

MOHAWK COUNCIL OF KAHNAWÀ:KE



HIGHWAY 30 AND OLD CHATEAUGUAY ROAD RETURNED LANDS DESIGNATION REPORT



Prepared by

**LANDS DESIGNATION
WORKING GROUP
(LDWG)**

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EXECUTIVE SUMMARY

This report presents the findings and recommendations of the Lands Designation Working Group (LDWG) regarding the consultation to designate the returned lands along Highway 30 and Old Chateauguay Road. The total area under review spans approximately 540 acres across five parcels: Parcels A, B1, B2, C, D, and E.

Purpose

The purpose of this process is to establish land use designations—not development plans—for these parcels.

Community Engagement

Between February and June 2025, over 500 community members contributed through mapping sessions, focus groups, public kiosks, and one-on-one meetings. The question posed was simple yet powerful: “What would you do with over 500 acres of land?”

Key themes from community feedback included:

- Strong emphasis on conservation and environmental protection
- Desire for housing, food production, and recreation
- Support for economic development, especially near Highway 30

LDWG Methodology

Guided by BC2’s feasibility study, the expertise of Lands Unit technicians, environmental data, and technical considerations such as soil conditions, drainage, and infrastructure access, the LDWG translated community input into practical land use designations for each parcel. This process was carried out in collaboration with independent consultant Neil McComber and his consultation team, using a combination of heat maps and acreage analysis to support evidence-based recommendations.

DESIGNATIONS & ACREAGE

Land Use	Community Proposed	LDWG Recommendation
Conservation	160 acres	163 acres
Residential	137 acres	126 acres
Commercial	95 acres	149 acres
Agricultural	93 acres	76 acres
Recreational	26 acres	12 acres
Institutional	10 acres	9 acres
Other/Buffer	19 acres	4 acres

*Totals may vary slightly due to rounding.

There is strong alignment between community input and LDWG recommendations. Conservation remained a top priority, while commercial use was expanded near Route 30. Residential areas were slightly reduced due to site constraints, and agriculture was focused in a few larger parcels for logistical efficiency and away from areas with potentially unsuitable soils. Recreational space was partially integrated into conservation areas (e.g., passive opportunities such as walking trails) and institutional areas (e.g., a basketball court within a schoolyard) to support shared community use.



OVERVIEW

MEMBERS

The members are David Diabo, Lead Lands Portfolio Chief; Veronica LeBorgne, Director of Lands; Justus Polson Lahache, Director of Public Relations; Lanny Jacobs, GM of Lands Operations; Patrick Ragaz, GM of Field Science; Carly Diabo, Community Engagement Specialist; Stephanie Buterra, Environmental Projects Coordinator; Brent Skye, Land Management Technician; and Kiera Beauvais, Project Assistant.

VISION

The LDWG is guided by the principle of respect for the land and protecting it for the next seven generations who will inherit it.

MISSION

Guided by community feedback and grounded in feasibility, the LDWG, in collaboration with external consultant Neil McComber, seeks to provide the Council of Chiefs with a comprehensive report and land-use planning map identifying the most suitable and impactful land uses. The work of the Lands Designation Working Group (LDWG) is not intended to promote the personal interests or priorities of individual LDWG members.

BACKGROUND

The return of the Highway 30 and Old Chateauguay Road lands presented the community with an opportunity to shape the future of Kahnawà:ke's growth. With this opportunity came the responsibility to ensure land use reflects both traditional values and future needs.



- The Lands Designation Working Group was formed and mandated to engage with the community to determine how the HW30 and OCR Lands should be designated
- The lands total approximately 540 acres
- These lands are known as Parcels A, B1, B2, C, D and E

- BC2, a consulting firm, was hired by the LDWG to conduct a feasibility study
- MCK developed and published an educational package to inform the community of the study
- Neil McComber, lead consultant, conducted the community engagement

31

Days of consultation

519

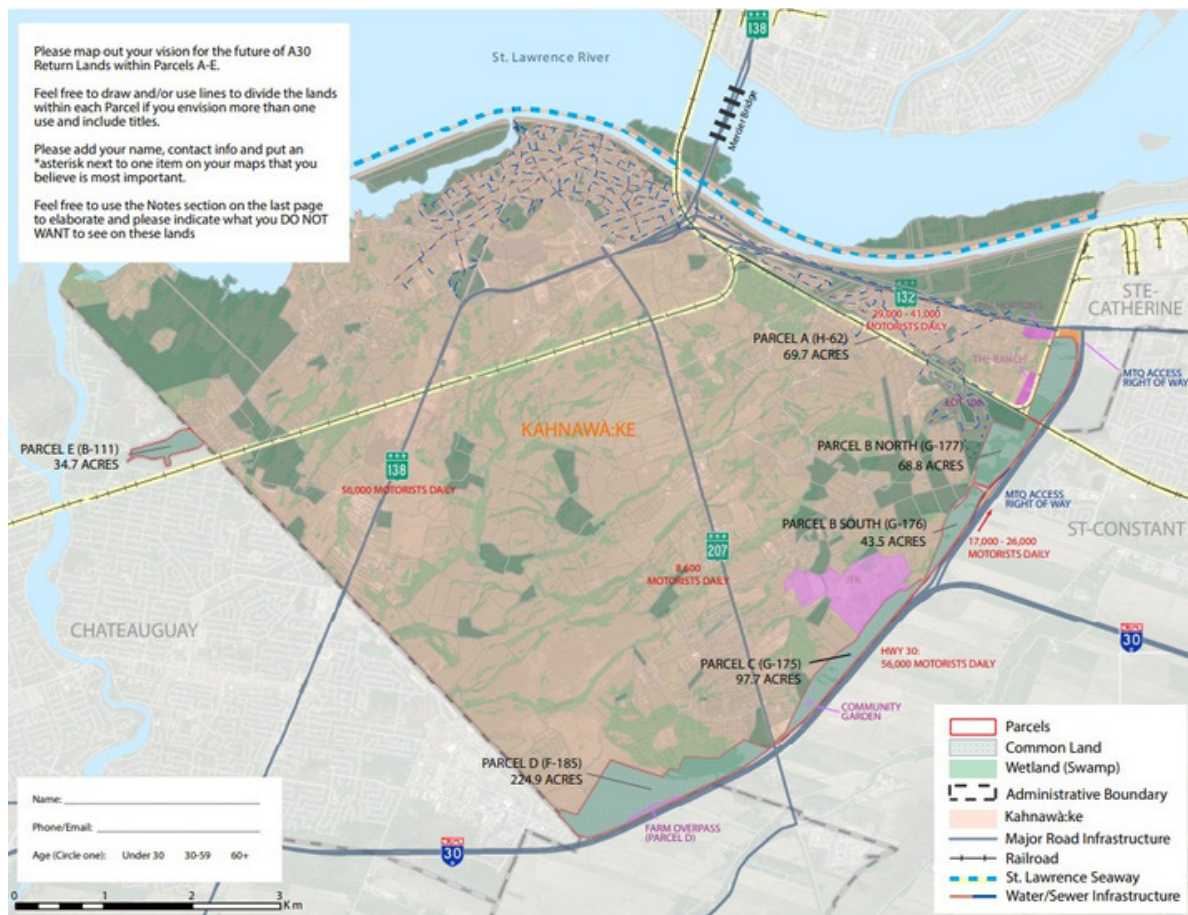
People were consulted

4+

Different ways to provide feedback

METHODOLOGY

"To help participants visualize the lands and provide their input, the team created a mapping activity that showed all returned parcels. People could either draw directly on the map or write down their ideas—whatever felt easier. The team tested it first with a focus group, who helped fine-tune the instructions and make sure it worked for different types of feedback.



The mapping exercise officially launched on February 11 at the Lands Summit. After that, the consultation team brought it out to places like the post office, the bank, and even visited homes and offices. People could also call or email the team with their ideas. The consultation engaged a broad range of ages, with 25% of participants under 30, 47% between 30 and 59, and 28% aged 60 and over.

DESIGNATION TYPES

Agriculture

Primarily for in-ground farming and agricultural activities.

Commercial

Suitable for offices, food services, and community-owned businesses.

Conservation

Maintained in an undeveloped state to preserve ecosystems and support trail systems.

Institutional

Designated for community facilities such as schools, health centers, or administration.

Residential

For housing developments and residential living spaces.

Mixed-Use

Residential development in these zones is typically more dense, such as mid-rise condominiums or apartments located above or adjacent to commercial spaces.

Recreation

Designated for public or community-based leisure, physical activity, and wellness. Recreation may be standalone or integrated within other land use zones such as conservation or institutional areas.

PARCEL-BY-PARCEL ANALYSIS

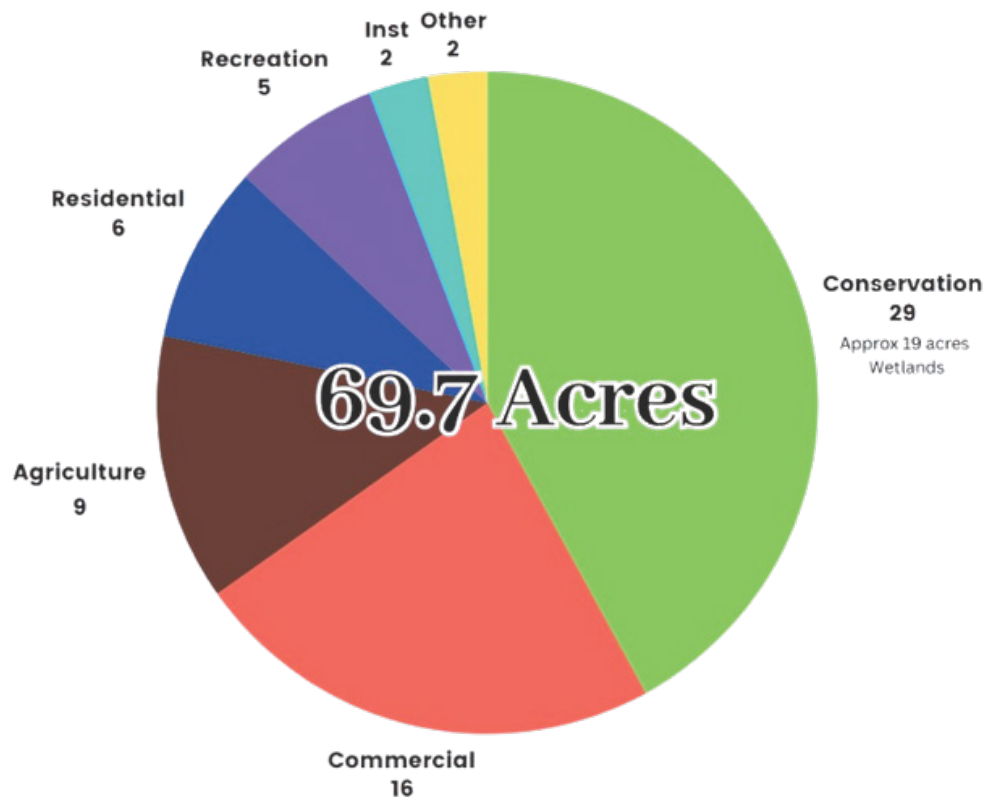
The following section provides a detailed breakdown of each land parcel. For each parcel, you will first see a community-generated heat map reflecting input gathered through engagement sessions, surveys, and feedback activities. This will be followed by the Land Designation Working Group's (LDWG) recommended land use designations, which were developed based on feasibility and documented feedback.

Please note:

- This analysis is for designation purposes only.
- The information provided does not represent immediate development plans. Instead, it identifies potential future land uses to help guide planning and decision-making.
- Development is not yet approved or underway.
- Before any parcel can be developed, it will require further environmental assessments, including soil testing, and archaeological evaluations.
- Recommendations are based on feasibility.

PARCEL A (LOT 62 BLOCK H)- 69.7 ACRES

Results from Community Consultation



Community results on Parcel A show conservation (29 acres) as top choice and a mix of uses such as commercial (16 acres), agriculture (9 acres), residential (6 acres), and recreation (5 acres). The want was to protect wetlands and natural spaces, while allowing carefully planned development near the highway.

LDWG Recommendations



The LDWG's recommendation narrowed the land designation into two categories:

- Conservation (29.7 acres)
- Commercial (40 acres)

Here's why:

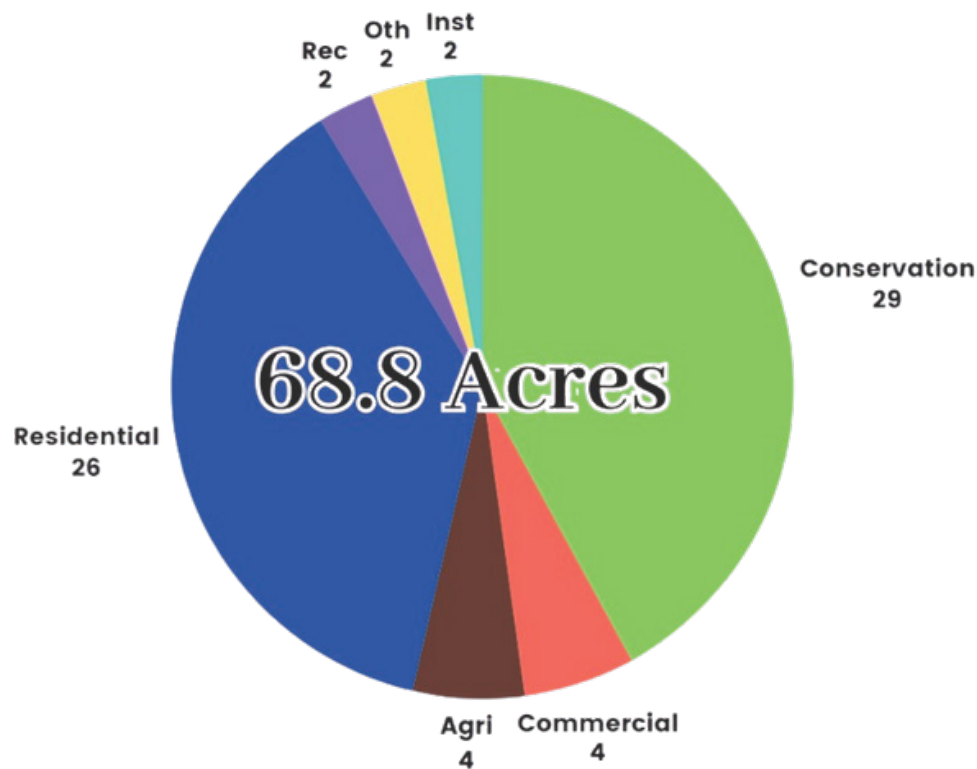
- Residential: Removed due to concerns around isolation, highway noise, traffic, and safety.
- Agriculture: Removed because wetland conditions and saturated soil make farming impractical in this area.
- Recreation: Not removed entirely—passive recreation, like walking paths, can still exist under conservation.
- Institutional: Not ideal due to its distance from other similar facilities.
- Mixed Use: Eliminated as residential development was deemed unsuitable for the site.

Why Commercial Use Was Expanded:

The area near the highway is well-positioned to support community-focused commercial development, and expanding this use helps align with adjacent commercial zones. Further studies are needed to assess traffic, infrastructure capacity, drainage, and archaeological impacts.

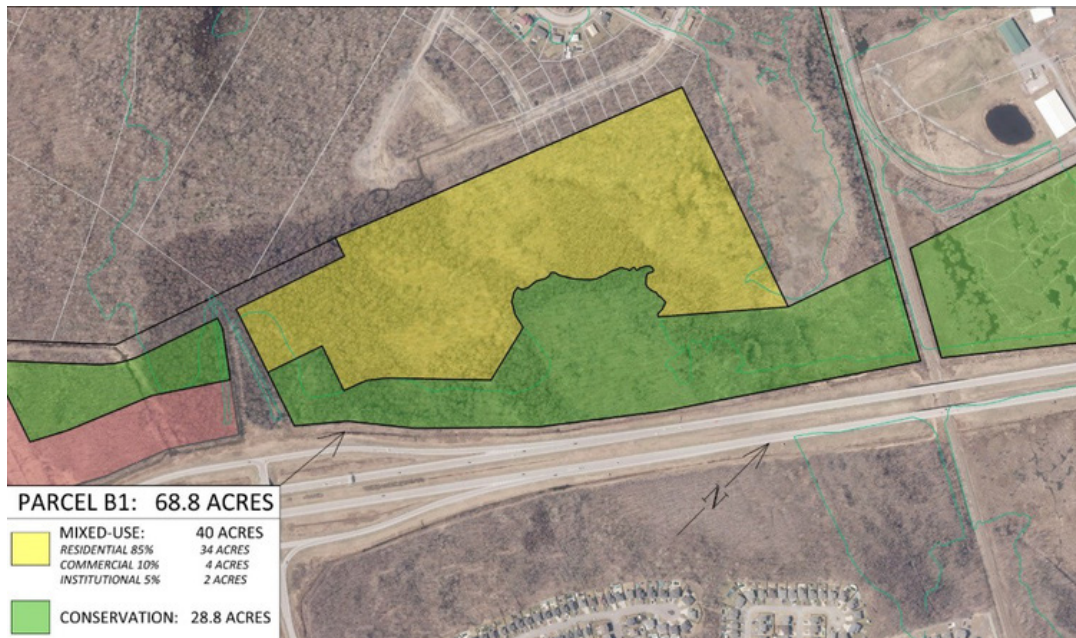
PARCEL B1-NORTH (LOT 177 BLOCK G)-68.8 ACRES

Results from Community Consultation



Community results on Parcel B1 identified a desire for a balanced mix of uses, including residential (26 acres), conservation (29 acres), agriculture (4 acres), commercial (4 acres), institutional (2 acres), and recreation (2 acres). The main priorities were to provide housing, preserve natural areas, support small-scale farming, and create accessible community spaces.

LDWG Recommendations



The LDWG's recommendation maintained these core themes, resulting in:

- Conservation (28.8 acres)
- Mixed-Use (40 acres) — composed of 85% residential (34 acres), 10% commercial (4 acres), and 5% institutional (2 acres)

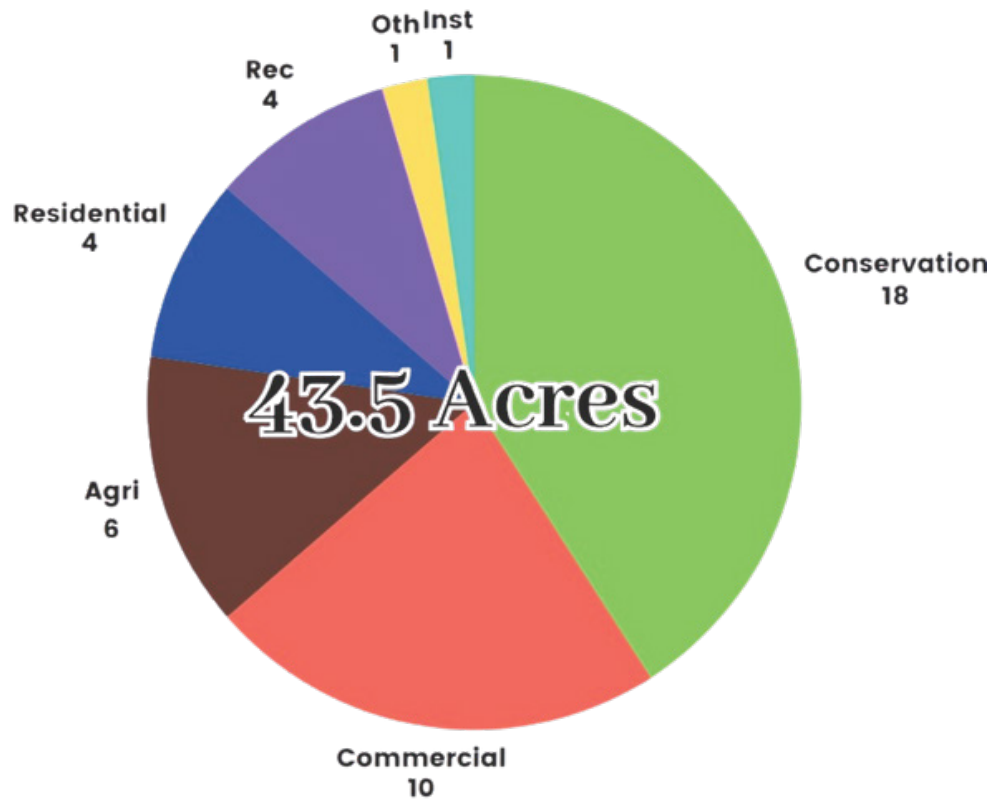
Here's why:

- Agriculture: Removed due to poor soil conditions caused by wetland saturation, making the land unsuitable for productive farming.
- Recreation: Folded into conservation, where passive uses like walking trails and nature areas can still be accommodated. Future localized parks could be identified within residential zones.
- Residential, Commercial & Institutional: Rather than separating these uses, they were combined into a mixed-use designation.

This allows for greater flexibility and aligns with the community's interest in supporting housing, local businesses, and essential services like daycare or satellite emergency response.

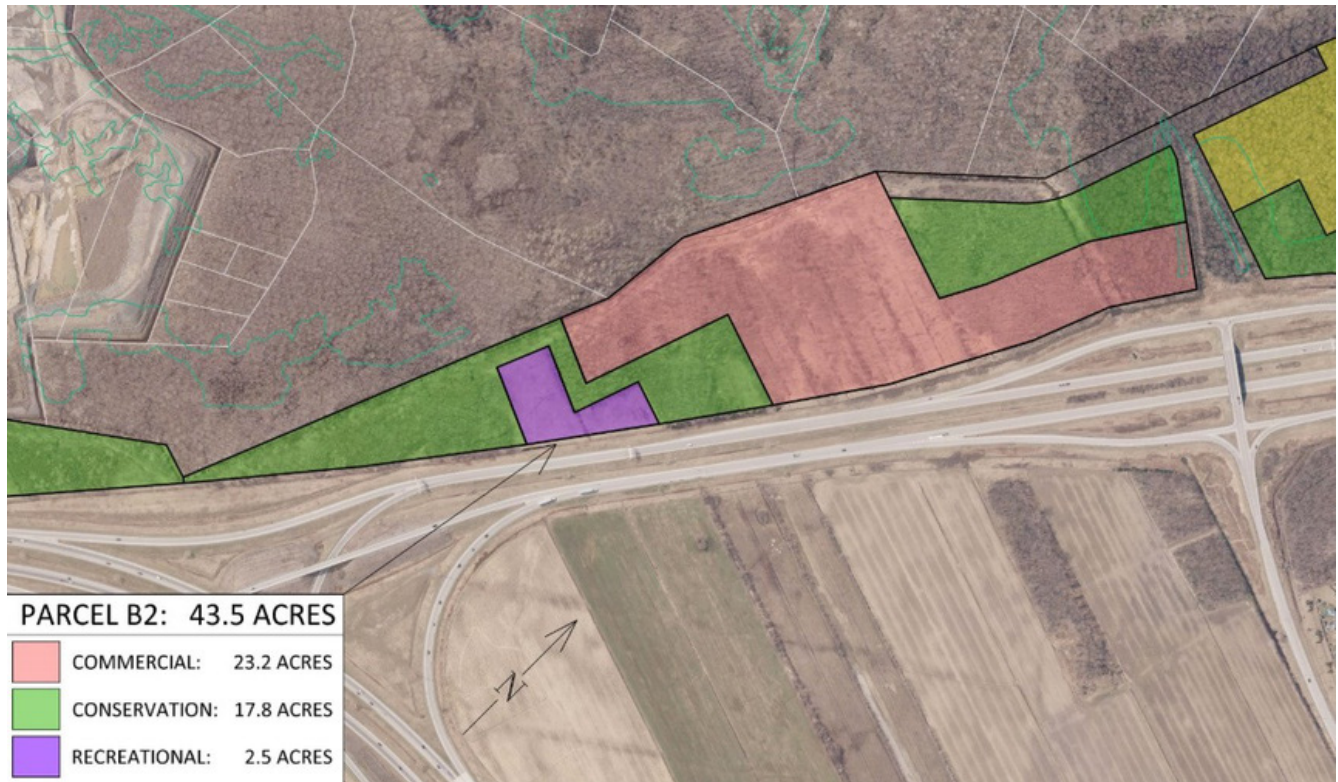
PARCEL B2-SOUTH (LOT 176 BLOCK G)-43.5 ACRES

Results from Community Consultation



Community results on Parcel B2 reflected a wide variety of interests across its 43.5 acres, including conservation (18 acres), commercial (10 acres), agriculture (6 acres), residential (4 acres), recreation (4 acres), and smaller allocations for institutional (1 acre) and other uses (1 acre). The feedback showed a desire for environmental preservation along with food-growing opportunities.

LDWG Recommendations



The LDWG's recommendation refocused the designations into three main categories:

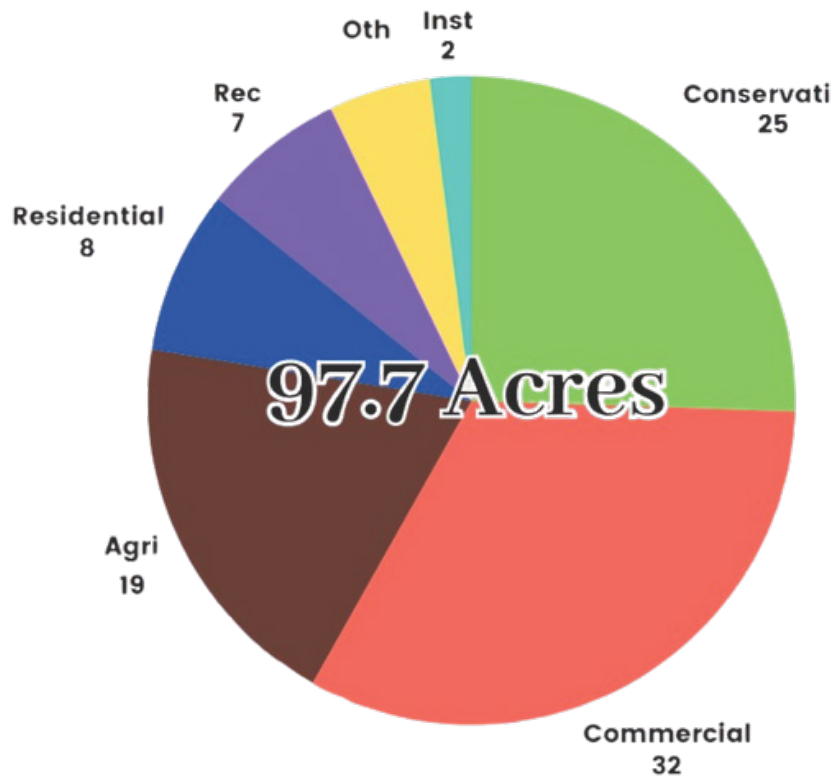
- Commercial (23.2 acres)
- Conservation (17.8 acres)
- Recreational (2.5 acres)

Here's why:

- Residential, Agriculture, and Institutional: This parcel is better suited for commercial and recreational purposes due to its highway access, shape, and infrastructure limitations.
- Recreation: Retained as a dedicated 2.5-acre space to support community access to outdoor leisure opportunities.
- Conservation: Maintained as a key priority to preserve natural buffer areas.
- Commercial: Expanded significantly in recognition of this parcel's strong development potential given its visibility and proximity to Route 30.

PARCEL C (LOT 175 BLOCK G)-97.7 ACRES

Results from Community Consultation



Community results on Parcel C revealed strong interest in using its 97.7 acres for a mix of commercial (32 acres), agriculture (19 acres), conservation (25 acres), recreation (7 acres), residential (8 acres), and smaller institutional and other uses (7 acres combined). The overall message from participants was to balance economic opportunity, food production, and green space.

LDWG Recommendations



The LDWG's recommendation restructured the designations into three designations:

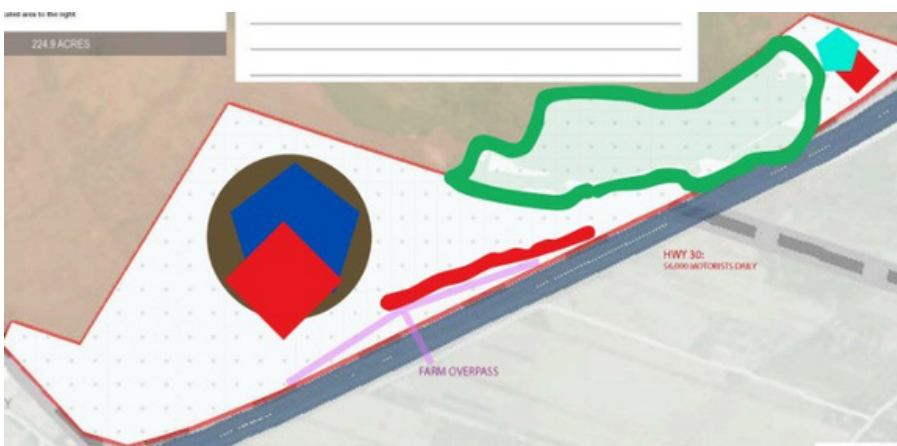
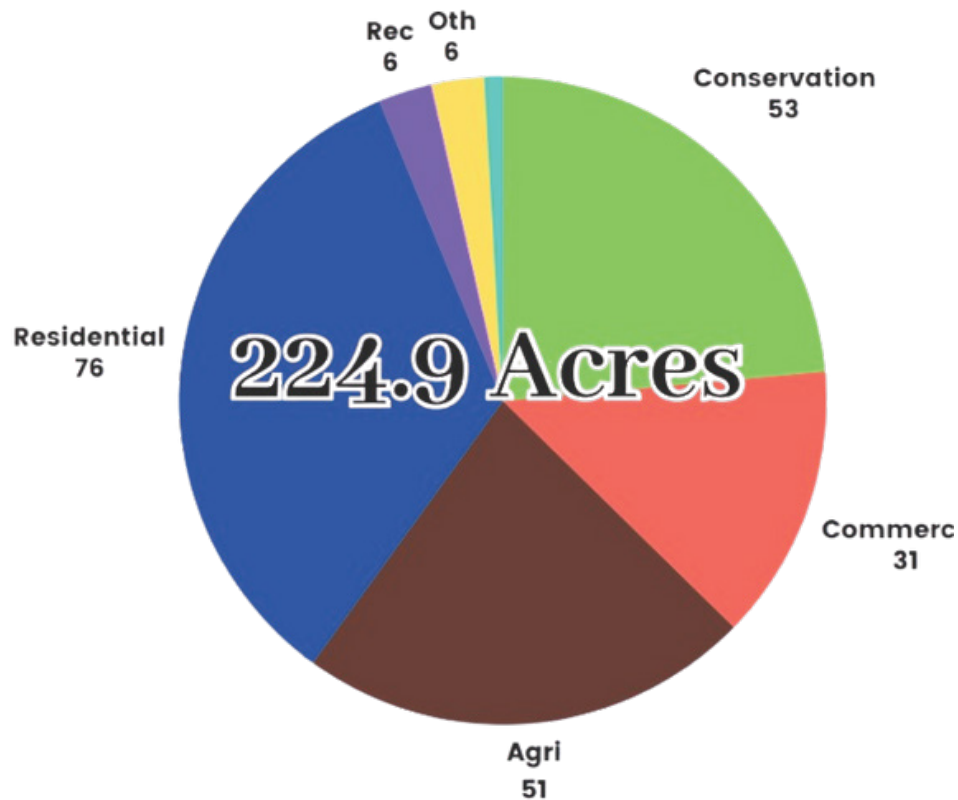
- Commercial (47.8 acres)
- Conservation (30.3 acres)
- Agricultural (19.6 acres)

Here's why:

- Residential: Removed due to limited access and lack of infrastructure. It was also deemed incompatible with other existing commercial/industrial activity.
- Recreation: Removed as a separate designation, as the area is better suited for economic or agricultural use.
- Commercial: Expanded significantly, replacing residential and recreation. This supports long-term goals for community-driven economic development in areas with suitable road access. Agriculture: Retained and slightly expanded based on community interest. While in-ground farming may be limited in some zones due to soil quality, above-ground options like greenhouses remain viable. KEPO recommends further soil testing. Small-scale farm kiosks or produce stands could also be integrated here.

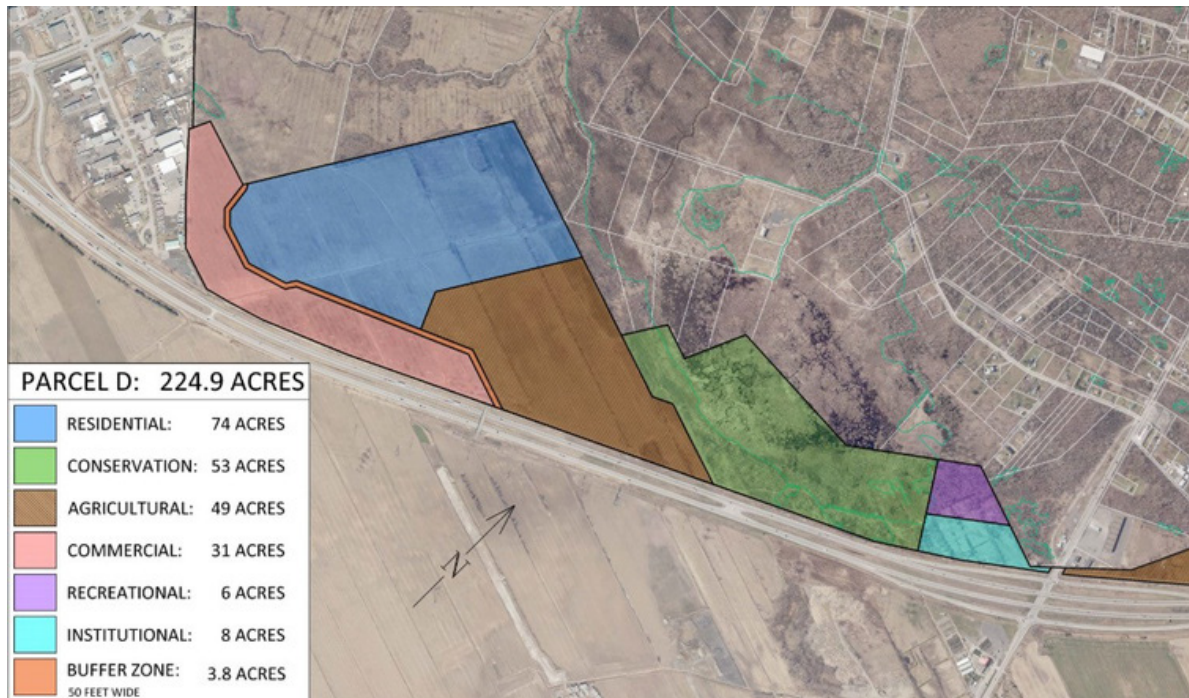
PARCEL D (LOT 185 BLOCK F)-224.9 ACRES

Results from Community Consultation



Community results for Parcel D (totaling 224.9 acres) identified the following land-use priorities: residential (76 acres), conservation (53 acres), agriculture (51 acres), commercial (31 acres), recreation (6 acres), and other uses (6 acres). The community emphasized the importance of housing, protecting green space, supporting food production, and creating space for local businesses and leisure activities.

LDWG Recommendations



The LDWG's recommendations are:

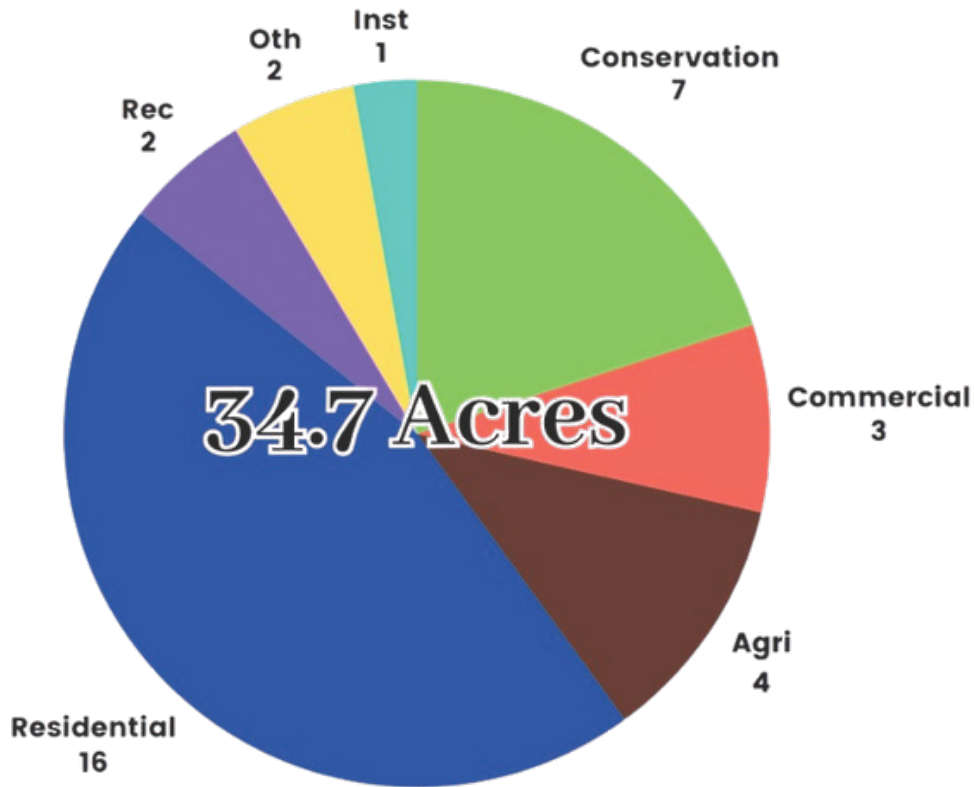
- Residential (74 acres)
- Conservation (53 acres)
- Agriculture (49 acres)
- Commercial (31 acres)
- Recreational (6 acres)
- Institutional (8 acres)
- Buffer Zone (3.8 acres)

Here's why:

- Residential: The largest portion, ideal for future housing that fits well with the area.
- Conservation: Protected to preserve ecosystems and natural landscapes.
- Agriculture: Suitable for food production; includes a buffer zone for safety and separation.
- Commercial: Well-positioned for businesses or light industry, close to Châteauguay's industrial area.
- Institutional: Set aside for community facilities and essential services.
- Recreational: Space for sports, trails, and outdoor use; may overlap with other categories.
- Buffer Zone: To protect adjacent land uses, especially around agriculture.

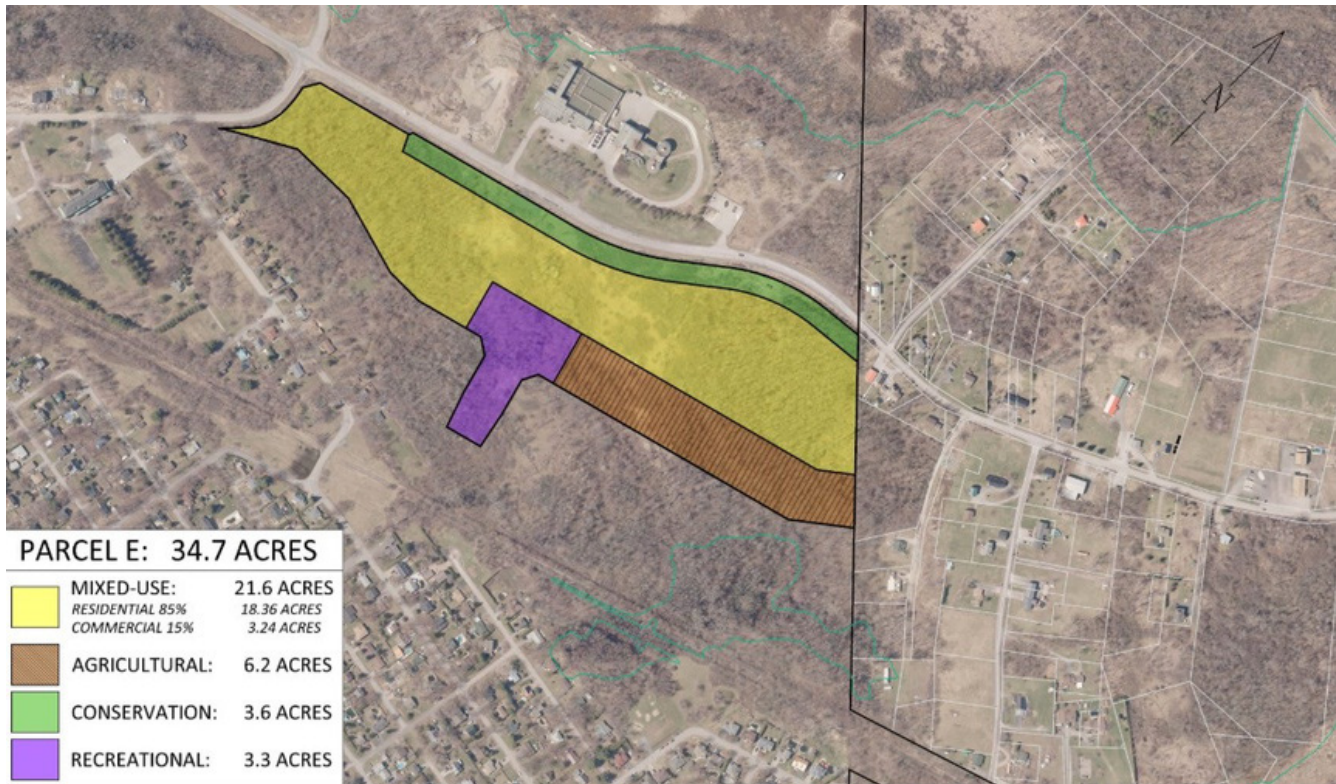
PARCEL E (LOT 111 BLOCK B)-34.7 ACRES

Results from Community Consultation



Community results for Parcel E (totaling 34.7 acres) showed: residential (16 acres), conservation (7 acres), agriculture (4 acres), commercial (3 acres), recreation (2 acres), other (2 acres), and institutional (1 acre). The community prioritized housing, environmental protection, local food production, and economic development.

LDWG Recommendations



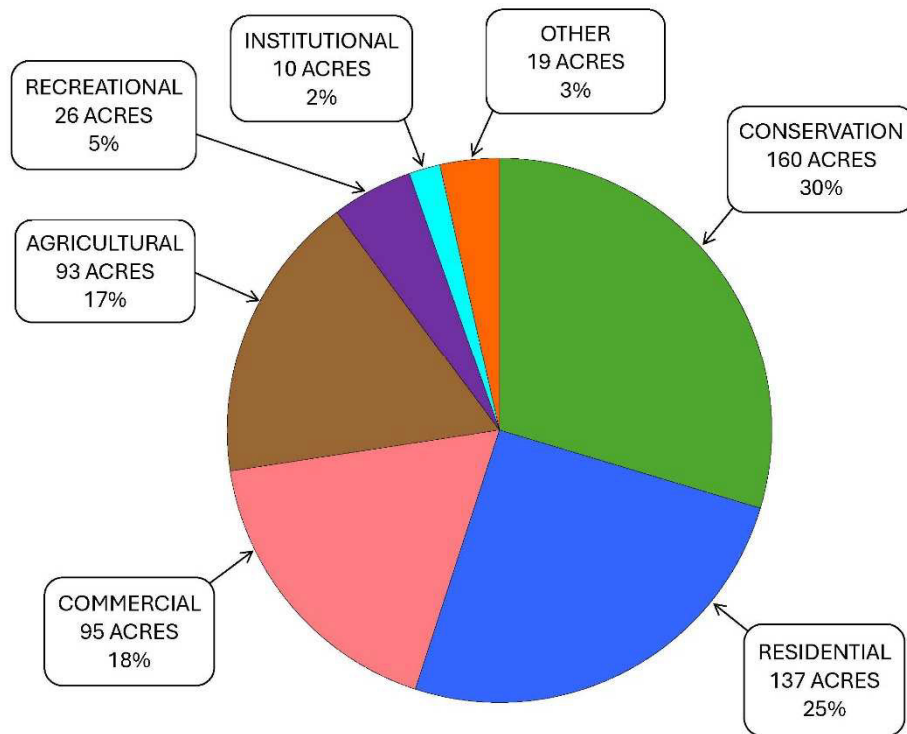
The LDWG's recommendation refined these ideas into these designations:

- Mixed-Use (21.6 acres)
 - Residential: 18.36 acres
 - Commercial: 3.24 acres
- Agricultural (6.2 acres)
- Recreational (3.3 acres)
- Conservation (3.6 acres)

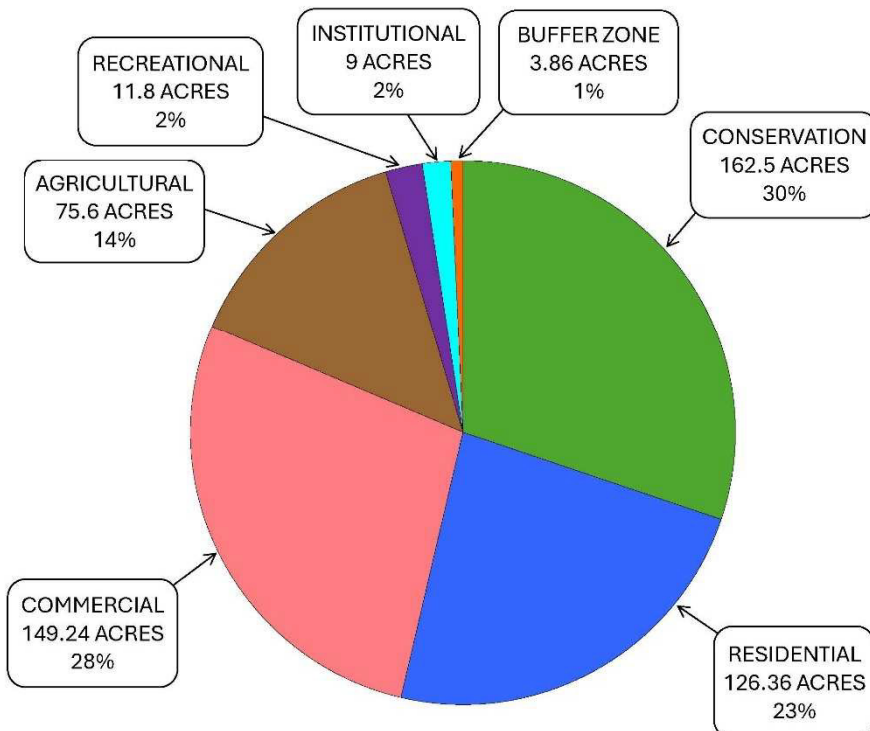
Here's why:

- Residential & Commercial: Combined into a mixed-use designation. This allows for residential development with space for supporting businesses.
- Agriculture: Kept as a dedicated category, acknowledging community interest in small-scale or community garden use. Soil quality testing will determine final viability.
- Recreation: Allocated a small, specific area to ensure local access to green and active spaces.
- Conservation: A buffer zone was included to protect natural features and preserve local ecosystems.

COMPARING COMMUNITY ENGAGEMENT RESULTS WITH LDWG RECOMMENDATIONS



LDWG RECOMMENDATIONS



DISCUSSION

- The land designation process was guided by extensive community engagement and informed by technical, environmental, and feasibility assessments.
- The results of the community consultation and the recommendations put forth by the LDWG are in strong alignment.
- A common theme that emerged was the desire to sell food and crops produced on agricultural lands—not just for local use, but also as a means to support broader food sovereignty and long-term sustainability.
- To make this goal achievable, an increase in commercial land designation was necessary. By allocating additional space for commercial activity, we can create the infrastructure needed to support agricultural production—from processing and packaging to retail and distribution—without compromising the integrity or intended use of farming lands.
- Both the community and the LDWG strongly prioritized residential and conservation.
- Decisions were made with the utmost respect for the original intent of land designations and with a firm commitment to maintaining a balance between agricultural, residential, commercial, and other needs. Any adjustment reflects not only logistical feasibility, but also a clear effort to honor the community's vision.