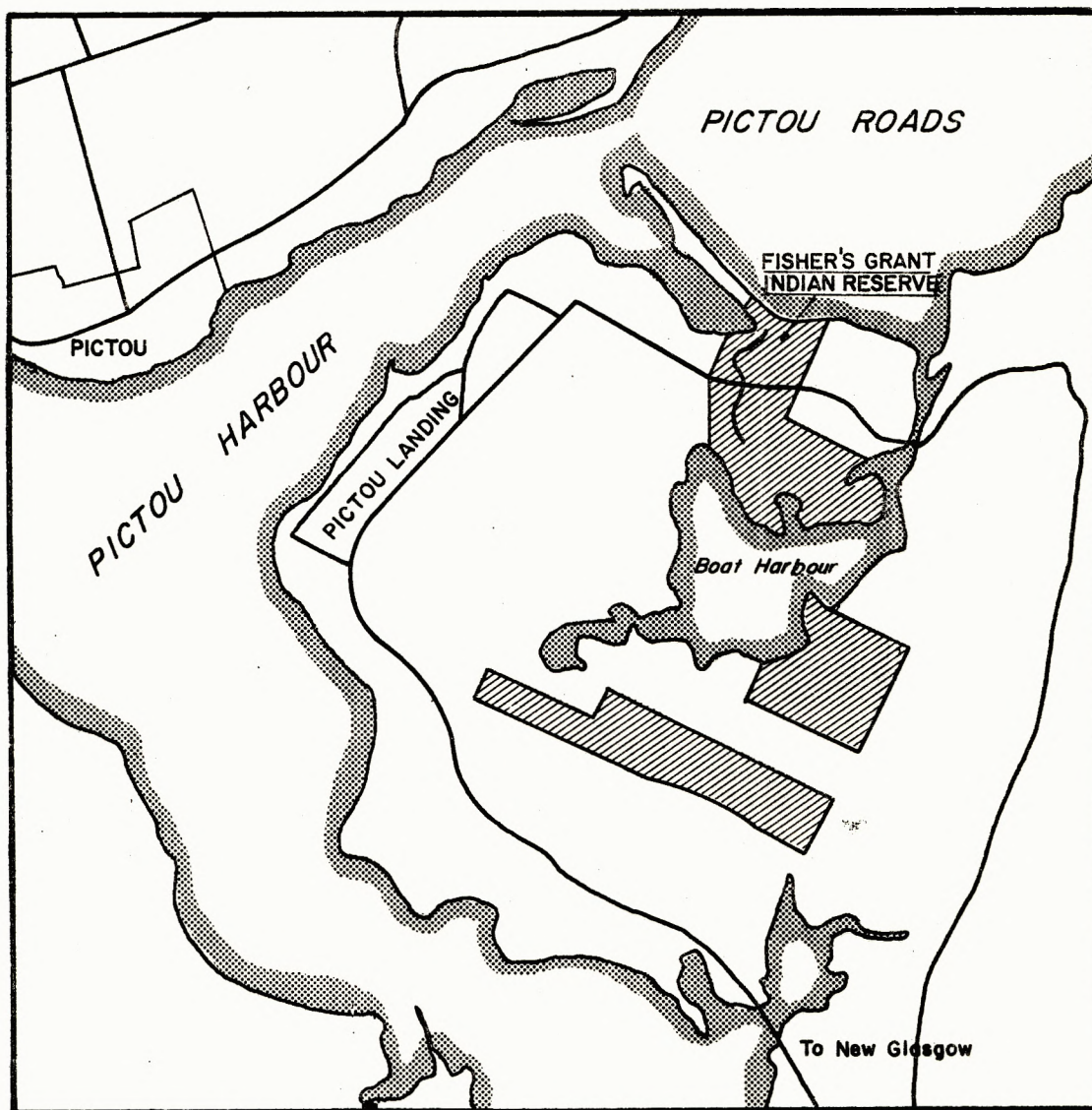


PLANNING REPORT

Fisher's Grant I.R. 24

(Pictou Landing Band)



E78
.N9
H83
c.1

DEPT. OF INDIAN & NORTHERN AFFAIRS
MARITIME REGIONAL OFFICE
REGIONAL PLANNING

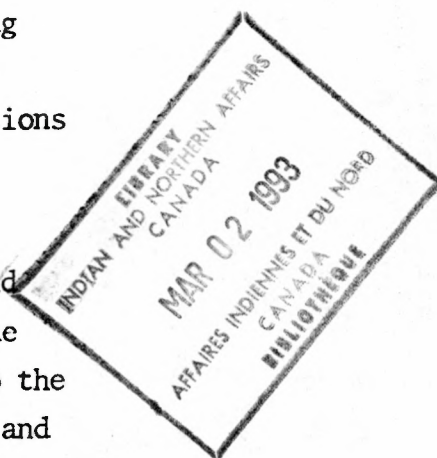
E. HULSMAN

1. General Description

The Pictou Landing Band possesses three reserves plus a 52% interest in Franklin Manor. Virtually all the Bandmembers live on Fishers Grant Reserve near New Glasgow-Trenton in Pictou County, Nova Scotia. Fishers Grant contains approximately 241 acres, located between Boat Harbour and Pictou Road.

Access is provided by Highway 348. The beach along Pictou Harbour is presently affected by pollution emanating from the Scott Paper Mill. Remedial actions are being undertaken to alleviate the pollution problems.

A paved road - highway 348-bisects the Reserve, and two dirt roads, one leading from the highway to the beach, the other to the cemetery provide access to the houses. There are 36 homes, 2 trailers, a church and a band hall on the Reserve.



2. Population

The present Band population is 260 people. About 175 (or 2/3 of the Band) people are living on the Reserve. From Chart No. 1, it can be seen that since 1965 the total Band population has increased steadily and that the on-Reserve population has been decreasing fairly rapidly until 1971, when this trend was reversed. During 1972 and 1973, the total Band population grew by 8 people, but the on-Reserve population increased by 23, while the off-Reserve population declined by 20 persons. Although no data are yet available for 1974, Chief Albert Denny indicated

PICTOU LANDING POPULATION 1965-1973

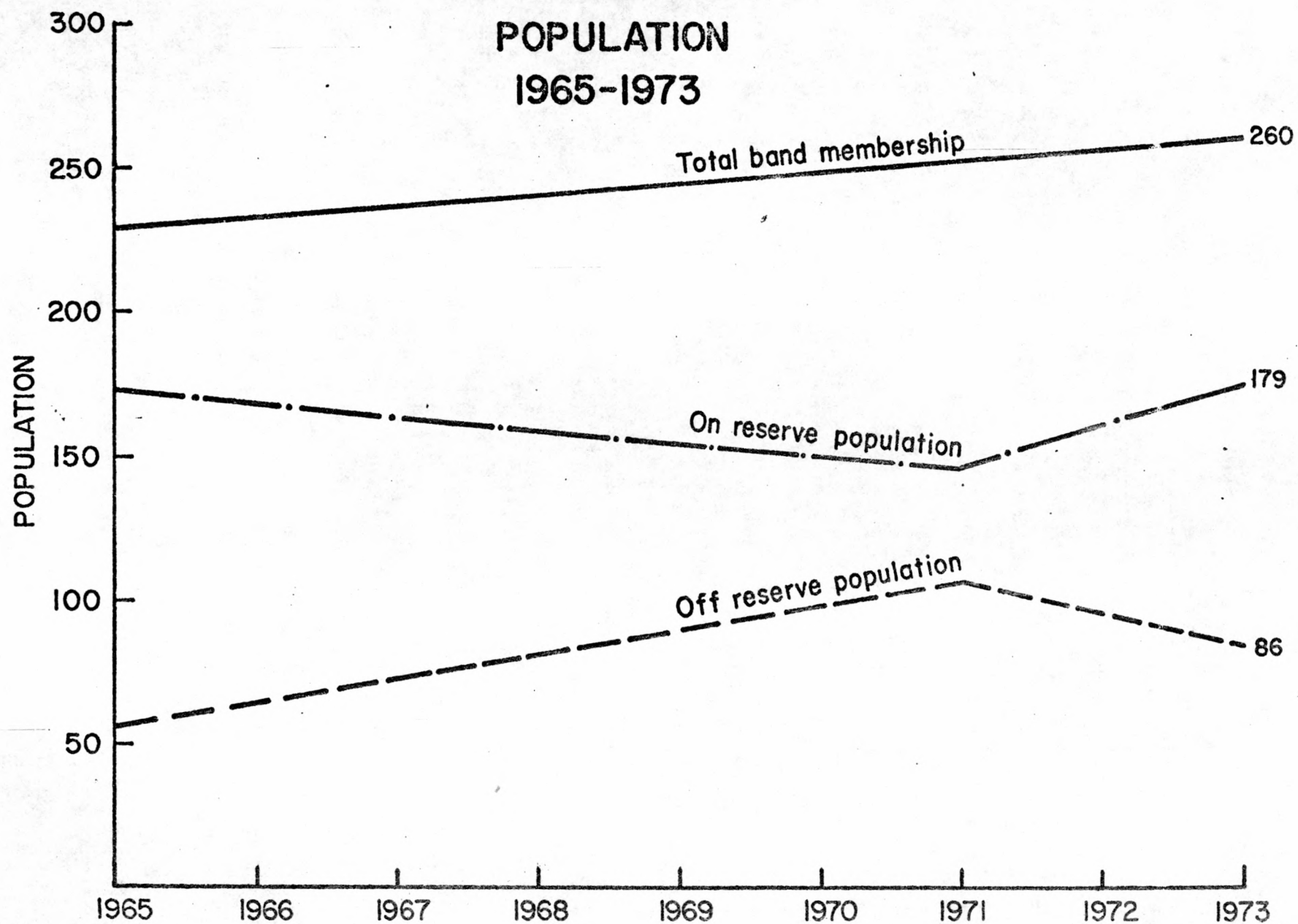
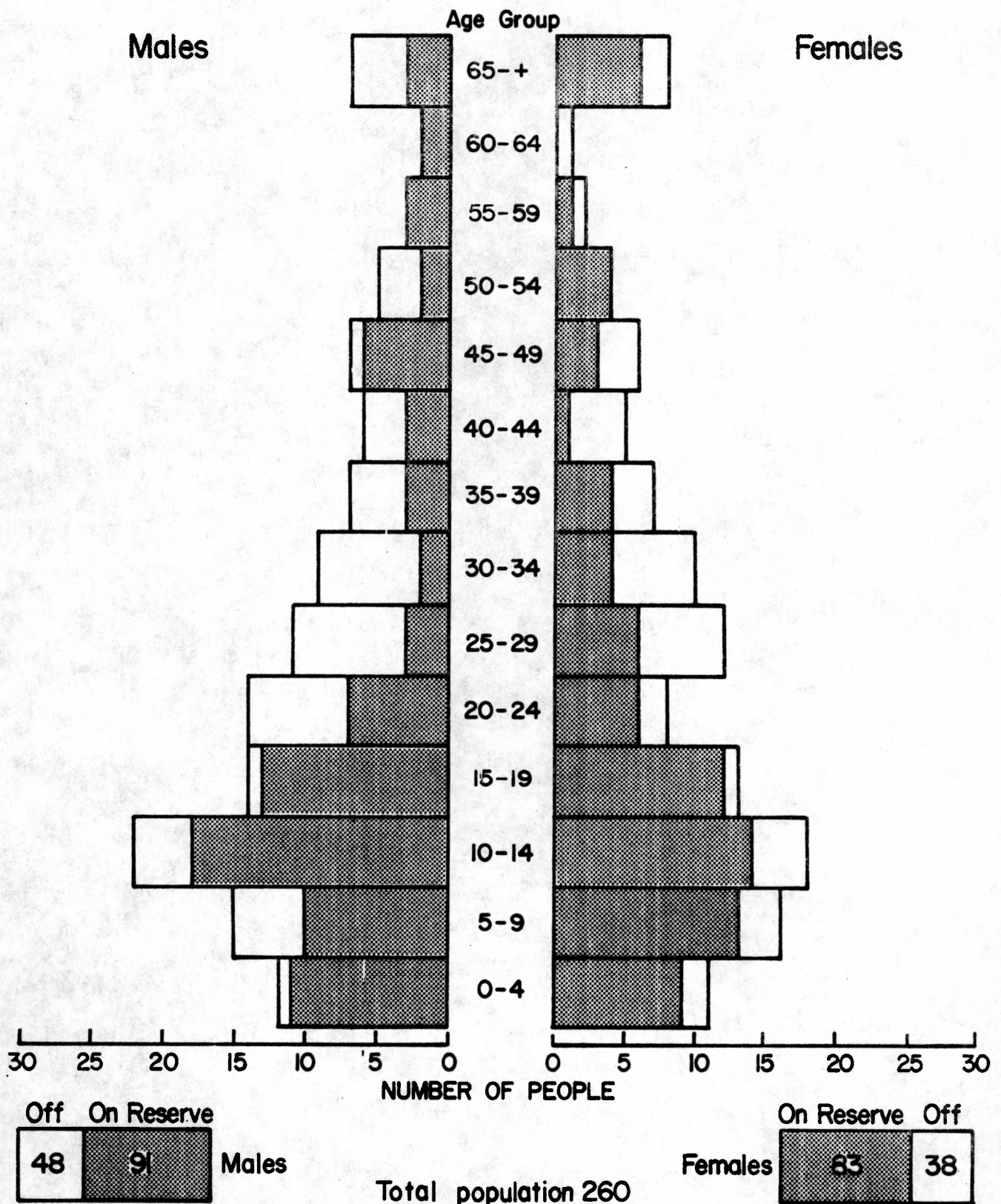


Chart 2
PICTOU LANDING
POPULATION BY AGE GROUP AND SEX
1973



that people are returning to the reserve and that families from other Bands also settle on Fishers Grant.

The attached population pyramid - see Chart 2 - based on 1973 data shows the Band population broken down by age, sex, and whether the members live off or on the reserve.

The pyramid depicts a fairly large group of men between 20-34 and a similar large group of females between 25-34 years of age as living off the reserve. The pear shape of the groupings indicates that during the last 10 years the birth rate declined. However, as a relatively large group of Bandmembers is presently between 10-19, who will form the new families in the near future, and Bandmembers return to the reserve, it is expected that the sharp increase in the reserve population since 1971 will continue over the next 10 years and that the reserve will experience a high growth rate.

If the total Band population continues to increase steadily, the projected population for 1985 is approximately 335. Assuming that 25% of the Bandmembers will be living off the reserve, the reserve population by 1985 can be expected to be approximately 250 people, or around 55 families.

3. Housing Needs

In April 1974, 35 houses and 2 trailers were counted on Fishers Grant. The condition of the houses was listed as follows:

10 good

15 fair

10 poor, 4 needing major repair

In 1973 construction was started for four houses, which are now being completed.

In order to arrive at a realistic figure indicating the need for new housing units during the next decade the following assumptions were made:

- a) Replacement of obsolete housing units: 8 new units
- b) Replacement of houses destroyed by fire: 2 new units
- c) Accommodation of returning families: 15 new units
- d) Accommodation of new families: 15 new units

This is a total of 40 new units, 30 of which will be requiring new lots.

At a density of 4 houses per acre, the new housing units will need 7.5 acres of residential land.

4. Water and Sewage Disposal Systems

In September 1973, Mr. E. McLeod, Environmental Health Officer of the Department of National Health and Welfare reported on the existing sewage disposal system on Fishers Grant. The report pointed out that many on-site sewage disposal systems are no longer functioning properly and that the recurring trouble with the disposal fields indicates the unsuitability of the soil for septic tanks and tile fields.

Water from wells were tested and found contaminated, probably from the defective sewage disposal beds. Because such contamination in drinking water constitutes a serious health hazard, the report recommends that high priority be given to the construction of a central water and sewage disposal system.

In view of the potential health hazard, the Regional Planner was requested by Chief and Council to design a residential area which could be serviced by a central water and sewage disposal system. The 1974-75 Capital allocations set aside:

- \$ 8,000. for housing
- \$63,600. for water and sanitation
- \$10,000. for roads

The Environmental Protection Service of Environment Canada recommended that the 4 acre sewage lagoon be located in the northeast corner of the reserve. However, a lagoon in this area would preclude the use of this land for beach and residential use. The Chief suggested that the lagoon be situated near Boat Harbour, which is already polluted. Environment Canada thinks it undesirable to discharge chlorinated effluent into Boat Harbour.

A third alternative would be for the reserve to connect to the sewage disposal system proposed for the adjoining community of Pictou Landing. Informal discussions with regard to this possibility have been held with the County Planner, Mr. Kingsley Lewis. The County has not yet decided when it will install a sewerage system for Pictou County, but it is expected that it will be in the near future.

In view of the problems associated with the location of a sewage lagoon on the reserve; the possible rebound effect of coliforms in Boat Harbour vs the use of valuable shoreland for a lagoon, plus the advantages of a municipal operated sewage treatment plant, this arrangement with the County to dispose domestic wastes should be seriously considered by the Band, County and the Department.

In consultation with the Regional Engineer, the Chief and Council have decided to use this year's funds for water and sanitation to install the water and sewer main along the existing houses. (See Plan 1).

A portion of the road money will be used to rough the new roads in this year.

5. Land Use.

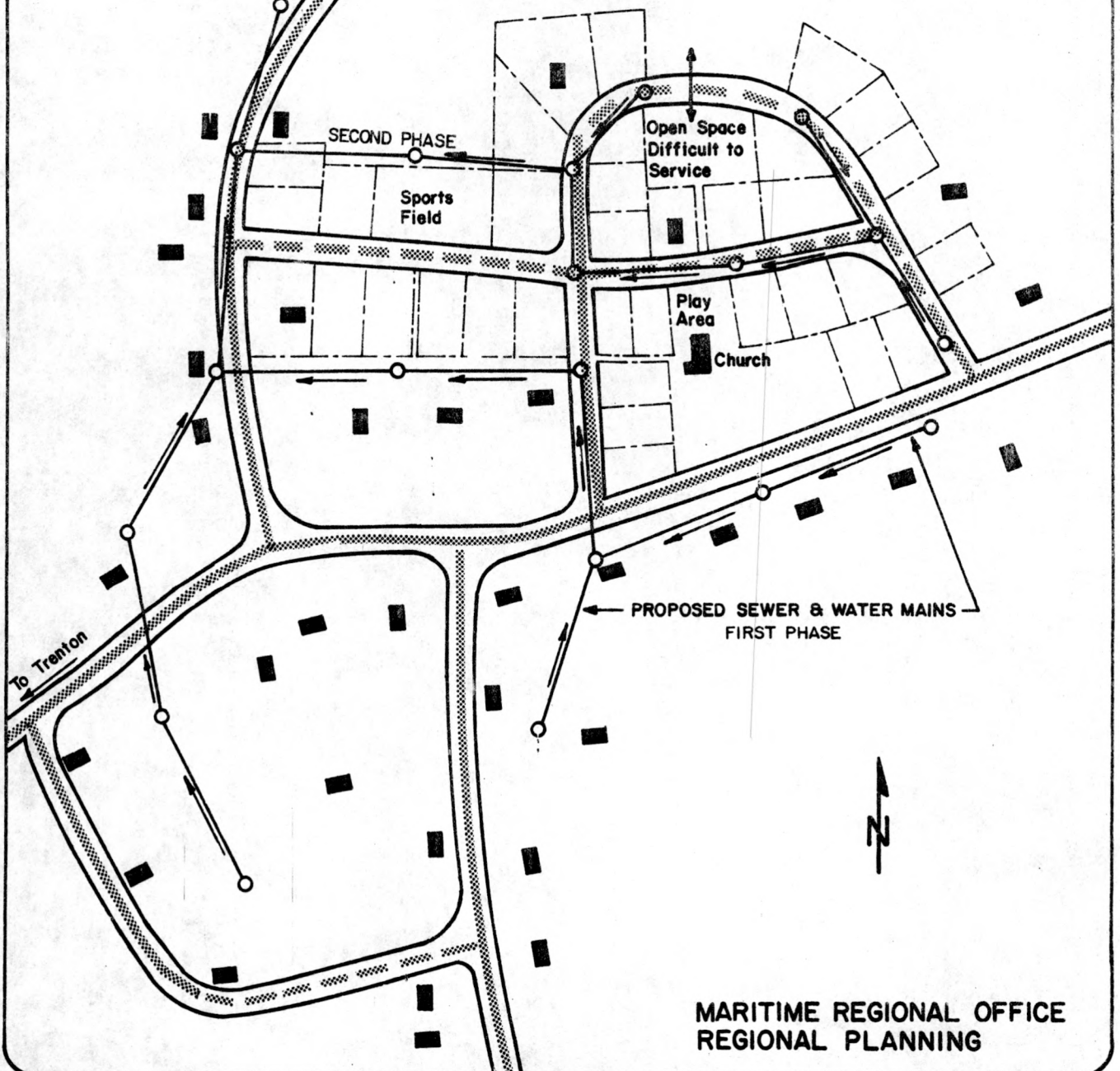
The Planner and the Engineer from the Regional Office held

PICTOU ROAD

MOODIE COVE

PICTOU LANDING
PROPOSED HOUSING DEVELOPMENT
(Not to Scale)

This plan F.G.I adopted by B.C.R.*110,
June 18, 1974.



MARITIME REGIONAL OFFICE
REGIONAL PLANNING

meetings with the Chief and Council to discuss the proposed plan and the ways to service the houses to be constructed in the area.

The plan provides for 38 lots, incorporating the existing houses, church and ballfield on the northerly side of the highway (see Plan 1). This area was chosen as it is higher land with more suitable soil conditions and can be serviced by a gravity flow sewer system.

The area behind the church can be developed as a playground for toddlers, as it is centrally located, away from the traffic in the proposed subdivision. The plan provides sufficient lots to accommodate the projected population. If, however, additional land is required to house a growing population, the most northerly portion of the reserve can be developed. The vacant lands south of the highway are low and wet and unsuitable for housing. This is another reason why a lagoon in the northeastern corner is not compatible with the best use of this land.

When the pollution of Boat Harbour and its effect on the beaches have been eliminated, the beaches could be used again for recreational purposes.

The plan also provides for a loop from the access road along the westerly boundary to the cemetery road, allowing for 2-3 additional houses in the area, which will be serviced by water and sewer.