ONEIDA NATION OF THE THAMES

People of the Standing Stone

Community Meeting

May 24, 2024

People of the Standing Stone

AGENDA

- 2040 Vision
- A Community Plan
- Language
- Road Infrastructure
- Housing
- Acquired Lands
- Financial Proposal: Long Term & Short Term
- Next Steps

Community's Vision for Oneida in 2040

Our Youth's Vision for Oneida in 2040

ONEIDA

2040

Healthy

Prosperous

Vibrant

WHY WE ARE HERE TODAY

- Sharing information on key priorities:
  - Language
  - Housing
  - Roads
  - Acquired Lands
- Foundational Information
- We've heard you and want to reaffirm your priorities.
- Updates on Community Planner and Bylaw

Minor Capital Funding

Each year Oneida receives **$1.5 million in Minor Capital/Operation and Maintenance Funding** which must be shared between the following competing priorities:

- Roads
- Housing
- Building Maintenance:
  - Oneida Community Centre
  - Oneida Health Centre
  - Standing Stone School
  - Oneida Daycare
  - Administration Offices and Assets, (Administration, Political, Ontario Works, Vehicles, Equipment, etc.)

Language Funding

- Heritage Canada - partially funds Oneida Language and Cultural Centre (OLCC)

- Other funding sources - limited to providing second language programming to Head Start, Oneida Day Care and Standing Stone School

The lack of long-term sustainable funding limits our ability to create a long-term plan for the survival of the Oneida language.

Language

Language Summit – as directed by Chief and Council

- All stakeholders coming together to refine a comprehensive language strategy

Current funding does not support the Oneida language.

PART 1

ONEIDA ROAD INFRASTRUCTURE

Road Infrastructure

- Current Road State
- Foundational Documents – Capital Plan, Asset Condition Reporting System (ACRS) Report
- Current and Upcoming Projects
- Priorities
- Funding Gaps
- Road Map

Current Roads State

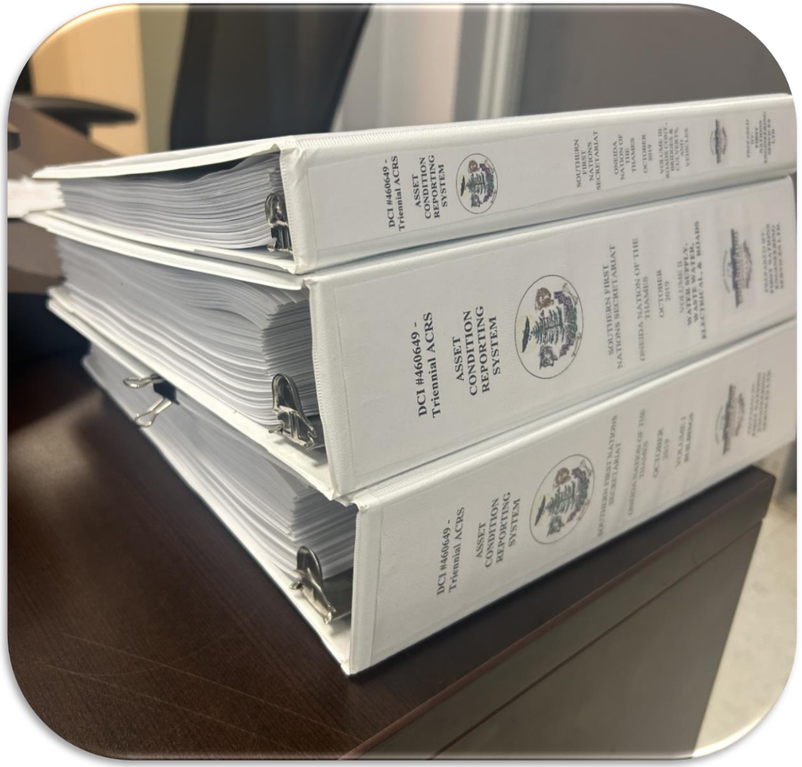
Foundational Documents

The Roads Upgrades Timeline is based upon two foundations:

1. The Asset Condition Reporting System (ACRS) Report - 2019
    - Outlines the needs of Oneida's infrastructure, including our roads.

2.The Capital Plan - 2020

- Identifies the top priority areas for Oneida infrastructure and capital upgrades (i.e., Roads, Buildings, etc.).



Current and Upcoming Projects

FUNDED

Road Surface Treatments
Nicholas Road and Iroquois Road – May 2024

Cost: $210,000.00

Fairgrounds Road (North of Elijah Road) Reconstruction
Gravel, ditch and culvert reconstruction – June 2024 - October 2024

Cost: $1.8 million

Water Project
Installations of underground watermains – 2025 - 2028

Cost: $43 million

Drainage Project
Drainage study – June 2024 - December 2024
Drainage Upgrades – 2024 - 2034

Cost: $200,000.00

Priority #1: Water Project

The following roads will be receiving new underground pipes to provide 110 homes with enough water for fire-protection services:

- River Road North of Walker Road
- Fairgrounds Road North of Elijah Road
- Elijah Road West of Fairgrounds Road
- Oneida Road
- Hazel Road

This is the #1 priority in the Capital Plan.

These roads cannot be paved until after the watermains are installed – approx. 2028

Priority #2: Drainage Project

- Road drains are outdated and not working properly, leading to severe flooding and road damage.
- All culverts have met or are about to meet their life expectancy.
- To address this, a drainage study will identify all required drainage upgrades. **Estimated completion date: Dec 2024**
- Drainage upgrades are completed, roads can be paved. **Estimated timeline: 2025-2034**

This is the #2 priority in the Capital Plan.

Fairgrounds and River Roads cannot be paved until after their drainage upgrades take place.

Funding Gaps

Will cost approximately

$24 Million

to pave all gravel and surface treated roads in Oneida.

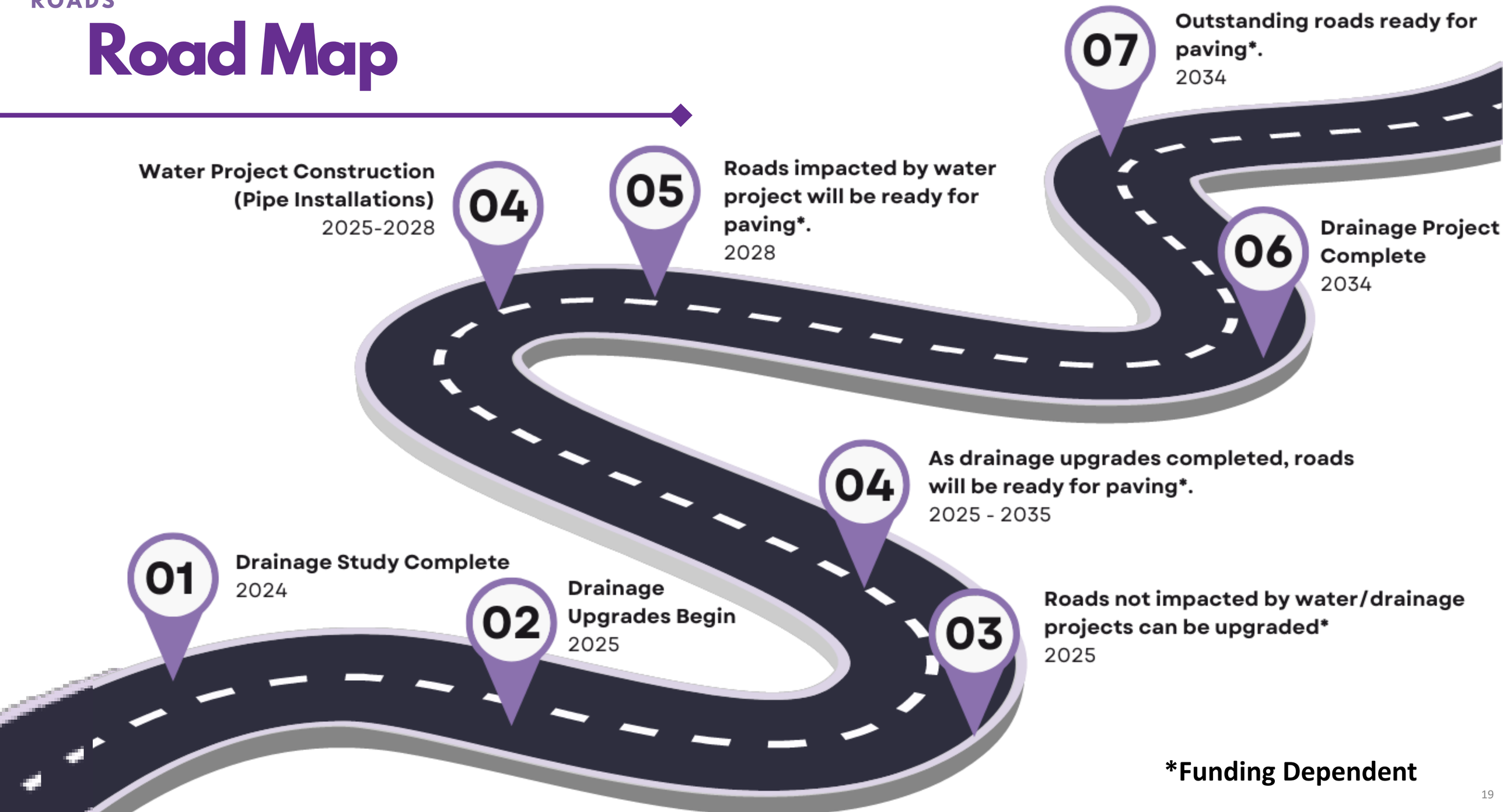
ISC only provides us with

$1.5 Million

yearly for all administration capital costs including building repairs, roads, housing, etc.

ROADS

Road Map



01 Drainage Study Complete
2024

02 Drainage Upgrades Begin
2025

03 Roads not impacted by water/drainage projects can be upgraded*
2025

04 As drainage upgrades completed, roads will be ready for paving*.
2025 - 2035

04 Water Project Construction (Pipe Installations)
2025-2028

05 Roads impacted by water project will be ready for paving*.
2028

06 Drainage Project Complete
2034

07 Outstanding roads ready for paving*.
2034

*Funding Dependent

Community Feedback

Report any road concerns to:

ron.elijah@oneida.on.ca

QUESTIONS?

PART 2

ONEIDA
Housing

Housing

- Housing Needs
- Current Housing State
- The Revolving Loan Program
- Barriers to Housing
- Current Funding Sources
- Funding Gaps
- Next Steps

Housing Needs

Expect that there will be

10,000

members in-community by 2040*.

To support this population growth,

14

homes need to be built a year.

In the past 5 years,

19

homes built. Should have been 70! This is only **27%**.

*According to 2020 Comprehensive Community Plan

Current Issue: Overcrowding

There are approximately

560

homes in Oneida (including rentals and abandoned homes)

There are approximately

2,200

community members living in Oneida.

There are many reports of

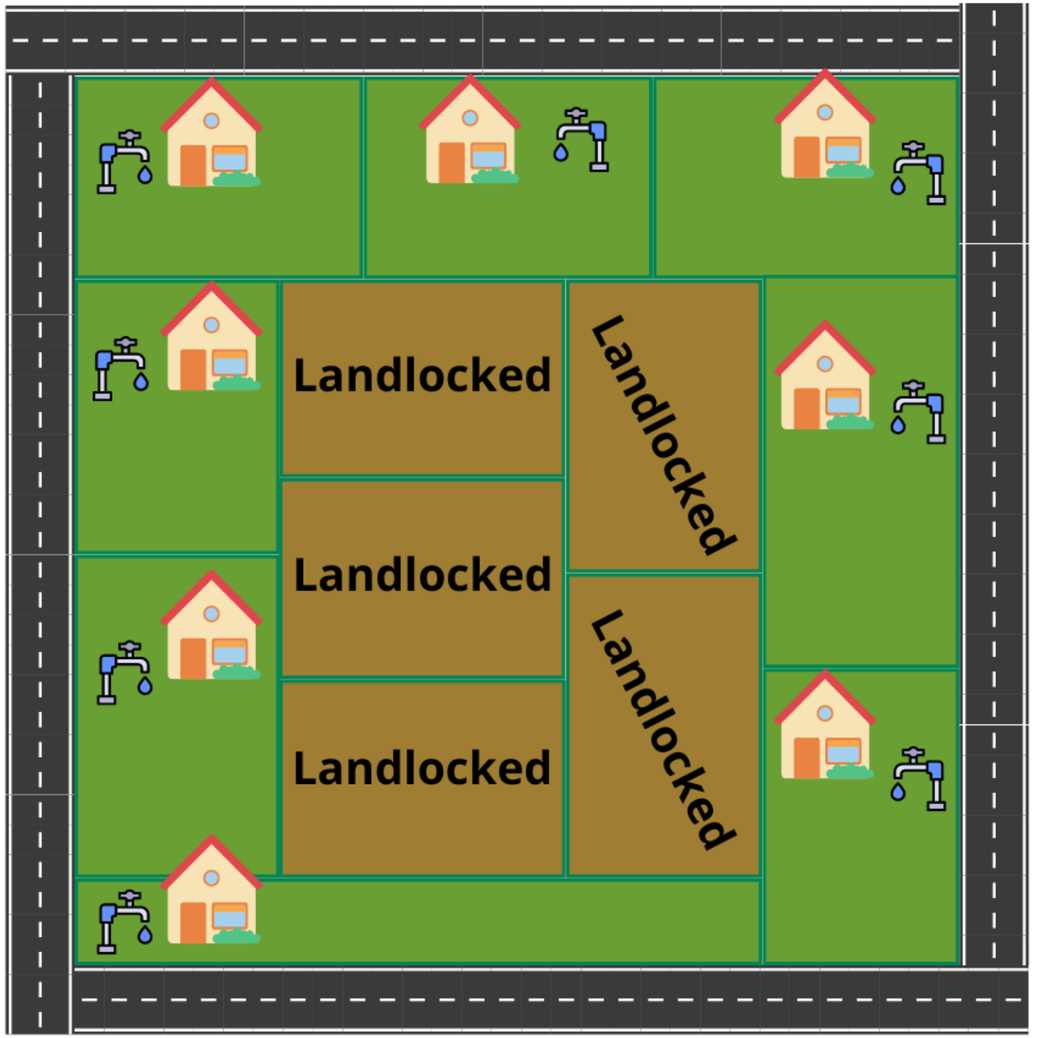
4+

people per home in Oneida.

Oneida is facing an overcrowding issue – most homes are multi-generational.

Current Issue: Landlocked Issue

- Homes must be connected to roads, water lines, sewage lines, and other utilities.
- Most of our lands would need new infrastructure to build homes.
- Housing funding **does not** include infrastructure expenses.
- On top of this, there is no land available to purchase.



Current Issue: Abandoned homes

Land is not available for use.

Current Issue: Funding Gap for Renovations

$175,000 Received yearly for housing renovations *

=

Up to 9 renovations yearly

Renovations help prolong the life of a home.
A housing needs assessment will be conducted.

*$75,000 in senior grants and $100,000 in renovation loans.

The Revolving Loan Program

The program was created to help community members access loans that are not easily available from banks.

Housing Loan Debt

As of 2023,

$5.3 Million

in housing loan debt.

$2.4 Million

of the $5.3 million are in permanent arrears.

This housing loan debt limits the amount of funding opportunities we can access.

Housing Loan Debt

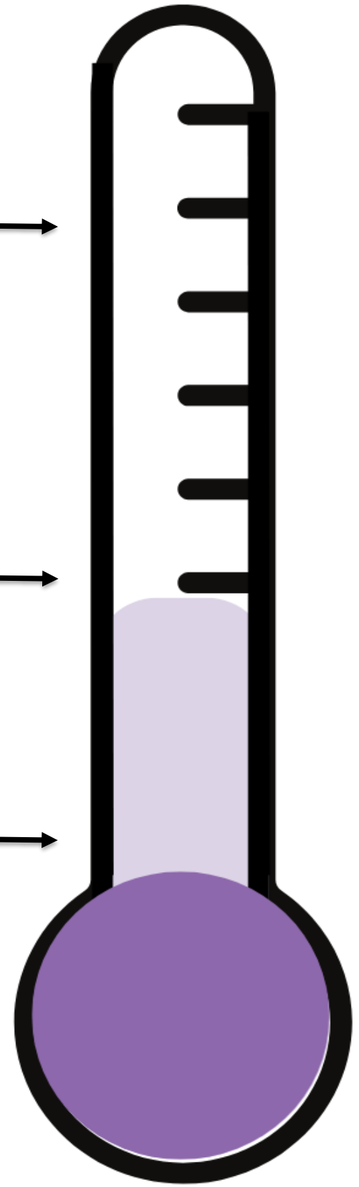
We need 80% of housing loans being paid back to access over **$5 billion** in funding.

46% of housing loans are being paid

March 2023

16% of housing loans are being paid

May 2019



Oneida has made progress in repaying housing loan debt from 2019...

We are more than halfway there!

Funding Gaps – Housing Development

Approximate cost to build a new home

$300,000

$4.2 Million

Needed to build 14 homes/year

In 2023, Oneida received

$987,700*

(Amount varies yearly)

*Funding received by Indigenous Services Canada (ISC) and Canada Mortgage and Housing Corporation (CMHC).

Next Steps : Building a Housing Strategy

Housing Needs Assessment – expected completion Sept. 2024
Determine renovation and reconstruction needs.

Explore Multiple Strategies
Different housing types, urban housing, repurpose lands, other fundraising opportunities, Imagine Build, rental unit expansion

Unlocking Lands and Advocating Feds
Oneida Elected Chief and Council will advocate for housing/infrastructure funding

Explore Neighbourhood Expansion
Adding homes to existing neighborhoods, city planner, potential developments on acquired lands, Oneida "Village/Admin", Collin Russel

QUESTIONS?

PART 3

ONEIDA

Financial Planning and Forecasting

Community Benefit Agreement (CBA)

- CBA dollars come from the Toronto Greenlane Agreement
  - Signed in 2007, renegotiated in 2017.

- We currently have $12M, earning approx. $400,000 interest/$600,000 payments yearly

- This money is provided for these streams:

Infrastructure & Housing	Culture & Language	Economic Development	Education	Health

A Community Plan

Outline some of many Priorities

Today

Reaffirm Community Input

2040 Vision

Comprehensive Community Study

Moving towards Our 2040 Vision

- Infrastructure & Housing
- Culture & Language
- Economic Development
- Education
- Health

Financial – Short Term

Using $12M Community Benefits Agreement Funding

$1M **$1M**

- Infrastructure & Housing
- Culture & Language
- Economic Development
- Education
- Health

Investment for short term in 2 streams.

Financial – Long Term

Invest $10M for higher returns and Invest in Community

- Infrastructure & Housing
- Culture & Language
- Economic Development
- Education
- Health

Investment for long term return.

PART 4

Acquired Lands

Timeline: How We Got Here

1840

Oneida delegation purchased 5,000 acres of land which, on August 14, 1840, was confirmed as Oneida's Settlement Lands under an Order-in-Council

1850

Oneida Settlement Lands were placed in trust of the Crown and were granted tax-exempt status (by virtue of letters from the Attorney General and Superintendent of Indian Affairs)

1999

Oneida purchases 350 acres of land, in fee simple from neighbouring land owners (the "Acquired Lands")

An agreement was signed with Lotiyaneshu to work together on the lands

Legal counsel engaged to assist with Acquired Lands being granted same status as Settlement Lands – Canada repeatedly advised Additions to Reserve Policy only option to add Acquired Lands

2019/2020

In 2019 – 2020 various Cease & Desist letters sent to smoke / cannabis shop owners operating on the Acquired Lands (with the support of Lotiyaneshu)

Lawsuit also begun by John Elijah for ownership of the Acquired Lands

2024

Legal counsel re-engaged to assist in developing options for next steps on the Acquired Lands

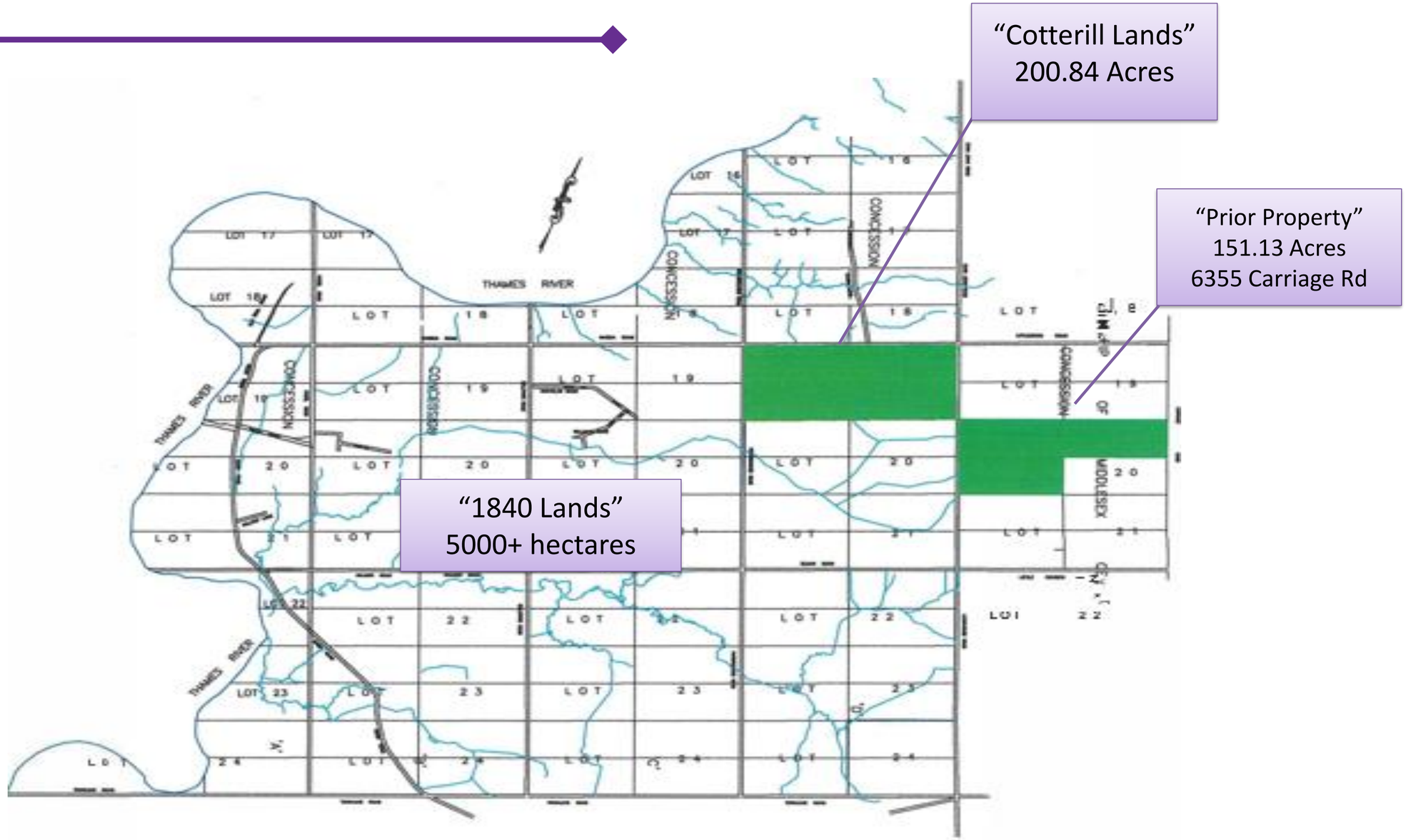
May 24, 2024

Community meeting to discuss different options and considerations for next steps on the Acquired Lands

Acquired Lands – Background

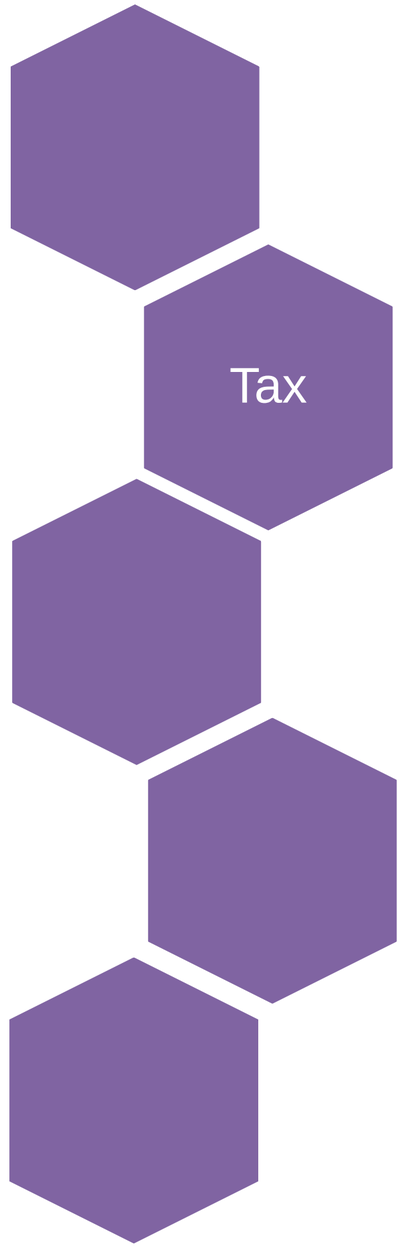
- On October 22, 1999 Oneida Elected Chief & Council purchased 350+ acres of land to meet the needs of our population growth (e.g., supporting housing, infrastructure, and economic development).
    - The lands were purchased in fee simple for $1 million dollars.
    - These lands are now valued at $4 million dollars.
- Currently, the lands are registered as “fee simple” – they are not part of our Settlement Lands and have a different history of how we acquired them. Until they are added to our Settlement Lands, Oneida will likely face challenges asserting our jurisdiction over the Acquired Lands.
- This means the lands are registered with the Municipality of Middlesex Centre and are subject to taxation.
- Oneida has developed a community plan and held meetings about the potential use and future development of these lands, including for housing, youth/recreation centre, economic development, etc.
- Today’s meeting is to share information about potential options for how to move ahead with the Acquired Lands – <u>further discussions are planned before any final decisions are made</u>.

Acquired Lands - Location

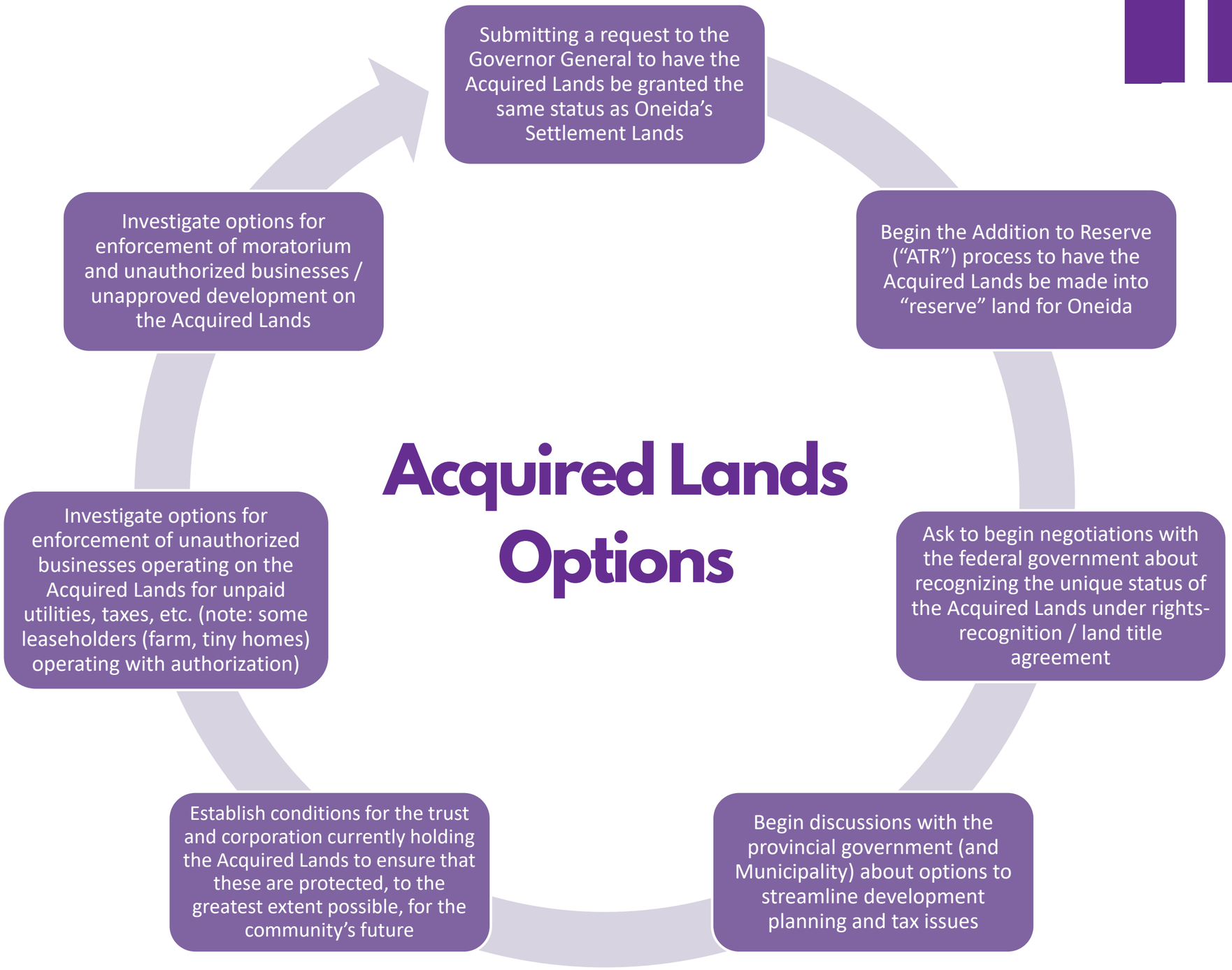


Acquired Lands - Considerations

- As we look at how to move forward with development of the Acquired Lands to meet the needs of our community, there are various considerations to take into account:
    - **Taxation** - since the lands are currently registered as fee simple, it is subject to government taxes. Taxes are currently paid to the Municipality of Middlesex Centre. If taxes are not paid the Municipality may sell the lands.
    - **Registration of the lands -** currently, the lands are registered with the Municipality of Middlesex Centre and in the name of a corporation, because in 1999, the Land Titles Registry would not accept Oneida as the registered owner.
    - **Terms of future development -** as fee simple lands, future development would be subject to provincial and municipal requirements and zoning approvals.
- There are options that we can consider about how to address each of these things (e.g. tax exemption for the lands, registration in Oneida's name / ensure Acquired Lands are protected, and that future development occurs on our terms).



Acquired Lands Options



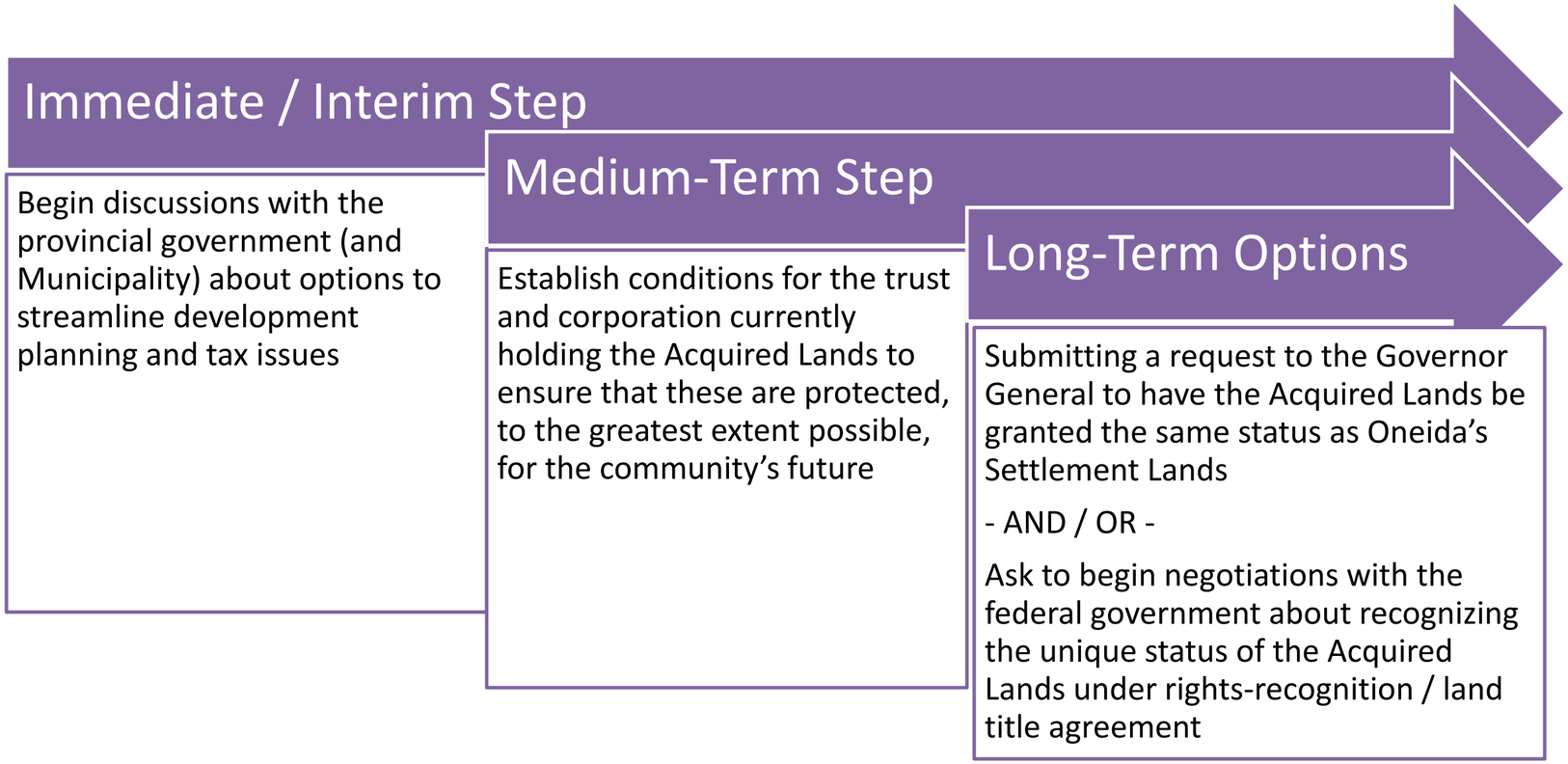
Acquired Lands – Options (Continued)

Acquired Lands – Potential Options to Consider	Taxation / Tax Exemption*	Registration In Oneida's Name*	Terms of future development*	Other Considerations
Request to the Governor General to add Acquired Lands to Settlement Lands	✓	✓	✓	• Timelines unknown • Dependent on Governor in Council agreement • Loans, investments, or mortgages of the lands would be more challenging
Addition to Reserve ("ATR") process (add Acquired Lands to "reserve" status)	✓	✓	?	• Lengthy timelines (10-20+ years) • Future development planning would be subject to Indian Act requirements rather than Oneida's laws • Loans, investments, or mortgages of the lands would be more challenging
Negotiations a Rights-Recognition / Land Title Agreement	✓	✓	✓	• Not a short timeline (at least 3+ years) • Dependent on Canada agreeing to negotiations
Discussions/Negotiations to streamline development planning and avoid tax issues	✓	?	?	• Dependent on Province / Municipality agreeing to discussions • Requires Province to recognize Oneida planning authority over its lands, and uses Provincial legal tools to stop taxation
Establish conditions for the trust / to protect the Acquired Lands	✗	✓	✗	• Outstanding litigation would need to be considered / resolved
Investigate options for enforcement (e.g. for businesses operating without approval, or to enforce moratorium)	?	✗	✓	• Challenges around implementation of enforcement options and potentially creating conflict in the community • Would only partially offset taxes or other costs

**Successful outcomes of any option are not guaranteed*

Acquired Lands – Options (continued)

- These options are not mutually exclusive, meaning that we don't have to pick just one.
- We can consider moving ahead with a mix of options, including both interim steps to address immediate needs and long-term options.
- For example:



Acquired Lands – Options (continued)

- We could also choose to not try any of these options and leave the Acquired Lands as the status quo – as fee simple.
- This would mean:
  - We would continue paying taxes on the lands
  - The lands would continue to be held in the name of the corporation, in trust for the community
  - Not all community members would benefit from the current use of land

Acquired Lands – Options (continued)

- If left fee simple:
  - **They could lease, mortgage, or otherwise leverage them for investment and development purposes**
  - Development on the Acquired Lands could proceed as soon as we are ready, but would be subject to the above circumstances

  Issues for consideration if left fee simple:

  - Future development would need to follow provincial / municipal planning and zoning approvals, unless Oneida decides to assert its own jurisdiction over the Acquired Lands
  - Oneida will likely face challenges regarding assertion of our own jurisdiction before the Acquired Lands are added to Settlement Lands

Investment could include solar panels that could earn $1-3M yearly.

This would help close our funding gaps.

Acquired Lands – Next Steps

- We aren't asking anyone to make any decisions in today's meeting about how to move ahead.
- The purpose of today was to share information about the Acquired Lands and the various options and to hear from the community about your goals, what you think we should consider, and potential next steps.
- Some questions we would like your input on are:
    - How important is it that the lands be exempt from taxes?
    - How important is it that future development occur on our terms (e.g., following our laws, rules and regulations, not necessarily Canada, Ontario, or the Municipality)?
    - Do we want to consider having half the land added to our Settlement lands, and half left as fee simple for development?
    - Do we want to wait (and if so, for how long) for tax and other issues to be sorted out before developing the lands? Or do we want to go ahead with development and resolve these other issues later or at the same time? (e.g. solar farms, investment opportunities, etc.)
    - What other questions do you have or is there other information about any of the options that you'd like to know?

DISCUSSION & QUESTIONS?

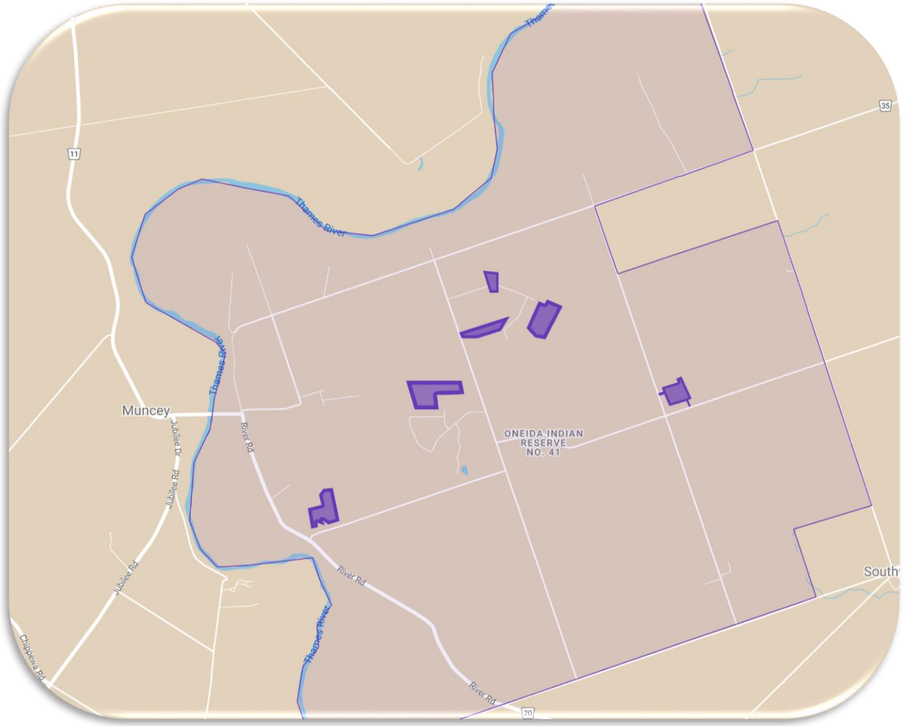
DISCUSSION & QUESTIONS?

QUESTIONS?

YAW^KO/THANK YOU

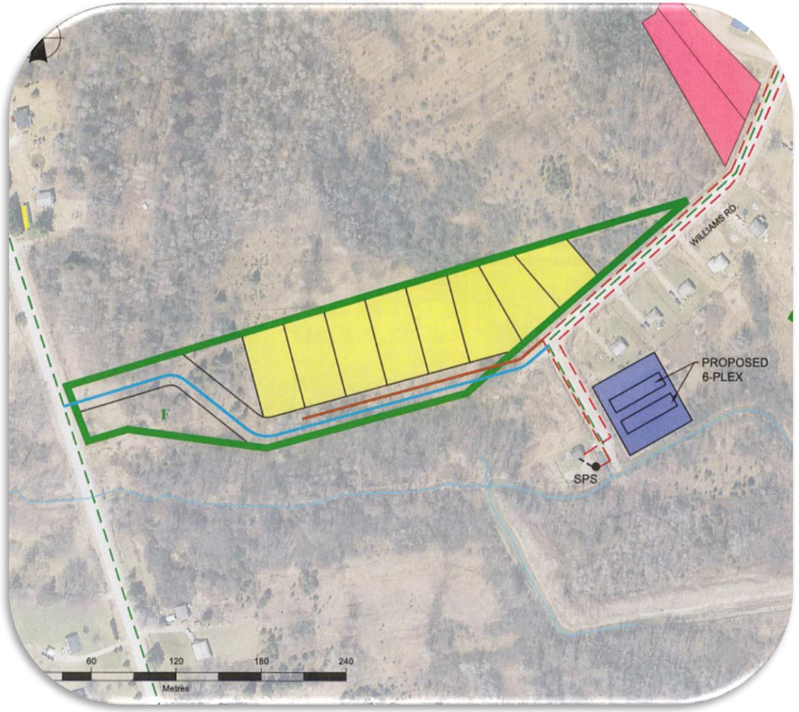
BACK UP

Explore Neighbourhood Expansion



FNESL has recommended that the following areas (Band and member-owned lands) be utilized for future residential zones to minimize infrastructure connection (roads, water lines, sewage lines) costs.

Explore Neighbourhood Expansion



The graphs above outline what Neegan Burnside and FNESL have identified as the best land to use for the next 36 housing developments.

These lands would be the cheapest to connect to roads, water lines, and sewage lines if developed upon.

Overall Timelines for Major Gravel and Surface Treated Roads

Road	Temporary Upgrade	Why/Why Not?	Completion Date	Cost	Permanent Upgrades	Timeline	Cost
Nicholas Road	Chip & Tar Surface Treatment	To increase road safety.	May 2024	$105.5k	Asphalt	2025	$1.08 million
Iroquois Road	Chip & Tar Surface Treatment	To increase road safety.	May 2024	$105.5k	Asphalt	2025	$600k
Fairgrounds Road (North of Elijah Road)	Gravel, ditch and culvert reconstruction	To increase road safety.	October 2024	$1.8 million	Asphalt	2028	$2.28 million
Elijah Road (East of Fairgrounds Rd)	Potential Chip & Tar Surface Treatment	To increase road safety.	-		Potential Asphalt	2026	$2.16 million
River Road (South of Walker Rd)	Chip & Tar Surface Treatment	To increase road safety.	Once design is complete	$168k	Asphalt	2025	$1.68 million
Fairgrounds Road (North of Elijah Rd)	No temporary upgrade	Needs watermain.	-	-	Asphalt	2028	$2.52 million
Elijah Road (West of Fairgrounds Rd)	No temporary upgrade	Needs watermain.	-		Asphalt	2028	$1.62 million
River Road (North of Walker Rd)	No temporary upgrade	Needs watermain.	-		Asphalt	2028	$1.56 million

Funding Gaps

Will cost approximately

$8 Million

to pave all roads that will be ready for paving in 2025.

Will cost approximately

$24 Million

to pave all gravel and surface treated roads in Oneida.

ISC only provides us with

$1.5 Million

yearly for all administration capital costs including building repairs, roads, housing, etc.

Do you support investing CBA dollars so we can work towards paving of roads by 2040?

The Good News

Roads that **can** be upgraded in 2025 if we had enough money:

- River Road (North of Walker Road)
- Fairgrounds Road (North of Elijah Road)
- Elijah Road (East of Fairgrounds Road)
- Nicholas Road
- Iroquois Road