



Protecting Our Open Lands

Land Stewardship Committee

GO-HOME-BAY LANDING.
GEORGIAN BAY, ONT., CANADA.



Tonight's Agenda

Presenter: Tony Pigott

1. Rules of Meeting
 - Please stay on mute during the presentation
 - Any questions during the presentation please submit via the chat feature to the moderator
2. Recap/update.
3. LSC Draft Agreement Summary



Decision Framework

In considering options to strengthen the Club's protection of our Open Lands while holding true to our defined Community Values in the face of external factors, we sought to **evaluate all potential options against the following criteria:**



Aligning Current & Historical Purpose



Securing Financial Position



Limiting Land Use



Enhancing Developmental & Environmental Protection



Maintaining Land Ownership



Recommendation

✓ Conservation Agreement

The Land Use Committee was asked to research options for strengthening the conservation status of our Open Lands.

It was concluded that a grant of a **conservation easement agreement with a land trust fits with the Club's community values and meets criteria for strengthening land protection.** While other options met some criteria of our decision framework, the conservation easement option strengthened the most criteria.

The terms of a conservation easement are negotiated between the landowner and the conservation body. Easements are tailor-made and can be designed to protect an entire property, or only those features cherished by the landowner. Unless the landowner agrees, **a conservation easement does not provide access to the public.**

Taking advantage of potential **financing grants could significantly enhance the financial position** of the club. We also expect that establishing a conservation easement **would further mitigate against** potentially substantial increases to the **property tax payable in respect of our Open Lands** arising from changes in municipal zoning and/or the provincial MFTIP.



Where are we now?

- 1. Draft Conservation Agreement prepared for Members' review in order to:
 - ❖ See – in detail – what a Conservation Agreement includes.
 - ❖ Consult and receive input from Members on the terms.
- 2. Draft Conservation Agreement with a Backgrounder/Summary will be posted after the AGM for member review.
- 3. Zoom meeting for member comments/input to be set for late May.



Process to date.

- 1. Draft prepared by Doug Grundy using GBLT template Conservation Agreement.
 - ❖ Template modified to reflect comments, questions and concerns raised by Members.
 - ❖ Reviewed restrictions contained in Conservation Agreement with Tadenac Club.
- 2. Initial draft reviewed with legal expert on Conservation Agreements.
- 3. Draft reviewed by members of LSC.
- 4. Reviewed with Bill Lougheed.



Underlying Principles of the Draft.

- 1. “Conservation Intent” – to conserve and maintain the Natural Values and Features of the Open Lands while continuing to provide access to Members and their guests for Permitted Activities.
- 2. Open Lands to remain private property owned by the Club;
 - Available only to Members and their guests.
 - No subdivision or development of the Open Lands.
- 3. Permitted Activities:
 - Activities historically permitted.
 - New activities consistent with the Conservation Intent that are not destructive to the Natural Values and Features of these lands.



Special Provisions.

- 1. GBLT acknowledges lengthy history of Club's land stewardship.
- 2. All aspects of Agreement interpreted in a manner that gives effect to the Conservation Intent.
- 3. GBLT acknowledges the Club can't control access and actively monitor these lands. This acknowledgement qualifies the Club's obligation to ensure compliance with the restrictions.
- 4. If Agreement needs to be assigned, the selected body must share the Club's Conservation Intent.
- 5. Review of Open Lands and restrictions every 25 years.



The Club's Obligations.

- 1. Abide by the development restrictions.
- 2. Establish rules and regulations to govern the activities of Members in accordance with the restrictions.
- 3. Remove any buildings or structures erected on these lands contrary to the restrictions.
- 4. Pay taxes and maintain insurance.



Thank you,
Further inquiries may be directed to
the Land Stewardship Committee:

George Lougheed

Doug Grundy

Patsy Cross

Barbara Zimmerman

James Rusak

Tony Pigott