



LAND SECUREMENT AND DISPOSITION POLICIES



Catfish Creek Conservation Authority

8079 Springwater Road
Aylmer, Ontario N5H 2R4
519-773-9037
Email: admin@catfishcreek.ca
www.catfishcreek.ca

Table of Contents

Contents

Acknowledgements.....	3
Approving Regulation	3
1.0 Introduction	4
1.1 Policy Document Intent	4
2.0 Conservation Authority Land Securement Legislation	5
3.0 Policy Background.....	5
4.0 Regional/ Local Context	8
4.1 Forms of Land Securement	8
4.2 Fee Simple	8
4.3 Conservation Easements.....	8
4.4 Covenants	9
4.5 Leases and Agreements	9
4.6 Summary	9
5.0 Alternatives to Land Securement - Stewardship Agreements.....	9
6.0 Methods of Land Securement.....	10
6.1 The Planning Process	10
6.2 Property Purchase.....	10
6.3 Donations	10
6.4 Partial Takings/ Direct Conveyance	11
6.5 Split Receipt	11
6.6 Life Interest Agreement / Lease Back Arrangements	11
6.7 Trade Lands.....	11
6.8 Exchanges.....	11
6.9 Project Requirements	11
6.10 City/ Municipal/ Town Lands	12
6.11 Land Trusts, Alliances, and Non-Government Organizations	12
7.0 Land Securement Criteria	12
8.0 Land Securement Priorities.....	13
8.1 Land Securement Target Areas.....	13
9.0 Securement Procedure	14

10.0 Program Funding.....	15
10.1 Costs.....	15
10.2 Financing Alternatives.....	15
10.2.1 Municipal Funding.....	15
10.2.2 Provincial Funding.....	15
10.2.3 Land Sale Funding	15
10.2.4 Federal Funding	16
10.2.5 Funding Support.....	16
11.0 Land Disposition Policy	16
12. Summary	17

Acknowledgements

In updating the CCCA's Land Securement and Disposal Policies, guidance was sought from the Land Securement Strategy documents of member municipalities and other Conservation Authorities. In addition, the work of CCCA staff members and Board members is greatly appreciated.

Approving Regulation

Motion #FA 62/2020

RESOLVED THAT the Land Acquisition and Disposal Policies be approved; and further,

THAT staff be directed to follow these policies for the securement of new properties and the disposal of surplus lands.

August 13, 2020

1.0 Introduction

Since 1950, the Catfish Creek Conservation Authority (CCCA) has secured approximately 550 hectares of land including environmentally sensitive lands (wetlands, woodlands), flood susceptible lands and day use park lands for passive recreation and outdoor education. The mandate of the Conservation Authority under Section 20 of the *Conservation Authorities Act* is “to establish and undertake, in the area under which it has jurisdiction, a program designed to further the conservation, restoration development and management of natural resources other than gas, oil, coal and minerals.” Based on this mandate the Catfish Creek Conservation Authority has defined its mission:

“To communicate and deliver resource management services and programs in order to achieve social and ecological harmony for the watershed”

CCCA plans to achieve our mission through the following strategic priorities / goals outlined in our 2019-2023 Strategic Plan¹:

1. Protect life and minimize property damage from flooding and erosion
2. Improve the ecological health of the Catfish Creek watershed
3. Curate an appreciation for nature
4. Ensure our conservation lands are protected and enhanced
5. Operate a sustainable and adaptable organization

The land securement policies further CCCA’s mission by providing the basis and direction for securing interests in land, through purchases, donations, conservation easements and other methods primarily to achieve our primary mandate to protect life and minimize property damage from flooding and erosion, and to ensure conservation lands are protected and enhanced. Secondary priorities for land securement include improving the ecological health of the watershed and curating an appreciation for nature.

Land is eligible for disposal if the land has partial, limited or no provincially significant features. Disposition of provincially significant features is generally prohibited by the policy.

1.1 Policy Document Intent

This policy provides an up-to-date administrative framework under which land securement of key properties by the Conservation Authority can be achieved as well as guidance for the disposal of surplus lands. It sets out specific policies related to securement, appraisal, survey, environmental audit and disposal.

¹ <https://www.catfishcreek.ca/about-us/publications/>

2.0 Conservation Authority Land Securement Legislation

Section 20 (1) of the *Conservation Authorities Act, 1990* outlines the objects of a Conservation Authority which are “to establish and undertake, in the area over which it has jurisdiction, a program designed to further the conservation, restoration, development and management of natural resources other than gas, oil, coal and minerals.”

Section 21 (1) of the Conservation Authorities Act outlines the powers of authorities for the purposes of accomplishing its objects.

Subsection 21 (1) (c) states that an Authority has the power “to acquire by purchase, lease or otherwise and to expropriate any land that it may require, and, subject to subsection (2), to sell, lease or otherwise dispose of land so acquired”.

Subsection 21 (1) (d) gives the Authority the power, “despite subsection (2), to lease for a term of five years or less land acquired by the authority.”

Subsection 21 (1) (e) gives the authority power “to purchase or acquire any personal property that it may require and sell or otherwise deal therewith.”

Section 21 (2) states that “if the Minister has made a grant to an authority under section 39 in respect of land, the authority shall not sell, lease or otherwise dispose of the land under clause (1) (c) without the approval of the Minister.”

Section 21 (3) states that “the Minister may impose terms and conditions on an approval given under subsection (2), including a condition that the authority pay a specified share of the proceeds of the disposition to the Minister.”

Section 31 of the Conservation Authorities Act states that “the Expropriations Act applies where land is expropriated by an authority or where land is injuriously affected by an authority in the exercise of its statutory powers.”

3.0 Policy Background

The CCCA currently owns total of 550 hectares of land (Figure 1). Of these, the majority are in Malahide Township, however lands are found in The Town of Aylmer, Municipality of Central Elgin, and the Municipality of Southwest Oxford. These lands include wetlands, managed woodlots, passive day use parks / lands for passive recreation and outdoor education, campgrounds, and undeveloped natural and environmentally significant areas.

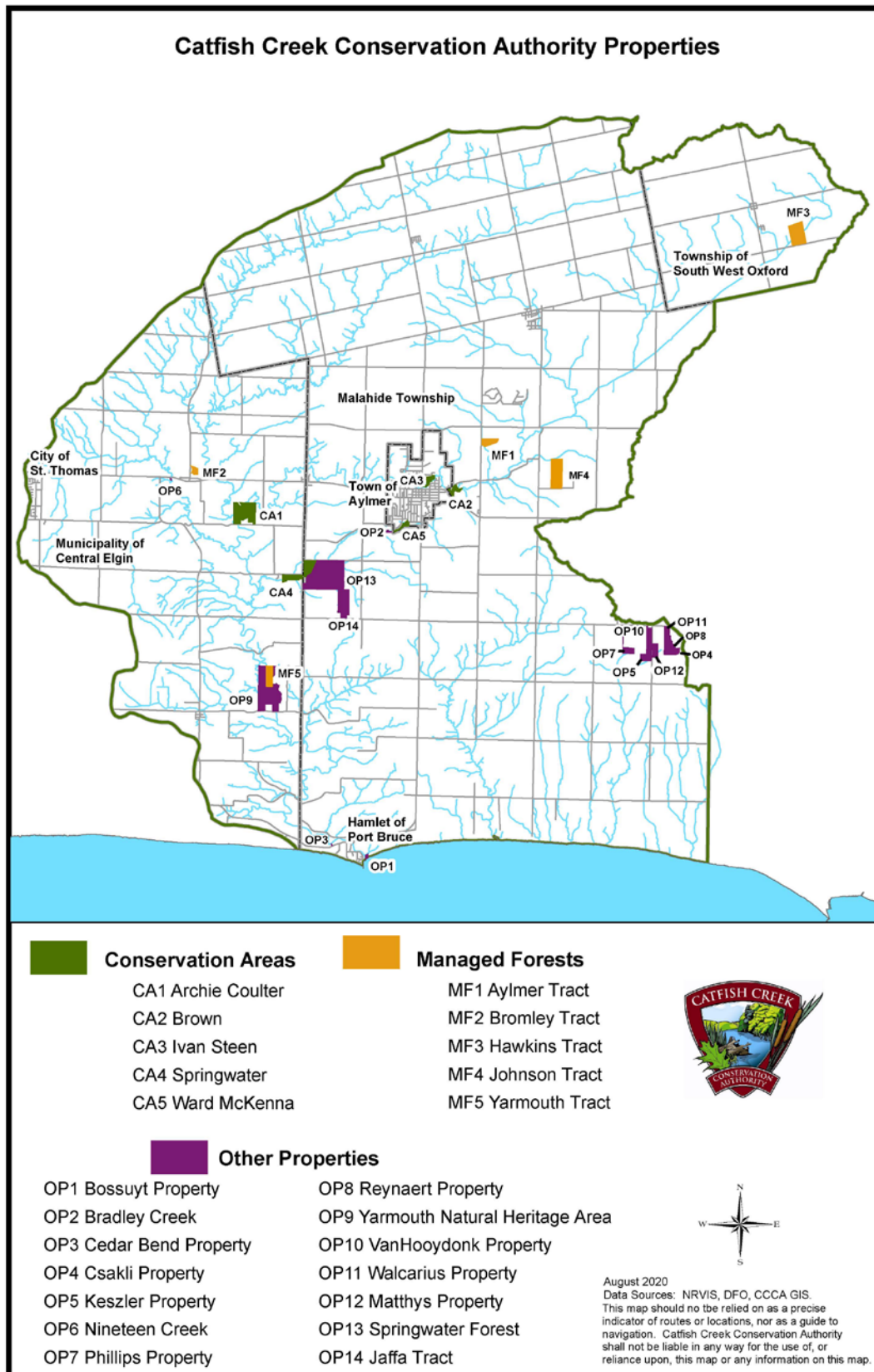


Figure 1 – Location of CCCA Properties

A detailed list of CCCA owned properties is as follows:

TOWNSHIP OF MALAHIDE				
Calton Swamp (Keszler & VanHooydonk) (OP5)	Conc. 4, Pt. Lot 30	Conservation Lands	72.22	1982, 1983
Calton Swamp (Matthys) (OP12)	Conc. 4, Pt. Lot 31	Conservation Lands	25	2005
Calton Swamp (Walcarius OP12 & Reynaert OP8 & Csakli – OP4)	Conc. 4, Pt. Lots 32 & 33	Conservation Lands	82.13	1993, 1985 1984
Calton Swamp (Phillips) (OP7)	Conc. 4, N. Pt. Lots 28 & 29	Conservation Lands	22.46	1990
Springwater Forest (OP13)	Conc. 5, N. Pt. Lots 1 to 4	Conservation Lands	302.63	1964
Springwater Day-Use Area, Beach & Schoolhouse (CA4)	Conc. 5, N. Pt. Lots 1 to 4	Conservation Area	42.25	1964
Jaffa Tract (OP14)	Conc. 5, S. Pt. Lot 4	Conservation Lands	93	1964
Aylmer Tract (MF1)	Conc. N. Gore, W. Pt Lots 16 & 17	Managed Forest	36	1954
Johnson Tract (MF5)	Conc. 7, N. Pt. Lot 22	Managed Forest	100	1961
Brown Conservation Area (CA2)	Conc. 7, Pt. Lots 13 & 14	Conservation Area	20.45	1976
East Bluff (Bossuyt Property) (OP1)	Conc. 1, S. Part Lot 6	Conservation Lands	3.56	1988
Cedar Bend (OP3)	Conc. 1, Pt. Lot 3	Conservation Lands	0.85	1991
Bradley Creek (OP2)	Conc. 6, STR. Pt. Lot 8	Conservation Lands	3.12	1993
MUNICIPALITY OF CENTRAL ELGIN				
Springwater Administration Building and West Campground (CA4)	Conc. 6, N. Pt. Lot 28	Conservation Area	23.5 10.13	1964 1993
Nineteen Creek Property (OP6)	Conc. 8, N. Pt. Lot 19	Conservation Lands	1.14	1980
Archie Coulter Conservation Area (CA1)	Conc. 8, S. Pt. Lots 24 & 25	Conservation Area	131.8	1977
Yarmouth Tract (MF5)	Conc. 4, N.E. 1/4 Lot 26	Managed Forest	50	1964
Yarmouth Natural Heritage Area (OP9)	Conc. 4, Pt. Lot 27	Conservation Lands	204.48 45.55	1999 2014
Bromley Tract (MF2)	Hwy. 74 E/S Conc. 9. Pt. Lot 21	Managed Forest	13.71	1991
TOWN OF AYLMER				
Ivan Steen Conservation Area (CA3)	00000 Murray E/S	Conservation Area	17.6 1.6	1975 2003
Ward McKenna Conservation Area (CA5)	Conc. STRE, Pt. Lot 82	Conservation Area	15.71 3.28	1973 1998
TOWNSHIP OF SOUTH-WEST OXFORD				
Hawkins Tract (MF3)	Conc. 11, S. Pt. Lot 19	Managed Forest	97.58	1962
		Total CCCA Area:	1419.75 Acres	574.6 Hectares

There are many reasons for a long term land securement position/plan, however two of these are:

1. A well-defined land securement and disposal plan with Board of Directors approval will put CCCA in a better position to obtain government, agency and private funding when such is made available.
2. A well-defined land securement and disposal plan provides a positive leadership position for Catfish Creek Conservation Authority and the CCCA Board of Directors relative to meeting strategic priorities such as improving the ecological health of the Catfish Creek watershed.

4.0 Regional/ Local Context

Catfish Creek Conservation Authority is located in eastern Elgin County and situated in the heart of the Deciduous Forest Region and the Norfolk Sand Plain physiographic region. Other significant public recreation lands in the region include Port Stanley beach (25 km to the South West), Port Bruce Provincial Park (15 km to the south), Long Point Provincial Park (60 km to the southeast), Dalewood Conservation Area (15km to the northwest) and Lake Whittaker Conservation Area (25km to the north).

Lying within a region devoted largely to agriculture land use, the CCCA watershed, with its vast maple-beach-oak upland forest, is a valuable remnant of a landscape settlers observed when they first arrived in the area in the 1800's.

4.1 Forms of Land Securement

Under this project there are two primary ways of protecting environmentally sensitive and significant lands; holding title (fee simple) or holding rights on the land (easements, covenants, lease agreements). The following provides a brief overview of these securement tools.

4.2 Fee Simple

This method is the purchase or donation of the total interest in a property and is the most effective way for the protection of green space.

4.3 Conservation Easements

Easements are the acquisition of specific or limited rights of use from an owner. Easements can provide for the protection of a resource, trail construction, and construction and maintenance of rehabilitation works.

In 1994 the provincial government passed Bill 175 amending the Statutes of Ontario including the *Conservation Land Act*. This amendment allows landowners to grant easements or enter into covenants for the protection and conservation of land. The owners may grant easements or enter into covenants with “conservation bodies” (such as the Crown, conservation authorities, municipal councils, bands, or registered charities) which may be registered on title and a binding on future purchasers.

4.4 Covenants

Traditionally, covenants have been used to restrict an owner from undertaking specific activities on all or a portion of his or her property. Typically, these covenants would restrict the destruction of a resource, filling, or the building of structures.

4.5 Leases and Agreements

Leases and agreements, depending on their terms, can range from more than a right to occupy to almost an equivalent of fee simple interest. The benefits and costs associated with the interests obtained varies accordingly.

4.6 Summary

There are benefits and limitations associated with each method of securement. A case by case assessment will be undertaken to determine the quality and significance of the resources or function of each property. Based on the individual property assessment and resources available, the Conservation Authority would determine the most appropriate type of securement to ensure the protection of the features and functions of the land.

5.0 Alternatives to Land Securement - Stewardship Agreements

Where the securement of a parcel of land or an interest in land is unable to be negotiated between the Conservation Authority and an individual property owner(s), staff may work with interested landowners to foster land stewardship as an alternative approach to natural heritage protection. This could be achieved through a Stewardship Agreement with the landowner. Currently there are zero (0) agreements in place in the watershed.

A Stewardship Agreement does not confer any rights to the Conservation Authority. In this instance, the owner would agree to protect the significant lands within their property or undertake rehabilitation initiatives (i.e. tree planting, livestock fencing). This usually involves consultation and technical assistance from the Conservation Authority. The agreement usually includes a request of the owner to contact the Conservation Authority prior to a change of use or proposed sale of the property in an attempt to continue protecting a specific resource. This method has been used to some extent over a long period of time to cultivate relationships with landowners and protect lands

that are under pressure. While this does not confer any rights to the Conservation Authority, it is an important tool for resource protection.

6.0 Methods of Land Securement

The following outlines various methods which could be employed in the securement of environmentally sensitive or significant lands.

6.1 The Planning Process

As part of the Conservation Authority's involvement in the Plan Review process under the *Planning Act*, (i.e., Official Plan Amendments, Draft Plans of Subdivision, re-zoning and land severance applications) environmentally significant areas may be identified through supporting studies and where appropriate designated open space, environmental protection or other designation that would restrict future development.

The opportunity to acquire some of these lands may arise from time to time, and Conservation Authority staff will review these opportunities when they present themselves.

6.2 Property Purchase

A purchase of full title and rights to a property is a typical method of land securement with a willing buyer and a willing seller.

6.3 Donations

The Conservation Authority encourages donations of land or property rights. These gifts, at appraised value, may qualify as charitable donations under the federal *Income Tax Act* through the Ecological Gifts Program². The Conservation Authority, in pursuing donations of land or property rights, will work with municipalities, environmental and other organizations, and the CCCA Board of Directors in order to secure environmentally significant/ sensitive lands.

The 1995 federal budget provided for amendments to the *Income Tax Act* to increase the 20% limitation in respect of charitable donations to 100% for donation made after February 27, 1995, to Canadian Municipalities and registered charities designated by the Minister of the Environment, of land certified by the Minister to be important to the preservation of Canada's environmental heritage. The CCCA has been designated by the Minister of the Environment and Climate Change (MOECC) to accept these donations.

² <https://www.canada.ca/en/environment-climate-change/services/environmental-funding/ecological-gifts-program.html>

6.4 Partial Takings/ Direct Conveyance

This is an acquisition of part of a property in either a fee simple purchase or donation scenario. For example, if a landowner has a residence he/she may be willing to dispose of the majority of the property while retaining the residence and amenity area.

6.5 Split Receipt

This can be either a donation of land or easement with cash consideration back to the donor or a purchase of land with a donation of land value in cash back to the purchaser. Once the land value is determined by a qualified appraiser the percentage of the fair market value of the land to be donated versus accepted in cash will be negotiated.

6.6 Life Interest Agreement / Lease Back Arrangements

When the vendor/donor wishes to retain an interest in the property he/she can enter into either a life interest agreement or lease back arrangement. The value of the retained interest would be determined by a qualified appraiser. The agreement would specify a set term or would continue as long as the vendor resides on the subject property.

6.7 Trade Lands

Trade lands are similar to donations where a landowner wishes to donate their property to the Conservation Authority or to bequeath the property to the Conservation Authority. However, in these instances the property does not contain any significant environmental features. Where the Conservation Authority accepts these donations these properties would be sold with the proceeds being directed into and securement or other program areas as directed by the donor. Lands disposed of by the Conservation Authority will follow the procedures outlined in Section 11.0.

6.8 Exchanges

Landowners who own property within a valley system, floodplain or provincially significant areas may exchange their parcels for land owned by the Conservation Authority. These arrangements may bring funds to the Conservation Authority that can be used to acquire additional conservation lands. While these transactions traditionally consist of the exchange of fee simple interests, they can consist of any combination of property interests. Note that land exchanges are not necessarily hectare for hectare, any exchange would be based on appraised value as valley lands may not be valued the same as table lands.

6.9 Project Requirements

When lands become part of an approved project, they may be purchased outright or a

limited interest obtained directly from the owner at market value. Where the project is mutually beneficial, i.e., erosion work on all or part of which is on private land, landowners may be required to deed property rights to the Conservation Authority for a nominal amount to facilitate access for future maintenance.

6.10 City/ Municipal/ Town Lands

The Conservation Authority may enter into a management agreement or memorandum of understanding where one partner manages the lands on behalf of the other (e.g. Aylmer Woodlot) for lands within the CCCA jurisdiction.

6.11 Land Trusts, Alliances, and Non-Government Organizations

A number of Land Trusts, Alliances, and Non-Government Organizations have been formed to secure natural heritage lands (i.e., Thames Talbot Land Trust, Ontario Land Trust Alliance, Ontario Heritage Foundation) and to protect significant ecological features. It is important to work with these organizations to avoid duplication of effort and to ensure ecologically significant lands are provided with the maximum sustainable protection. Specific properties or groups of properties may be more appropriately held by one of these organizations. Staff may develop and expand on partnerships with these and other organizations involved in holding title.

7.0 Land Securement Criteria

The CCCA has mapped many environmental components of the watershed. This includes provincially significant wetlands, environmentally significant areas, areas of scientific and natural interest, areas with species at risk present, regionally significant areas, natural heritage systems, headwater areas, groundwater recharge areas and forest lands suitable for restoration as well as watercourses and shoreline features. Based on these mapped features, potential securement areas can be identified. These have been divided into two categories.

Category 1 – Priority Lands (Flood, Erosion, CLTIP)

Priority lands which contain features which would be eligible for the Ministry of Natural Resources and Forestry (MNRF) Conservation Land Tax Incentive Program (CLTIP). For lands where full title to a property is acquired, this program will allow Conservation Authority owned properties to significantly reduce or eliminate the tax burden associated with the long term management costs associated with the property. Lands suitable for restoration supporting flood and erosion improvements will also be considered a priority for land securement. Possible target areas include the restoration of wetland areas and of the reforestation of marginal agricultural lands. This will ultimately help maintain the overall percent of both forest and wetland cover in the Catfish Creek watershed. Wetlands and forests have been identified as being the two most valuable natural capital land cover types. Any attempt to increase the presence of either wetlands or

forests will assist in improving the overall function of the watershed through improved water regulation and filtration.

Category 2 – Secondary Lands (Ecology, Education)

Lands which fall into the secondary priority areas for acquisition include other ecological, educational and strategic lands that meet the federal Ecological Gift Program requirements. Typically, these lands would require greater long term funding or funding from other partners to address the higher maintenance costs associated with land ownership to elevate specific projects to a securement priority. Other tax incentive programs such as the Managed Forest Tax Incentive Program may also be considered if the Conservation Land Tax Incentive Program or the Ecological Gifts Program criteria cannot be met. Once identified and evaluated, these potential securement opportunities would be discussed with various funding sources in attempt to find the resources to acquire full or partial rights to lands which provide an ecological benefit for the protection of watershed. Not all of the watershed/ecological features have been identified and mapped at this time. As technical studies and updates to Conservation Areas management plans, additional significant watershed / ecological features will be identified. These features, once identified, will be considered as part of future land securement priorities. Acquisition of land for the purpose of drinking water source protection is the responsibility of the city/ town/ municipalities. However, if the CCCA is requested by a member municipality to assist in land acquisition for the purpose of drinking water source protection the request would be evaluated against the criteria set out in this report.

8.0 Land Securement Priorities

Governments at various levels have recognized the importance of protecting environmentally significant areas. The Official Plans for the Counties of Elgin and Oxford have all recognized the important role the environment plays in the quality of life within the watershed and have adopted various policies that identify and protect the natural heritage/environmentally sensitive lands/open space system. The following sections outline the CCCA's historic land acquisition priorities and the target areas for this project.

8.1 Land Securement Target Areas

Of the properties currently owned by the CCCA, several have Master or Management Plans which have identified properties adjacent to these existing lands that would be suitable for acquisition and/or target acquisition areas. The lands identified for acquisition within the Master or Management Plans meet both Category 1 and Category 2 securement priority lands and includes the following:

1. Springwater Forest/ Conservation Area: acquisition of any lands adjacent to current CCCA holdings that would further protect and create connectivity to the Springwater Forest/ Reservoir.

2. Archie Coulter Conservation Area: acquisition of lands adjacent to current CCCA holdings that would further protect and create connectivity to the ACCA.
3. Yarmouth Natural Heritage Area: acquisition of any lands adjacent to current CCCA holdings that would further protect and create connectivity to the YNHA.
4. Aylmer Tract: acquisition of any lands adjacent to current CCCA holdings that would further protect and create connectivity to the Aylmer Tract.
5. Johnson Tract: acquisition of any lands adjacent to current CCCA holdings that would further protect and create connectivity to the Johnson Tract

Initially, the Springwater Forest and the YNHA will be the focus of this land securement project.

9.0 Securement Procedure

Given the vast area of provincially significant features across the watershed, it is doubtful that securing all of ecologically significant lands by public agencies or land trusts is possible. With existing funding levels, only the most suitable lands which may be available in any given year will be considered by the CCCA for securement. Properties will be pursued for securement upon review and recommendation by the General Manager/Secretary Treasurer and approval of the Board of Directors. This will involve identifying the funding source or program to secure the property (i.e., purchase, easement, donation). Once the funding is determined, the General Manager/Secretary Treasurer will proceed to secure the property using the following steps:

- a) Report on property to the Full Authority and obtain approval to carry out an appraisal and obtain an option to purchase
- b) Secure option or purchase agreement, conditional upon MNRF and CCCA approval. When all approvals are received, CCCA must file for a “certificate of approval for land acquisition” form
- c) Secure approval of Full Authority to exercise option or purchase agreement
- d) Commission a survey as necessary
- e) Send details to CCCA land lawyer with instructions to carry out title search and commence closing
- f) Upon receipt of deed and certificate of title, forward copy of same to MNRF district office for land assembly purposes.

When assessing the suitability of land for securement, consideration will be given to the cost of taxes and long-term maintenance of the property. Where it is desirable to have a municipality help manage a property, arrangements would be made in advance with the respective municipality to have an agreement in principle to include the land under a management agreement.

10.0 Program Funding

The following sections outline the costs associated with a new acquisition and the projected costs:

10.1 Costs

As the CCCA has limited activity in land securement, there is not a specific land securement budget. The costs associated with the land securement program include; land costs, legal, appraisal, survey, environmental audits, demolition and property clean up, G.S.T., land transfer tax, interest charges, fencing, administration, and other related costs.

10.2 Financing Alternatives

The following outlines a variety of potential funding sources for land securement and include:

10.2.1 Municipal Funding

The conservation of lands benefits all cities, towns and municipalities within the jurisdiction of the Conservation Authority by maintaining their ability to accommodate the natural functions of the ecosystem and providing open space for the enjoyment, health and wellbeing of all residents. The conservation of ecologically significant features including the securement of lands that help improve the quantity and quality of water is of benefit to the people of the entire region and will continue to contribute positively to the quality of life for future generations. Where appropriate, as land securement opportunities present themselves, each upper and lower tier municipality would be consulted to determine if there is any funding available to support the securement initiative.

10.2.2 Provincial Funding

The Province should be contacted to determine if grant opportunities are available based on the importance of, and need for, the protection of lands which meet the CCCAs primary mandate (flood) and secondary priorities (watershed health).

10.2.3 Land Sale Funding

Where revenues are realized through the sale of any surplus lands, and where the Conservation Authority receives the necessary approvals to allocate funds to acquisition, these monies will be either:

1. Applied to properties identified as suitable for acquisition.

2. In the case of trade lands, properties that do not contain environmental features would typically be sold with the proceeds being directed to the land securement program.
3. Support mandated programs as directed by the Minister as per S. 21(2) and (3) of the *Conservation Authorities Act 1990*³.

10.2.4 Federal Funding

The Federal government has an Ecological Gifts Program which provides for example tax benefits to landowners wishing to donate ecologically-sensitive land to charities or the government. Various grants may be available from time to time.

10.2.5 Funding Support

In addition to municipal, provincial and federal, other potential funding agencies include the Nature Conservancy of Canada, the Thames Talbot Land Trust, Ontario Nature (formerly the Federation of Ontario Naturalists), Ontario Heritage Foundation, our municipal partners and the MNRF and MOECC.

11.0 Land Disposition Policy

Disposition of Conservation Authority lands includes selling, leasing, exchanging, or granting of an easement.

Through the continuous update process of our master plans for existing land holdings (where funding permits), lands may be identified as surplus due to partial, limited or no provincially significant ecological features.

The Authority does not normally endorse selling off conservation lands however in the event that lands are recommended for disposition, the following requirements would apply:

- That all surplus lands be offered “as is”.
- That a staff report be prepared detailing the technical aspects of the disposition, the environmental significance of the lands, potential impacts of the disposition and any mitigation/offset requirements associated with the lands and remaining Conservation Authority land holdings.
- Where lands have been acquired through a donation or bequest of lands and the owner has given permission for the Conservation Authority to use or dispose of the lands as the Conservation Authority desires, the staff report as outlined above may not be required. Where lands are donated to the Conservation

³ <https://www.ontario.ca/laws/statute/90c27#BK28>

Authority, the family who donated the property will be given first right of refusal or requested to consent to sell unless otherwise stated in the terms of the donation or bequest.

- Disposal, leasing of lands and the sale of surplus lands will (if required) be in accordance with the Ministry of Natural Resources Policies and Procedures and Section 21 (2) of the Conservation Authorities Act, 1990 as amended.
- Disposition of Lands by the Conservation Authority will be consistent with municipal by-laws and policies (e.g. Aylmer Tree Management Policy – May 2013).
- Properties will be appraised at market value by an AACI (Accredited Appraiser Canadian Institute) qualified appraiser.
- The Authority will not transfer title to all or part of any property without first obtaining all required approvals from the Board of Directors and the Ministry of Natural Resources and Forestry (if required).

12. Summary

As part of CCCA's Strategic Plan, our corporate objectives are to protect people and property from flood and erosion, improve the health of the watershed, and curate an appreciation for nature. One of the key strategic actions is to acquire ecologically significant lands. A strategy for acquiring properties and encouraging private landowners to leave ecological legacies will contribute to this long term goal. The Authority does not normally endorse selling off conservation lands however the Board of Directors must approve disposal of any Authority owned lands.