND DEVELOPMENT STUDY
SIX NATIONS LANDS, BRANTFORD

The following Study Outline has been prepared in accordance with the terms of reference (reprinted in the Appendix) and letter dated January 17, 1972 from the Department of Indian Affairs and Northern Development. These were supplemented by

- an on-the-spot examination of the site, and
- discussions with

Chief Richard Isaac,
Mr. William Hill, Band Land and Estates Officer, Six Nations Reserve,
Mr. D.J. Borton, Supervisor of the Brantford District,
Mr. G.N. Faulkner, Area Supervisor of Economic Development, Southwestern Ontario, and
Mr. S.C. Knapp, Regional Superintendent of Economic Development.

The Study Outline deals with the Six Nations lands known as

- the Glebe Farm - I.R.40B, and
- the Eagles Nest Tract - I.R. 40.

The Glebe Farm -
102 acres
The Eagles Nest
Tract - 166 acres

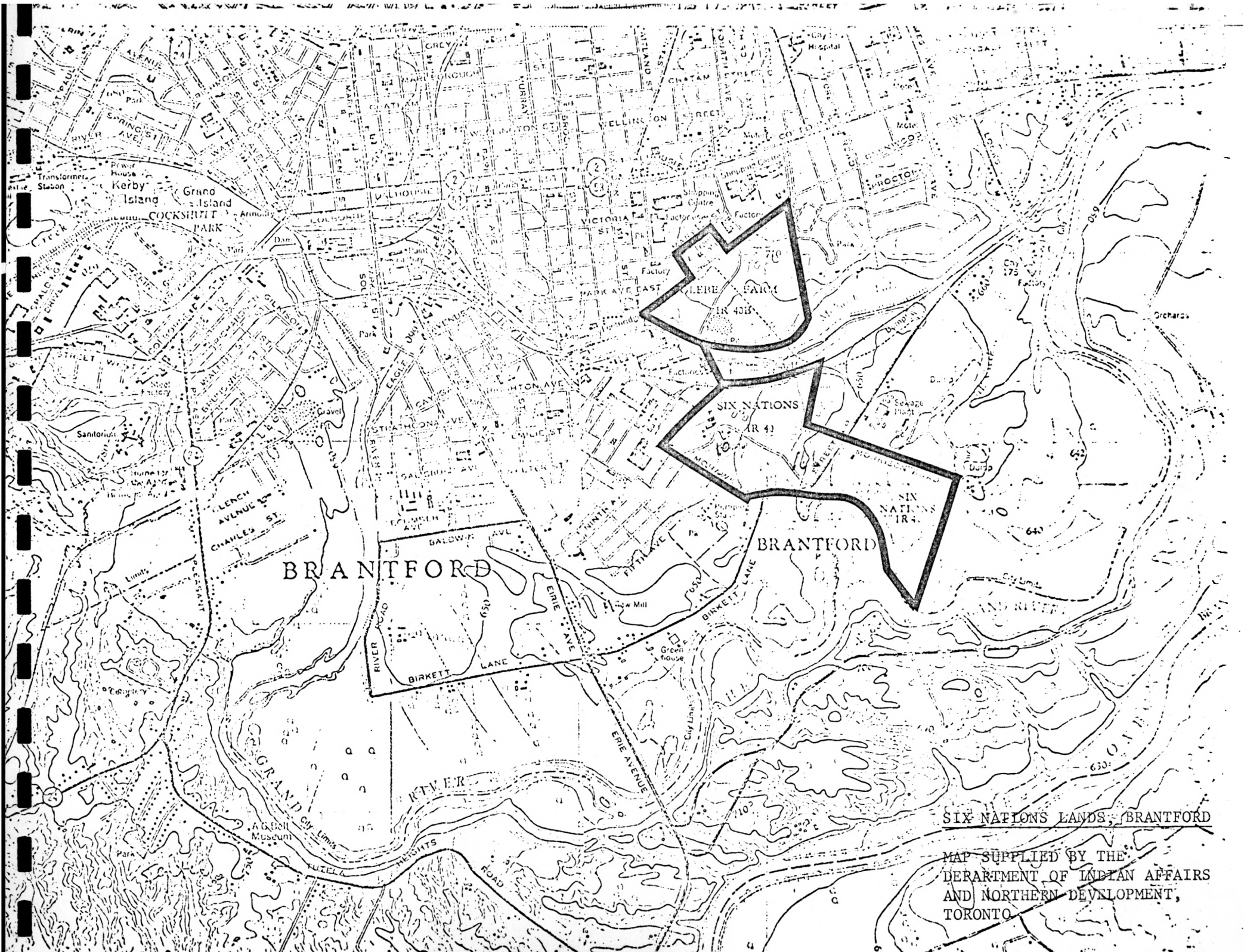
These are outlined on the following map. The lands located in southeast Brantford comprise about 102 acres in the Glebe Farm and 166 acres in the Eagles Nest Tract, including the site of the former Mohawk Institute.

Study objective

We understand that the Six Nations Council and the Department of Indian Affairs and Northern Development require the study in order to determine the best use for the lands, consistent with the Band's objectives, and to formulate a conceptual plan illustrating a long-term development program for the site. Ultimately, detailed servicing, land use, and subdivision plans are to be prepared, along with a detailed implementation program to guide their development. It is understood that these detailed studies would follow at a later stage and are not the subject of this Study Outline.

Special study considerations

Murray V. Jones and Associates Limited is well aware of the special considerations required in this study. The Band's remaining lands are undoubtedly their most valuable asset; moreover, the high esteem in which the Six Nations people hold the land in general calls for special sensitivity to their objectives in its development. The special consideration to be given to long-term leasing and the provisions of the Indian Act may place certain limitations on economic possibilities in development which will have to be evaluated. Finally, development projects in the City adjacent to the Reserve lands - in particular, the proposed Brantford Expressway, will have special effects on possible alternatives for development.



SIX NATIONS LANDS, BRANTFORD

MAP SUPPLIED BY THE
DEPARTMENT OF INDIAN AFFAIRS
AND NORTHERN DEVELOPMENT,
TORONTO

WORK PROGRAM

Given the objective of the study and the special considerations enumerated, we recommend a work outline which consists basically of two simultaneous programs:

- I. a program of continuous Consultation, and
- II. a program of Technical Evaluation of Alternatives.

The detailed Work Program is described as follows:

I. CONSULTATION PROGRAM

The suggested Consultation Program is meant to be a continuing process of meetings, interviews, and deliberations both formal and informal, allowing the opportunity for interested Band members to express their objectives in developing this common asset, to keep informed on the progress of the study, and to express ideas which could result in a rather special range of alternatives for evaluation. While it will be necessary at the beginning of the study to know the general objectives for development of the site, it is possible that later considerations of the Band may require these objectives to be altered somewhat. The continuous process is meant to account for this possibility.

1. Six Nations Council Meetings

It is suggested that the consultants attend a Council meeting at the beginning of the study to introduce themselves, explain the study program, hear the special objectives of the Council and receive any further instructions from the Council.

The consultants would also report to the Council for discussion and approval in general of the recommended solution before proceeding to complete the Final Conceptual Plan. They would also be available for presentation of the Final Report to Council.

2. Lands Committee of Council

Because of the large amount of work which the full Council must consider every month, it would seem reasonable that the Consultants should report to the monthly meetings of the Lands Committee rather than the Council as a whole. The Committee would receive oral and written progress reports and give further direction to the Consultants.

3. Public Meetings

To provide the opportunity for interested Band members to express their ideas and keep informed, it is suggested that a series of public meetings be publicized and held on the Reserve once a month. While these may not draw large numbers of Band members, they will provide the opportunity for interested persons to hear progress on the report and express their views. As it is collected, data could also be made available in written form at these meetings. It is intended that these meetings would be informal.

The Consultants could also be available on request for meetings with other groups, such as school groups, etc.

4. Liaison with Officials
of the Department of
Indian Affairs

A great deal of liaison with Indian Affairs officials in the Brantford, Toronto, and Ottawa offices will be required in obtaining necessary information. The Consultants will be available for meetings with these officials on request; however, it is also recommended that officials at Brantford and Toronto be informed of the dates of meetings held on the Reserve so that they may attend.

II. PROGRAM OF TECHNICAL
EVALUATION OF ALTERNATIVES

The purpose of this program is to elicit a reasonable range of alternative land uses, both conventional and special, which are consistent with the constraints and opportunities presented by the site and with future plans and economic prospects of the area. These alternatives would then be evaluated in the light of the Band's objectives for development, and from the solution recommended a conceptual plan illustrating the long-term development program would be formulated.

1. Inventory of Site Features,
Adjacent Land Use, Services,
and Future Plans

This list of studies comprises a survey of all the known present conditions and proposed future plans pertaining to the site. These would serve as a base for the formulation of alternatives. Much of the data would be presented in the form of maps. As it is collected, the information would be made available in the consultation meetings.

(a) Natural Features of the Site:

- i) Vegetation-types and distribution
- ii) Physiography - local land forms and their compositing in the form of unconsolidated material
 - topography
- iii) Soils - type and distribution
 - capability
- iv) Drainage - streams
 - surface runoff
 - ground water
 - erosion problems
- v) Environmental Inter-relationships between
 - vegetation
 - soils
 - drainage
 - climate

The examinations of natural features would be carried out by a regional geographer on staff who is expert in the analysis of land capability.

(b) Existing Land Use

- i) Boundaries of the Site
- ii) Land Use on the Site
 - predominant use
 - Mohawk Institute
 - Mohawk Chapel
- iii) Easements on the Site
 - hydro
 - road
 - sewer
 - other

Investigations of the boundaries, conditions of title, and other legal aspects of the site will require assistance from the Band Land and Estates Office in Brantford.

iv) Surrounding Land Uses

Industrial

- size and type, age and condition of structures, viability of industries, prospects for change, environmental effects - noise, air pollution, water pollution, visual impact, traffic generation

Residential

- size and type, age and condition of development, prospects for change, population, amenities of neighbourhood

Parks

- size and type, activities, prospects for change

Other Area Land Uses

- commercial,
- schools-type and capacities,
- other
- prospects for change

The previous planning studies carried out by our firm for the City of Brantford allow us a good insight into the existing plans and conditions surrounding the site and should assure us of continuing co-operation with the City Planning Staff in collecting further data.

(c) Municipal Services in
the Area

Roads and Transit facilities

- patterns, traffic use by
type, capacities, condition,
bus routes, prospects for
change

Watermains

- pattern, capacity, age and
condition, planned extensions

Sewermains

- pattern, direction of flow,
capacity, age and condition,
pumping facilities, planned
extensions

Other Services

(d) Land Values

- assessments
- recent sales
- other vacant sites in
the area

(e) Future Municipal Plans

Official Plan and Zoning

- on the site
- surrounding the site
- stability of zoning

Proposed Brantford Expressway

- alignment of right-of-way
- capacity and design
- effects on the site -
accessibility, noise,
air pollution

Servicing Plans

- pattern
- scheduling

The preparation of the Official Plan, Zoning Bylaw, and Urban
Renewal Scheme for Brantford by Murray V. Jones and Associates
allows us an excellent knowledge of future plans in the City.

Relationship of Six Nations
Band and City of Brantford
in Servicing the Site

- (f) Summary of Physical Constraints and Opportunities for Development on the site

This summary would bring together the important constraints and opportunities on the site drawn from the aforementioned surveys. These would include features to be retained, features to be avoided, and other features imposing limitations or requiring special attention in formulating alternative development proposals. These would likely be summarized best in graphic form.

2. Analysis of Market and Development Prospects.

- (a) Market Prospects for Residential Development in Brantford
- historical growth of population
 - economic prospects in the area
 - forecasts of future population and characteristics for the City
 - historical analysis of annual housing starts by types in Brantford
 - forecast of housing requirements by type in the City
 - forecast of rate of consumption of residential land
 - other competitive areas for imminent residential development
 - ability to capture a pro-

These studies are meant to bring out the non-physical limitations and opportunities for developing the site. Mainly they deal with market prospects in the Brantford area for various land uses and the ability to capture a proportion of the potential area-wide market for development on the Indian lands.

These studies will be assisted by our extensive previous studies of economic prospects, population and land use forecasts for the City.

(b) Market Prospects for Industrial Development in Brantford

- historical growth of manufacturing and warehousing type uses
- economic prospects in the area
- viability and prospects for expansion of existing industry
- number, size, and type of new industries entering Brantford
- forecast of rate of consumption of industrial land
- other competitive areas for industrial development
- ability to capture a proportion of potential industrial development for Indian lands

(c) Market Prospects for Other Conventional Land Uses

- additional area requirements for
 - retail commercial
 - parks
 - schools
 - institutions
 - other uses

(d) Assessment of Special Uses Proposed by Band Members or Others

- market prospects for special development
- special benefits of development

It is hoped that ideas for special uses for part of the lands will be elicited from interested Band members during the course of the regular consultation meetings. The retention of the Mohawk Institute and Mohawk Chapel should be excellent foci for special developments. These ideas would be assessed along with the prospects for more conventional land uses.

(e) Investigation of Lease versus Sale in Relation to Potential for Development

- lease value versus sale value
- types, terms, conditions of leases
- local examples of leased land arrangements for residential development (e.g. H.O.M.E. plan), industrial development, other land uses.
- examples, experiences, policies in leases on Indian Reserves across Canada e.g. Kamloops Industrial Park, Vancouver projects, Sarnia industrial area, cottage subdivisions

The investigations of other lease experience on Indian lands will require the co-operation of Regional and Ottawa specialists of the Department of Indian Affairs and Northern Development

(f) Methods and Capability to Implement Development

- financial capacity of the Band
- other sources of development funds
- methods of minimizing capital investment
- management capacity

(g) Summary of Opportunities and Constraints Pertaining to Market and Development Prospects

Just as the physical opportunities and constraints were summarized at the end of Section 1, this summary brings together additional important constraints and opportunities which would have to be considered in the formulation of alternative development possibilities.

3. Formulation and Evaluation of Alternative Development Schemes

i) Formulation of Alternative Development Schemes

- illustration of alternative land use schemes
- alternative methods of implementation
- alternative phasing possibilities

ii) Evaluation of Alternative Schemes

- financial outlays and returns
- compatibility with Band objectives
- compatibility, co-ordination, and co-operation required with City plans and officials
- hope of successful development, risk, flexibility
- other criteria

iii) Recommended Solution

4. Conceptual Development Plan

i) Illustration of Land Use Concept for Recommended Development

ii) Recommended Program of Phasing

iii) Recommended Implementation Program

Based on the opportunities and constraints derived from Parts 1 and 2 of the program, and considered and discussed in the series of consultation meetings, alternative schemes would be formulated in this stage. In the light of further analysis and discussion, these would be evaluated and a recommended solution reported.

Following approval in general of the recommended solution, a conceptual plan would be developed to allow an understanding of its implications in more detail. This would be the subject of the Final Report which would be compiled with reports of each of the proceeding stages to show clearly the whole planning process.

The above Work Program is submitted as appropriate to allow for adequate involvement of the Council and Members of the Band in the development of a Plan and strategy for these lands, especially in view of the special considerations which must be taken into account. The Program, however, could be altered somewhat on the recommendation of the Council or D.I.A.N.D. advisors.

QUALIFICATIONS OF THE STUDY TEAM

Experience of
Murray V. Jones and
Associates Limited

Our firm of Murray V. Jones and Associates has a wide range of planning experience in carrying out studies across Canada. We provide services for municipalities, provincial and federal government departments, and a variety of private clients including a large number of land development companies. Projects include all types of planning studies ranging from small site developments to entire new towns of 20,000 - 30,000 population. In our studies emphasis is most often placed on economic feasibility of developments and on implementation strategies. The accompanying brochure describes in more detail the scope of our experience and some of the 200 planning studies we have carried out.

Of special interest to you may be our extensive planning experience in the Brantford area. In recent years we have prepared the following studies for the City of Brantford Planning Board:

- Official Plan of the City of Brantford Planning Area, January 1969
- Central Brantford Urban Renewal Scheme, July 1969, and
- Corporation of the City of Brantford Zoning Bylaw, February 1970

Our work in the area has acquainted us well with the existing development and municipal infrastructure, the economic prospects and future plans of the City, and the municipal government and administration. This previous experience could be very helpful in carrying out a high quality planning process at the most economical cost in order to formulate the best solution to development of the Indian lands.

Study Director -
Bruce A. Weber -
Former Land Use
Officer, Indian
Affairs

On staff with Murray V. Jones and Associates, we have a man well qualified to deal with the special considerations in the development of Indian lands and particularly the Reserve lands of the Six Nations people. Mr. Bruce A. Weber, Economist and Planner, was employed with the Indian Affairs Branch of the then Department of Citizenship and Immigration in the years 1964-66. During this period he became acquainted with economic development projects, including long-term lease developments on Indian Reserves across Canada. He became especially familiar with the Six Nations Indian people and the Reserve lands while working in the Six Nations Agency office during 1964-65 on such projects as the feasibility of canning crops; the development of small manufacturing plants; an examination of the gas, oil, and gypsum resources; the improvement of farm operations; and consultations with the Farm Credit Corporation to open long-term credit opportunities for Six Nations farmers. Later he moved to the Ontario Regional Office in Toronto to develop the Industrial Development and Land Use program in the region. Here he was involved in the early stages of development of the Sarnia industrial subdivision, several camping parks, cottage subdivisions for lease, and a wide variety of other manufacturing, tourism, and agricultural development projects. Since that time he has maintained his keen interest in the Six Nations people and community through the Institute for Iroquoian Studies, the Annual Six Nations Pageant, and frequent visits to the Reserve.

Following his work with the Federal Government, Mr. Weber took further studies in Urban and Regional Planning at the University of Toronto and in 1967 joined this firm. Here he has prepared a variety of economic, demographic, and land use projections; economic feasibility studies; market studies; and planning reports. He is a member of the Town Planning Institute of Canada, the Association of Ontario Land Economists, and the Society for International Development.

Study Team
members

In carrying out the proposed study for the Six Nations lands, Mr. Weber would be assisted by

- H. Lukin Robinson - Chief Economist
 - Corwin Cambray - Geographer-Planner
 - Peter Walker - Geographer-Planner
 - Ernest Clarke
- or - Architects and Urban Designers
- Robert Garrard

and others among the team of planners, geographers, architects, urban designers, economists, and statistician comprising the staff of Murray V. Jones and Associates and described in the accompanying brochure.

H. Lukin Robinson

The firm's economic staff is headed by Lukin Robinson, a graduate of the University of Geneva, Switzerland, where he obtained the degree Licence ès Sciences Economiques. He is a director of the company.

His experience includes two years with the Bank of Canada and Foreign Exchange Control Board, compiling and analyzing statistics relating to Canada's international balance of payments.

He later joined the Dominion Bureau of Statistics where he studied fertility trends in Canada and also vital statistics in relation to public health. In this role he attended the second and third sessions of the United Nations Population Commission.

In 1950, he joined the United Nations Secretariat, as a demographer in the Population Division of the Department of Social Affairs and served as assistant secretary of the Population Commission at its fifth session.

From 1952 to 1962, Mr. Robinson was Research Director for a Canadian labour union, a position which involved the preparation of reports and briefs for submissions to conciliation boards and government bodies, relating to the Canadian economy and metal mining in Canada.

Since joining this firm in 1963, Mr. Robinson has been engaged in housing market research, retail and commercial market analysis, studies of economic factors in urban renewal including municipal finances, and economic feasibility studies related to transportation in underdeveloped countries.

Corwin Cambray

Corwin Cambray obtained the Honours Bachelor of Arts Degree in Geography and Planning from the University of Waterloo in 1967. Later he continued his studies in the School of Urban and Regional Planning at the University of Waterloo on an Ontario Graduate Fellowship and a C.M.H.C. Fellowship, receiving an M.A. degree. His Masters thesis examined the policies of municipal, provincial and federal governments affecting the provision of recreational areas in the Niagara Region.

During his years of study Mr. Cambray acquired experience in municipal and provincial planning while employed in a city planning department and the Regional Development Branch and the Conservation Authorities Branch of the Ontario Departments of Treasury and Economics and Energy and Resources Management. During 1967-1968, he was a member of a special task force, the Niagara Escarpment Study Group, assembled within the Ontario Provincial Government to examine ways and means of preserving the Niagara Escarpment as well as assessing the present status of the Niagara Fruit Belt. He was also Study Group's representative on the Interdepartmental Recreation Liaison Committee involving Provincial Departments dealing with aspects of recreation.

Mr. Cambray joined this firm in 1970. He is a member of the Canadian Association of Geographers, Community Planning Association, Soil Conservation Society of America and a student member of the Town Planning Institute of Canada.

Peter Walker

Peter Walker received his Honour Bachelor of Arts degree in Geography and his Master of Science degree in Urban and Regional Planning from the University of Toronto. His Masters thesis examined Rehabilitation as a Tool of Urban Renewal for the Housing of Low Income Families in the United States and Canada.

Throughout his years of study, Mr. Walker gained experience in highway planning research and traffic control while employed by a research consultant and by the Ontario Department of Highways. He was also employed by the North York Board of Education relating demographic studies to school needs. While working for Murray V. Jones and Associates since 1966, he has worked on studies of industrial land use needs and housing policies mainly in the Maritime Provinces.

Mr. Walker joined this firm in 1969 upon completion of his postgraduate studies. His work has involved the preparation of official and development plans since that date. He is a member of the Canadian Association of Geographers and a member of the Town Planning Institute of Canada.

Ernest Clarke

Ernie Clarke attended the University of New Brunswick and the Nova Scotia Technical College where he obtained a Bachelor of Architecture degree in 1965 and was awarded the R.A.I.C. Medal for design. He also studied government planning and socio-political history at the University of Oslo, Norway, and later attended the University of Toronto, studying urban design, and obtained a Master of Architecture degree.

Mr. Clarke's experience, before joining this firm, included planning for new highways as well as preparing architectural designs and working drawings for several architectural firms. Since joining the firm in 1966, he has been involved in the design and development of new towns and major residential communities. Recently he undertook an extensive study tour of urban development in Southern Europe, England and Mexico.

Robert Garrard

Robert Garrard attended the University of Cape Town where he obtained a Bachelor of Architecture Degree in 1963 with a commended pass for his thesis. He subsequently obtained his Master of Architecture (Urban Design) Degree at the University of Toronto. He worked as an architect and urban designer in Canada from 1964 until joining the firm in 1969, in project pre-design analysis, design, production and management, and in university housing and planning.

From 1967 to 1968 he managed the Halifax office of a Toronto university housing and planning consultant, and was responsible for the master planning of Dalhousie University. During 1968-69 he was in practice as an urban design consultant.

Since joining the firm he has been involved in the design of major communities, industrial planning and building design.

He is a Chartered Architect, Britain.

TIME AND COST ESTIMATES

The timetable and overall time period estimated for the study is based primarily on the provision of adequate opportunity for the Council and Band Members to give careful consideration to each stage in the planning process so that the result may be thoroughly satisfactory. Time should also be allowed so that account can be taken of the Ontario Municipal Board hearings concerning the Brantford Expressway. On this basis, a month or more has been allowed for each of the four stages of the Program (II) for a total of approximately five months. If there is a more urgent need for the Plan, the study time can be shortened by altering the functions assigned to the different Study Team members.

The estimated cost of the recommended Work Program by stage is as follows:

1. Inventory of Site Features, Adjacent Land Use, Services and Future Plans.	\$ 2,600
2. Analysis of Market and Development Prospects.	3,000
3. Formulation and Evaluation of Alternative Development Schemes	4,800.
4. Preparation of Conceptual Development Plan	<u>2,800</u>
Estimated Total Professional and Drafting Fees	\$13,200
Estimated Travel, Printing, and Miscellaneous Expenses	<u>1,000</u>
Estimated Total Cost of Study	\$14,200

15,600

17,500

Since the Consultations Program is an integral part of the study, the estimated costs of the Work Program by stage include the Consultation process.

Our up-set limit for the Work Program is the above estimate plus a contingency of 10% that is, \$15,600.

If the Department of Indian Affairs and Northern Development or the Six Nations recommend revisions to the recommended Work Program, the costs of the Study will of course be re-assessed.

APPENDIX
TERMS OF REFERENCE
LAND USE AND DEVELOPMENT STUDY
SIX NATIONS LANDS, BRANTFORD

Department of Indian Affairs
and Northern Development

I. BACKGROUND

The Six Nations Indian Band Council have requested our office to arrange for land use and development studies of certain of their reserve lands in and adjacent to the City of Brantford, Ontario. The intent is to determine the best use for the lands, consistent with the Band's objectives, and ultimately to prepare servicing, land use and subdivision plans, as well as an implementation program in order to develop them to their best use.

The lands comprise a total of approximately 288 acres on both sides of the City boundary in the southeast part of Brantford, as shown on the accompanying map. These are held by the Six Nations Indian Band in common but are largely uninhabited and undeveloped or in agricultural use. Adjacent to the lands are residential and industrial uses in the City. Part of the lands also adjoin the Grand River. The Six Nations Indian Band who hold the land, comprise about 8,830 Indian people, 4,400 of whom live on the nearby reserve. They are governed by an elected Chief and Council who met at Ohsweken. The Study will be carried out under the auspices of the Council.

II. STUDY OBJECTIVE

The objective of the study is as follows:

To determine the long term prospects for development of the total land at this site.

III. CONTENT OF THE STUDY

The study should include the following:

- (1) Determination of the Band Council's objectives for the use and development of the land.
- (2) An examination of the long-term prospects for land development with respect to (a) other major development projects off the reserve and (b) municipal and provincial objectives for the development of the surrounding region.
- (3) Survey of physical features of the land and its capabilities to support various types of development.
- (4) An assessment of the availability of municipal services - water, sanitary and storm sewers, roads, etc; assessment as to Band's negotiating position with respect to acquiring these services.
- (5) An appraisal of the costs and benefits of alternative land uses and development strategies for the total site.
- (6) Conceptual plan, illustrating long-term development program of the total site.

IV. SPECIAL CONSIDERATIONS

Because the lands are held in common by the Indian Band and are under the jurisdiction of the Federal Government, development entails some special considerations which are outlined in the Indian Act of the Federal Government. Because of some of these requirements and the long-term interests of the Band, in assessing the best use for the land, special consideration must be given to the Band's objectives and to various financial alternatives, including long-term leasing rather than the sale of the land.

V. INVOLVEMENT OF BAND AND D.I.A.N.D.

Close consultation with the Six Nations Council will be essential in the course of the study. The consultant will be expected to meet with Council several times to discuss recommendations with the Council and receive their advice. The consultant will also be expected to work closely with the Supervisor of the Brantford District, Mr. D.J. Borton, and other advisers at the Ontario Regional Office. Mr. G.N. Faulkner will be the Regional Office official responsible for the conduct of the study.

VI. PROPOSAL PREPARATION

The proposal should detail the consultant's work program and contain an estimate of the time and cost for the study. It should also indicate relevant experience and qualifications of the firm and its members who would be carrying out the study.

Proposals must be submitted three weeks from the date of the covering letter. The consultants will be selected on the basis of all the above considerations and not necessarily on the lowest estimated cost.

VII. FINAL REPORT

A draft final report shall be reviewed by the Band, District Supervisor, and Regional Office officials and discussed with them. The final report should be submitted to the Regional Office in fourteen (14) copies - four (4) copies to the Band, and two (2) to the District Supervisor.

Peter Lyman,
Environmental Planning Consultant