

Sept 2 2024 V14

### **Perpetual Conservation of the SUMMIT**

- This past year, there has been intense effort by the ASJL Board and Executive, a committee of people from LSJ, SPDL (Société des Propriétaires du Domaine Lakefield) and Conservation Lakefield to stop the development of the SUMMIT just north of LSJ.
- The SUMMIT is just north-east of the Upper Lookout and at a similar elevation. The SUMMIT is just behind and overlooking cottages on the Entrance 3 road. The Summit area is adjacent to the LSJ Private Nature Reserve.
- The topography of this land is treed hilltop with steep treed slopes, surrounded by forest, marshes and wetlands.
- In May 2024, we were successful in gaining agreement from the determined developer that he would accept purchase of the land by Conservation Lakefield and not proceed with development.
- Our goal is to purchase the 15 proposed SUMMIT lots<sup>1</sup> for perpetual conservation.
- The goal is to raise donations by Dec 2024 (including pledges). As in previous Conservation Lakefield land preservation phases, we hope to benefit from matching government grants that can be applied for in early in 2025, once sufficient donations have been received or pledged. The developer must be paid in full by Dec 2025.

### **WHY IS THIS IMPORTANT TO LSJ RESIDENTS?**

#### **If we do not raise enough funding by Dec. 2025:**

- A road and houses will be built on the crest of the SUMMIT.
- A row of houses will be visible from LSJ, forever changing the landscape. These are small lots<sup>2</sup> so these houses will be crowded-along the crest of the SUMMIT and lead to significant deforestation.
- These are desirable lots that will be easy to sell. Many of these new cottages would have a view of LSJ and the lowlands towards Montreal, similar to the Upper Lookout. Nine of the lots had already been reserved with deposits.
- These houses will result in light pollution and noise for LSJ residents. It will change the scenic view from LSJ which has always been of a pristine, naturally forested hill.
- A new, wide, half km road will be built along the crest of the SUMMIT. It would have to meet the new minimum municipal width standard of at least 20 meters.

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<sup>1</sup> *The deal also includes purchase the "U" shaped lot where the stream runs from Kenny Lake to LSJ. Total 16 lots.*

<sup>2</sup> *This SUMMIT development only required lots to be 6,000 sq m, a minimum which was grandfathered by the previous owner CADUS. New lots in other areas of Gore must be a minimum of 8,000 to 10,000 sq m.*

- Building the road would require a lot of blasting and tree clearing. The proposed road would substantially reduce the tree coverage on the SUMMIT raising concerns that this might compromise the other trees on the crest of the SUMMIT.

-Each lot could clear up to 40% of their trees in addition to the trees cleared for the road, further deteriorating our view and integrity of the hill crest. Since the hill crest area is quite small, the majority of the trees would be removed on the hill crest for the houses and road. The houses on the south will want the view to LSJ and towards Montreal that can only be seen when the foliage is down. The houses on the north of the SUMMIT hill crest, will want the view of the beaver pond. This means that further trees will be removed on the slopes down from the hill crest. This will significantly reduce the tree canopy on the SUMMIT.

- This deforestation will pose a risk from future violent windstorms as a result of Climate Change. We have already experienced the serious effects of the severe Derecho and other recent violent storms.

-We have experienced unprecedented, sustained rainfalls producing over 80mm of rain within a few hours, made worse by Climate Change. This intense rainfall down this steep road/slope will accelerate the erosion of organic material and road sediment with dire consequences for the watershed below including the stream that flows into LSJ. The addition of additional nutrients, from organic material, into our lake can increase the proliferation of aquatic plants and phytoplankton, thus speeding eutrophication (the process by which a lake ages and dies).

- As well, there are serious concerns that the road and houses along the SUMMIT crest will affect LSJ water quality due to the natural drainage<sup>3</sup> into the stream that flows into LSJ.

- The forested mountains and pristine lakes are what make the Laurentians so wonderful. The SUMMIT development would be affecting both for LSJ.

- During the construction phase, there would be a lot of noise.

- By purchasing the SUMMIT development area, we preserve 19,5 Ha (48 acres) of land.

- We protect the stream which flows from the end of the beaver pond/marsh just south of Kenny Lake to LSJ. This stream travels through the lower portion of these lots.

- We protect wetlands, which are fragile ecosystems that are very important to preserve.

- We protect the scenic hilltop view from LSJ.

- One of the many things that was distressing to the ALSJ Board and Executive as well as Conservation Lakefield was that marshes and wetlands were integral and in some cases, a significant portion, of these 15 small lots. Even the beaver pond/marsh and beaver dam through which the stream that flows from Kenny Lake to LSJ was part of this development.

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<sup>3</sup> *There is a significant slope from the crest of the SUMMIT, along which the road and its drainage ditch will be built, to the stream to LSJ. The LSJ stream is perpendicular to and downhill from this new proposed road. As well, there will be significant drainage down the steep slope from the proposed cottages on the Kenny lake side of the SUMMIT into the beaver pond/marsh that feeds in this same stream to LSJ.*

- By preserving these lands, we protect valuable wildlife habitat<sup>4</sup>
- Another benefit of preserving this land means trail access to the SUMMIT for hiking, snowshoeing and cross-country skiing<sup>5</sup>. From LSJ, this is very scenic through the deciduous forest by the stream with the good climb and view from the SUMMIT. SPDL has agreed to LSJ Pedestrian access to any trails in the purchased SUMMIT land.

### **The three phases of Conservation Lakefield's land acquisitions for perpetual nature preservation:**

- Conservation Lakefield (CL) has already preserved 152 hectares (375 acres) of land into perpetual conservation in two previous phases. These phases are described on CL's website. <https://conservationlakefield.ca/> A total of \$703,617 in private donations was raised in these two phases, with more than this amount in matching funds from various government programs.
- There is a video which showcases the beauty of this preserved land <https://www.youtube.com/watch?v=KijggUDMSq4>
- Protecting the Summit will be Phase Three of CL's fund raising.
- The SUMMIT Fundraising Goal is \$640K (\$500K Market Value of the land + taxes (50% reimbursed) + 15% stewardship + assessor's fees + notary + other expenses).
- Conservation Lakefield is planning to receive 50-75% in grants.

The goal of 30% of Canadian land in conservation by 2030 set by various levels of government has helped Conservation Lakefield's success in receiving grants.

- Both LSJ and Lakefield Estates are fundraising to protect the SUMMIT.
- We are very lucky to have the leadership and experience of the Conservation Lakefield team.
- Please give generously.

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<sup>4</sup> *This habitat has already been seriously impacted by the rapid creation of more than 170 lots since 2018 by the same determined developer who was planning to develop the SUMMIT as his final phase of development in Lakefield Estates just north of LSJ. Over 120 lots have been sold since 2020 in this rapid development.*

<sup>5</sup> *Becoming a Conservation Lakefield member does not give a LSJ resident access to SPDL lakes and roads. (SPDL is the property owners' association of Domaine Lakefield; they own the roads and accesses to their lakes.)*

## **DONATING:**

- Anyone who donates \$2000 is eligible for a Lifetime Membership to Conservation Lakefield. There are currently 85 Lifetime Members of Conservation Lakefield. Members can vote at the Conservation Lakefield AGM, be elected to serve on the Board and receive communications from Conservation Lakefield, such as invitations to ecological activities with a biologist.
- Any donation is eligible for a tax receipt.
- Donation of securities is available for a further tax saving.
- All LSJ residents benefit from stopping this SUMMIT development and preserving this land in perpetuity. If we all contribute, the funds to be raised can be achieved.
- We benefit because the residents of Lakefield Estates are working together with us and will be donating as well. We are also benefitting from Government grants to protect land.
- If you donate by Interac or Cheque, use the LSJ SUMMIT Donation form so we can track our LSJ contributions.
- If you donate by Canada Helps <https://www.canadahelps.org/en/dn/45994>. Please write "On behalf of LSJ" under Address Line 2 (optional). This is not the preferred method as 4% goes to Canada Helps.

## ***Completing the Mission that LSJ residents began in 1967:***

- In 1967, the residents of LSJ came together and bought land surrounding LSJ to reduce further development. They founded SIJOLM for this purpose. SIJOLM did dramatically reduce development on LSJ. Everyone from LSJ has benefitted from their protection of land which recently became the LSJ Private Nature Reserve, which we will benefit from in perpetuity.

Now, it is our turn to contribute and increase the protected land around LSJ.

The overall fundraising goal is \$640,000. While we are seeking much of this funding from federal and provincial agencies, private donations are essential to unlock this government support. Lakefield Estate homeowners are also committed to protecting this land. It is important to give before Dec 2024 so we can leverage government grants that must be applied for in early 2025.

Join your neighbors and make a donation or pledge to Conservation Lakefield. We are trying to achieve 100% participation from LSJ as this affects everyone.

Every contribution counts, and tax receipts will be issued.

Together, we can save this precious land for future generations.

Thank you for taking the time to learn about this important initiative.

THANK YOU EVERYONE WHO HAS ALREADY DONATED

THANK YOU EVERYONE WHO PLANS TO DONATE.