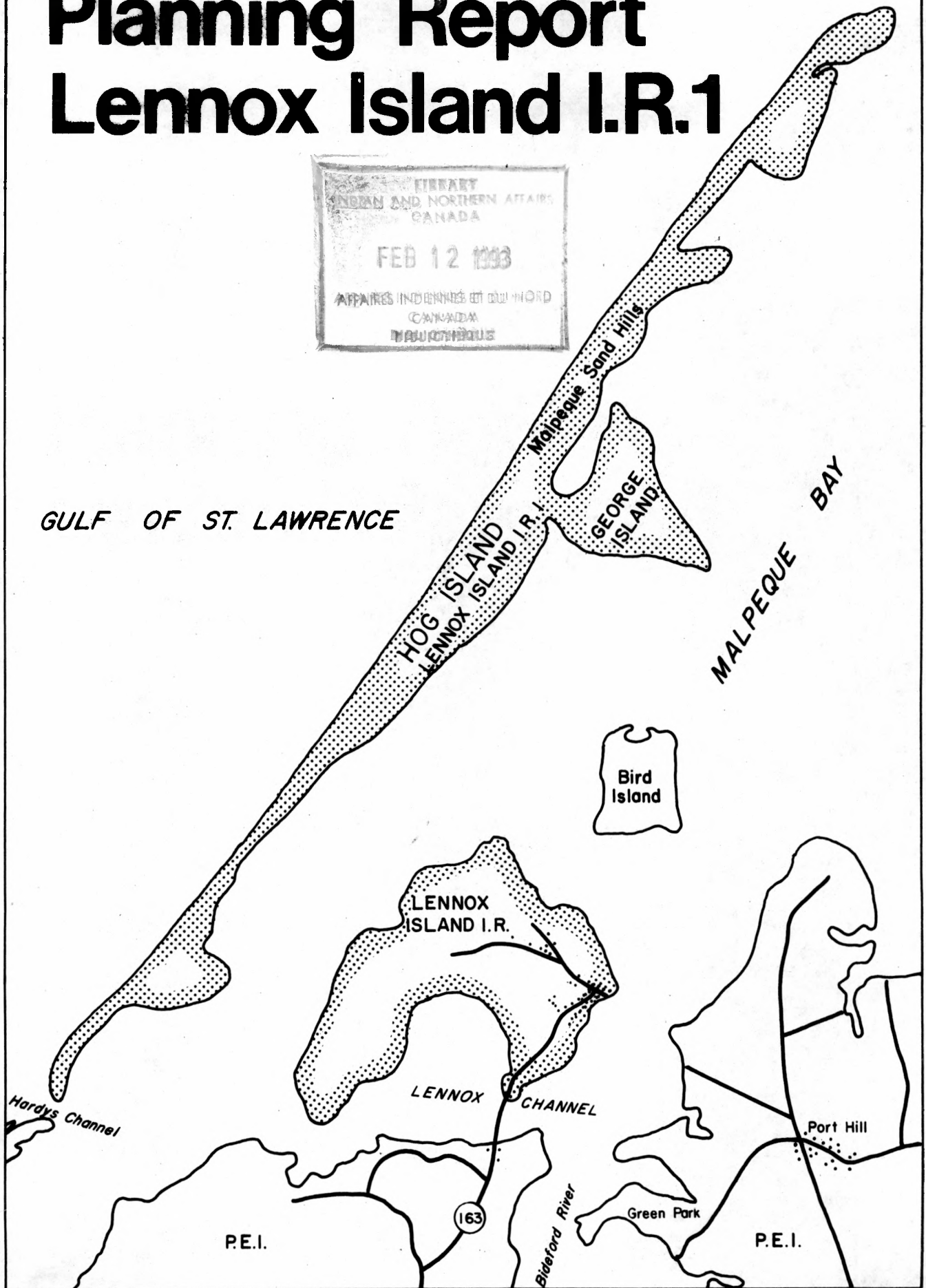


PLANNING REPORT; LENNOX ISLAND I.R.1

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Planning Report Lennox Island I.R.1



Keith Cloete
Mar 1975

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LENNOX ISLAND PLANNING REPORT

SUMMARY

Population

297 Bandmembers in 1973
172 residents on the Reserve in 1973
42 Family units
55% on-reserve population under 20
8 new family formations are anticipated by 1980

Housing

30 units in 1973
14 good
10 fair
6 poor
4 houses built since 1973
18 houses will be needed by 1980
a housing programme of 3-4 houses a year would meet the Band's needs
14.5 acres will have to be set aside within the next 10 years for new housing

Water & Sewer

All houses are on the water line
All houses have individual septic tile systems, with most performing satisfactorily.

Economic Development

The Co-Op operates most of the commercial operations on Lennox Island. Projects now undertaken are oyster and cattle farming, lobster trapping, logging, housing construction, and is considering peat farming and clam digging.

Due to the seasonal nature of the projects, a maximum of 20 people are employed during the summer-fall and only one man during the winter.

Development Plan

Shows areas for housing, oyster farming, forest harvesting, pasture, peat farming and camping. The following recommendations are given in the report for house location and for the protection of the oyster industry:

1) By following the plan, land which the community will need in the future for communal use, e.g. school, playground, farming, e.g. will not be used for housing.

2) Planned location of houses would make it easier to provide the community with a central sewage system when the need arises.

3) Septic tile fields should not be allowed within 200 feet from the shore or 100 feet from a stream or drainage ditch. All septic sites must be tested for percolation before being installed. Faulty septic systems should be repaired.

4) All efforts should be made to keep cattle at least 100 feet away from the shore.

LENNOX ISLAND PLANNING REPORT

Introduction - Lennox Island is located off the north shore of Prince Edward Island in the Malpeque Bay. Summerside is approximately 30 miles southeast of the Island.

The Lennox Island Band own and occupy Lennox Island. The Band has undivided interest (joint ownership) with the Abegweit Band in George and Hog Islands. Lennox Island is approximately 1300 acres while George and Hog Islands comprise approximately 1115 acres. Lennox is the only inhabited Island; access is provided by a causeway constructed in 1972 from the East Bideford Highway to Salt Grass Point. The other two Islands are accessible only by boat.

Population - In April 1972 the Lennox Island Band was divided into the Abegweit and the Lennox Island Bands. Band membership dropped from 451 to 318 while the Island lost 89 residents - 269 to 180. In 1973 Band membership further decreased to 297 and the Island's population fell to 172. The 1974 Band membership review is presently being conducted by Council. Unofficially, there are 178 living on the Island.

Prior to 1972 when the Band membership was split, total population rose from 393 in 1965 to 451 in 1972, an average annual increase of 2.5% or about 10 people, while Reserve population rose from 207 to 269, an average annual increase of 4% or about 10 people. A high on-reserve population of 286 was recorded in 1970 (See Chart 1). The population pyramid shows total Band population in December 1973, broken down by sex, age, and on-off residence. (See Chart 2). Studying the pyramid we can make the following observations:

- a) 55% of the Reserve population is under 20 years of age, indicating a strong future demand for housing and job opportunities, if the majority of the young who are presently on the Island chose to remain there.
- b) A much greater portion of the female population (20-60 age group) are living off the reserve - 42 off versus 29 on. This could result in greatly lowering of the birth rate on the Island in the immediate future.

c) There is greater number of the working males living on Reserve - 41 on versus 21 off. This is completely the reverse situation compared to the females. This could be due to a greater number of male oriented jobs on the Island while females have found jobs and settled elsewhere.

Within the next five years eight new family formations are anticipated and thus eight new houses will be required, if these families remain on the Island. This figure does not include the existing backlog of houses or houses needing immediate replacement. (See housing section).

Due to the relatively small population, it is difficult to accurately predict new family formations within the next ten years, a "guesstimate" would be plus or minus 16 new families.

Existing Conditions and Land Use (See Map 1)

In the past few years most of the Band's activities with regard to land use have been confined to Lennox Island itself and the Lennox Island Channel.

Housing

Most of the housing development has taken place in the southern half of the Island, mainly along and off the road to the causeway and along the road running north from the wharf.

A housing survey carried out in 1973 found that out of 30 houses, 14 were in good condition, 10 fair and 6 poor. Since then four houses have been built. Virtually all houses have running water, septic tile fields and electricity. Other data collected in the March 1973 survey showed that there were 42 family units occupying the 30 houses. (Note - a family unit can consist of a single person, e.g. widow, separated.) At that time three families needed a house; four families' houses needed major repairs; there were no unoccupied repairable houses. In January 1975, five families need a house, five families' houses need major repairs.

With the backlog of five houses plus five houses needing replacement in the next five years, plus an estimate of eight new families' houses for the next five years. A total of 18 houses will be needed by 1980, thus a yearly housing construction programme of 3-4 houses is realistic.

Communal Facilities

All the community facilities are located around the T intersection. The Band office, the pumphouse, the school buildings, teacherage, museum, church, cemetery, shrine, community hall, ballfield, a new recreation centre, handicraft building and the wharf which is located at the south tip of the Island, southwest of the T intersection. (See Map 2)

At present there are two stores on the Island. The general variety store located next to the Band Office is privately owned, while the craft shop is owned by the Lennox Island Co-op - the latter is only open from May to September. There is a strong demand for most of the crafts produced and craft shop is not able to meet the demands during the tourist season.

The only industrial operation on the Island is the Oyster Processing Plant owned by the Co-op. The new plant is located along the southeastern shore.

Commercial-Recreation

During the spring of 1973, work started on a campground south of Salt Grass Point. There are about 20 unserviced tent sites with water available on the site. The campground has a beautiful gently sloping sandy beach and each tent site is naturally landscaped, mainly by large pine trees.

Agricultural & Forestry

At present 65 acres are under cultivation and about 100 acres are used for pasture (72 beef cattle). The Co-op controls the farming operation with corn

being the main crop grown. Plans are underway to drain approximately 80 acres for crop growing next spring. Plans are also underway to clear more land for pasture. Approximately 30% of the Island is covered with peat varying in depth from a few inches to eight feet or more with the rest of the Island covered with soft-medium woods, except where communal or agricultural activity has taken place.

George & Hog Islands

Most of George Island is covered with soft-medium woods. The only building on George Island is a hunting camp. Hog Island is covered mainly with brush, stunted trees and sand. In the past Hog Island has been used for clam digging, blueberry and cranberry picking.

Proposed Land Use

Housing: An Area Development Plan was prepared by E. Hulsman, Departmental Regional Planner, and adopted by Council in September 1974 (B.C.R. #94). The plan showed a total of 19 new lots. (See Map 2)

Seven proposed lots on the crescent average 15,000 sq. ft. in area - part of the crescent at present is serviced by a 2" waterline. Three lots on the north side of the causeway road average 20,000 sq. ft. in size. This area is also presently serviced by a 2" waterline. A 6" line has been installed up to the western entrance of the crescent.

Before construction on the above lots, percolation test should be carried out for septic tile field performance. The Rural Development Advisor from the Department of Agriculture now checks soil for septic tile field performance.

Nine lots are proposed on the south side of the causeway road. These lots are in a low area and land fill would be needed. Houses on these lots should not be built unless a central sewage system is constructed. If septic tile fields are used on these lots, the effluent could eventually drain into the oyster bed on the southwestern side of the Island.

The proposed plan would only provide the Band with 10 lots on a septic tile system, thus an area for more lots should be found where the soil is suitable for septic tile fields. The Band's housing requirement for next five years is 18 and 36 for the next ten years. Housing will thus occupy an additional 7.2 acres in the next five years and 14.4 acres in the next ten years based on an average of 2.5 houses per acre.

COUNCIL SHOULD RESTRICT HOUSING CONSTRUCTION TO THE PROPOSED SITES FOR THE FOLLOWING REASONS:

- 1) By building houses close to the shore or streams would cause the effluent from septic tile beds to flow into the channel and pollute the oyster beds presently in operation.
- 2) Planned location of houses would make it easier to provide the community with a central sewage system if the need arises.
- 3) By following the plan, land which the community will need in the future for community use, e.g. school, playgrounds, farms, will not be used for housing.

Commercial Adventures

All commercially oriented projects on the Island are owned and operated by the Lennox Island Co-op with the exception of the variety store. The Co-op presently operates the oyster farming, cattle farming, corn growing, handicraft production, campground, lobster trapping, house construction, logging and is considering peat farming and clam digging. Due to the seasonal nature of the projects, a maximum of 20 people are employed during the summer-fall and only one man during the winter.

Oyster Farming

The oyster plant was constructed in 1973. Facilities are available for the cleaning, classifying and storage of the oysters. The plant is located at the southeastern corner of the Island close to the Band's oyster beds.

Approximately seven men are employed in the oyster operation for 3-4 months

in late fall and early winter. Production this year is expected to be three times the 1973 production. Environment Canada closely monitors the water quality in Malpeque Bay where a number of oyster farms are leased from the Province. Due to the well sheltered geographical nature of the Bay, the circulation of water is restricted and thus impedes the flushing out of Malpeque Bay.

A coliform count of up to 40 is allowed before the oysters are condemned. The coliform count of oyster beds in recent months has been below 20, but went to about 30 last fall. The Chief is very much concerned about the coliform count getting that high as much capital and man-hours are involved. The oysters are a viable commercial venture with a significant source of income for the Band. Environment Canada have set aside \$10,000. to study the waste problem on the Island during 1977-78. Until that time it is recommended that Council take the following precautions to protect the oyster industry.

- 1) Repair all faulty working septic tile fields.
- 2) Do not allow the installation of septic tile fields within 200 feet from the shore, or a stream 100 feet from a drainage ditch. All septic tile sites must be tested for percolation before installation.
- 3) All efforts should be made to keep cattle at least 100 feet away from the shore.
- 4) Council should request Environment Canada to undertake the waste study sooner.

(Note: Environment may undertake an "in-house" sanitary survey during the summer of 1975 if the present conditions show that the channel is in danger of contamination).

Campground

During the summer of 1974 the Co-op started operating a tenting area south of Salt Grass Point. The site on the southwestern tip of the Island is a natural

site for camping. All the tent sites are naturally landscaped allowing the camper sufficient privacy and wind shelter. The beach is gently sloping and sandy. The park is not equipped to handle the sophisticated camper with his electric operated appliances and expecting laundry facilities, but will appeal to the nature of oriented camper who is willing to use a wood fire and pit privies.

Water and Sewer Services

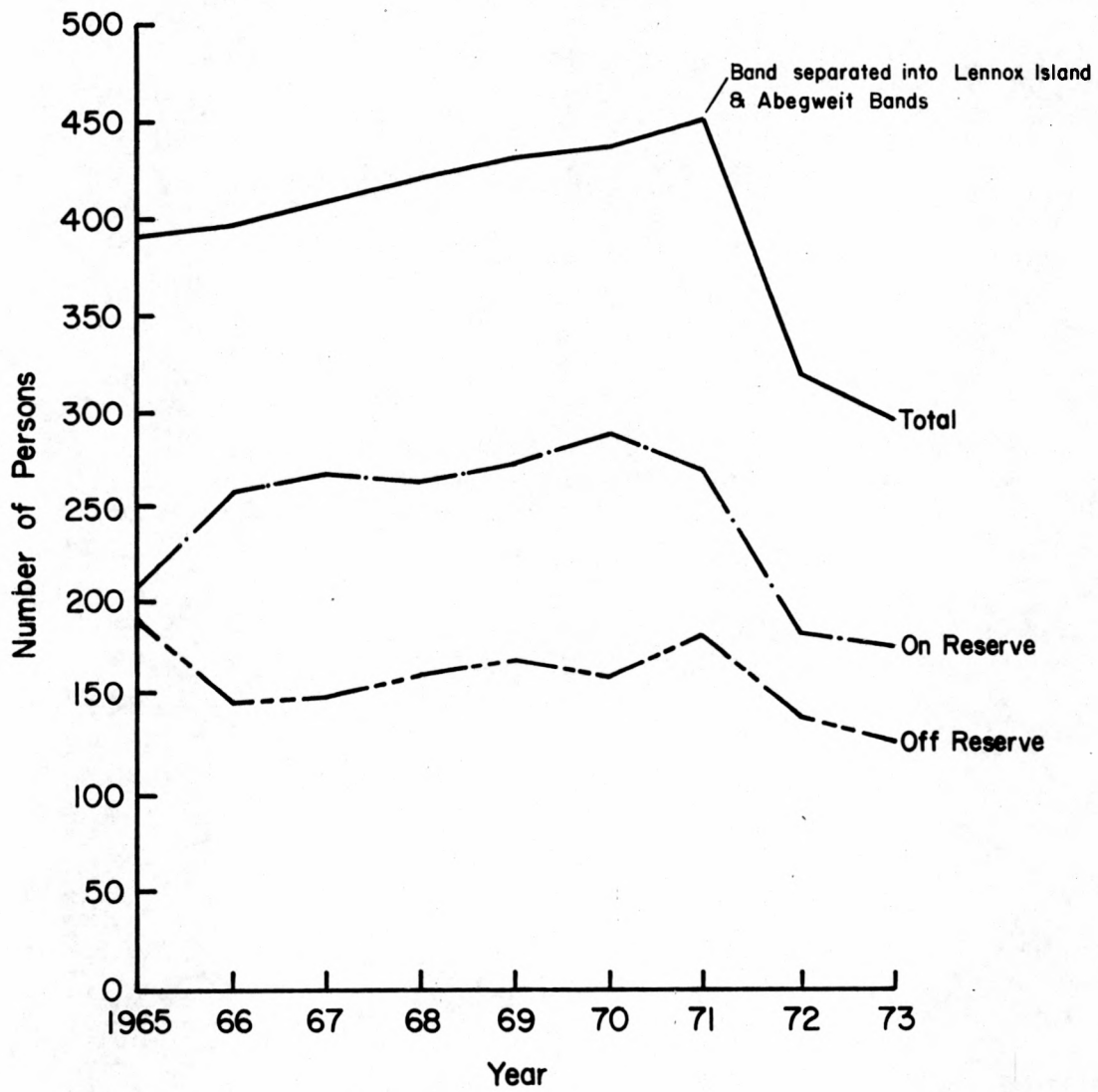
A deep well is located next to the pumphouse, water is then fed to the pumphouse where it is chlorinated and piped throughout the residential area. Most of the present waterline is only a 2" line and is presently being upgraded to a 6" line. A new well has also been drilled north of the pumphouse to supplement the existing system. Council intends to complete the new system within five years. The 6" line is presently being laid at 1000 ft. per year.

All houses, except two, have a septic tile field. According to Chief Sark septic tanks have been generally performing well since being repaired last fall. As previously mentioned, if the Band Council is interested, Environment Canada will undertake an "in-house" waste study to see if septic tile fields and animal waste are causing an excessive amount of effluent to flow into the bay. Since the existing sanitary landfill site has reached its capacity, the Band is looking for another site either on the Island or off, if an arrangement can be made with the adjoining community.

Relationship with Surrounding Area

High school facilities, shopping and health services are located off the reserve, most residents use the facilities at Summerside. A few job opportunities are also located off the reserve. Since the completion of the causeway to the Island, it has been much easier for the Band to make use of facilities off the Island. According to the Chief, this has resulted a positive change in the attitude of many of the Band members - "they want to keep up with the Joneses".

LENNOX ISLAND I.R. #1
Registered Population
1965-1973

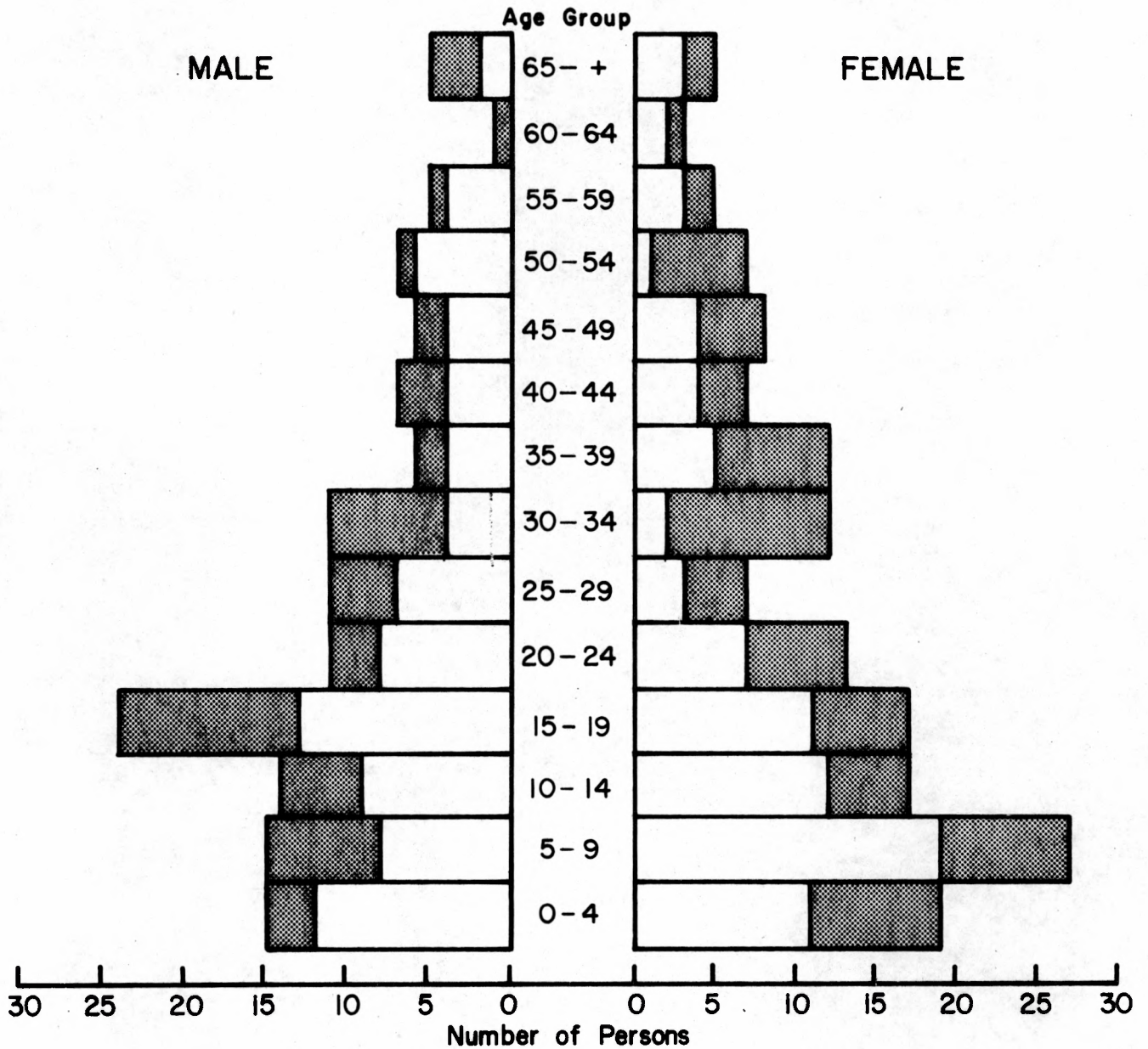


LENNOX ISLAND I.R no. 6

Population by Age Group & Sex

1973

Total Population 297
 On Reserve 172
 Off Reserve 125



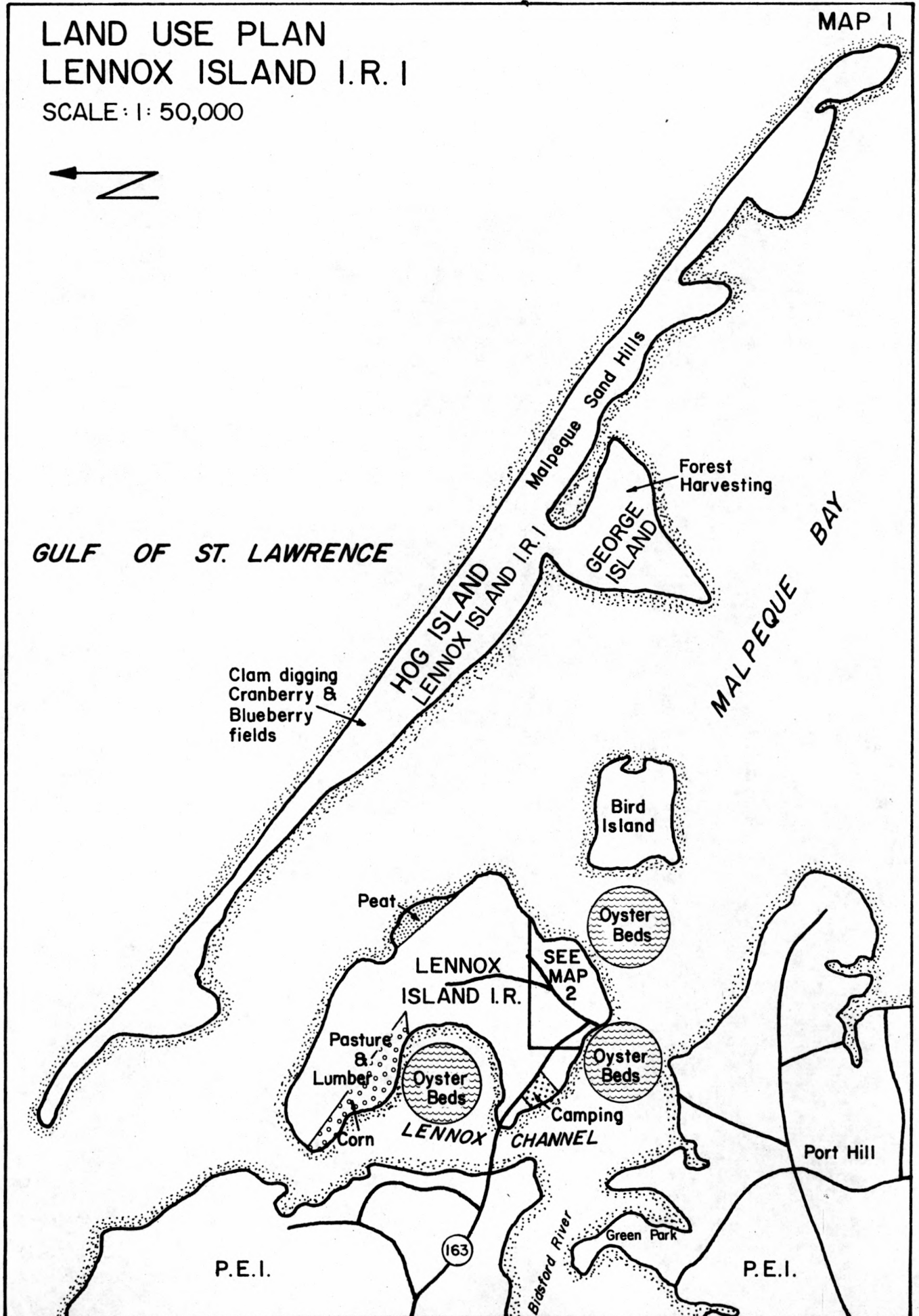
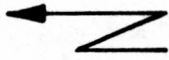
	Off	On Reserve
Male	63	85

On Reserve	Off	
87	72	Female

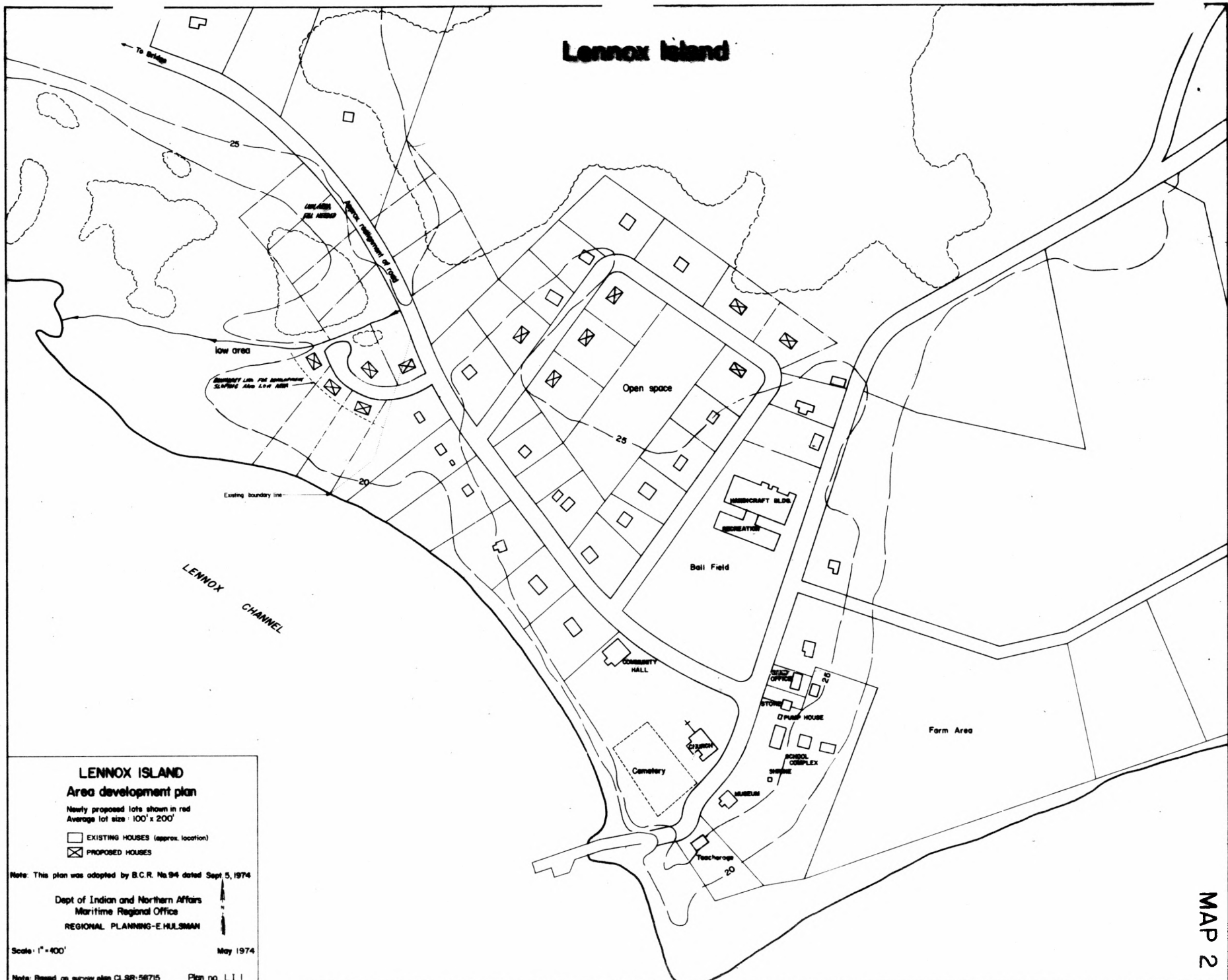
LAND USE PLAN
LENNOX ISLAND I.R. I

MAP 1

SCALE: 1: 50,000



Lennox Island



LENNOX ISLAND

Area development plan

Newly proposed lots shown in red
Average lot size: 100' x 200'

- EXISTING HOUSES (approx. location)
- ⊗ PROPOSED HOUSES

Note: This plan was adopted by B.C.R. No. 94 dated Sept 5, 1974

Dept of Indian and Northern Affairs
Maritime Regional Office
REGIONAL PLANNING-E.HULSMAN

Scale: 1" = 400'

May 1974

Note: Based on survey plan CLSR:56715 Plan no. L11

MAP 2