

A VISION FOR THE TALISMAN LANDS

BEAVER VALLEY, ONTARIO



ESCARPMENT
CORRIDOR ALLIANCE

PUBLICCITY

PREAMBLE

This Vision for the Talisman Lands has been developed to present the residents, policy makers, councilors, and other stakeholders of the Beaver Valley with a forward-thinking alternative for development that balances recreational, ecological, economic, and agricultural opportunities within the region.

The Escarpment Corridor Alliance fully acknowledge that it is not common for such an exercise to be commissioned on land that is neither public nor within our control. At the same time, while commissioned by the ECA and our collaborators at Protecting Talisman Lands Association, we view this more as a community initiative spurred by the many Beaver Valley stakeholders who bring so much passion to and for this area. With this investment, born of the spirit and passion within our community, we hope to spark further exploration of what could be possible on these lands ... and beyond. As such, our intent is to be both constructive and collaborative. It is our privilege to work alongside our hard-working elected officials and staff, with our community members, and with the landowners themselves.

While some may believe that our ideas and ‘positions’ may be quite divergent, it is our strong belief that there is actually much more that aligns our current thinking. Balancing environmental, economic and social priorities is never easy. However, with genuine effort, good will and an openness to embrace new solutions, we believe that the concepts put forward in this document can serve as a strong working model and guiding vision for the future of the Beaver Valley and the Talisman Lands.

And one last, but crucial, comment. As we work to achieve constructive dialogue to an issue that has been at the forefront of the Beaver Valley for several decades now, we would like all stakeholders to know that, as an organization, we are prepared to move beyond dialogue and, should it be possible, find ways to make the investments necessary to preserve these remarkable lands for all to enjoy for generations to come.

We thank you for your time and consideration of the report that follows and look forward to working with all stakeholders.

Respectfully,
Stephen Griggs, Chair
Bruce Harbinson, President
Jarvis Strong, Executive Director



Existing Talisman Lands

A COMMON VISION

Since the closure of the Talisman Ski Resort in 2011, there has been an absence of a cohesive and publicly endorsed vision for the Talisman Lands. This has created confusion and caused debate for residents, landowners, policy makers, and public representatives. Many dream of the return of the Talisman Resort of the 1960's and 1970's, but a ski-based resort is not realistic given the changing climate and prohibitive cost.

In late 2023, the Escarpment Corridor Alliance (ECA) retained Public City Architecture to develop a Vision for the Talisman Lands. The Vision is intended to guide the development of this significant area of the Beaver Valley which has recognized historical, cultural, economic, and environmental value to the community and the Niagara Escarpment.

OPTIMISTIC AND PRACTICAL

The *Vision for the Talisman Lands* has been developed to present the residents, policy makers, councillors, and other stakeholders of the Beaver Valley with an optimistic and practical vision for development that includes recreational, ecological, economic, and agricultural opportunities.

ECA's goal is to offer a forward-thinking and inclusive approach to development of the Talisman Lands that preserves its environmental integrity and historical significance while ensuring that the area's economic potential is realized. Future development of these lands must be sustainable, respectful of the land's unique attributes, and be beneficial to the broader community and ecosystem.

The intent of this work is to provide a guiding vision for future use of these much-loved lands, that can be implemented in the near term.

LAND BASED

The Vision is land based, rather than ownership based. While there are multiple owners of the land, all with different visions, this plan assumes that there are no ownership boundaries. That said, the Vision could be implemented by the current owners of the land with some level of cooperation between them, or by new owners of all or parts of the Talisman Lands.

The Vision presents a development strategy for the Talisman Lands that finds common ground for these values and reflects what development could occur if all current Niagara Escarpment Plan, zoning and environmental rules are respected and followed rigorously.

PUBLIC CONSULTATION

ECA and its partners prioritized the importance of ensuring that the *Vision for the Talisman Lands* is supported by the community through widespread engagement.

A large community engagement session was convened at the Flesherton KinPlex on December 10, 2023 with multiple stakeholders invited to determine a consensus vision. The owners of the Lands were invited and at least one group attended.

The Land-First Planning approach was presented through a sequence of maps that overlaid the ecological and infrastructural analysis and then added regulatory and jurisdictional constraints. With this information, the stakeholder participants discussed their prioritization of ideas as to how the Talisman Lands could be developed holistically. ECA and its partners used the results of the community engagement session to inform a methodology and set of key principles for the *Vision for the Talisman Lands*.

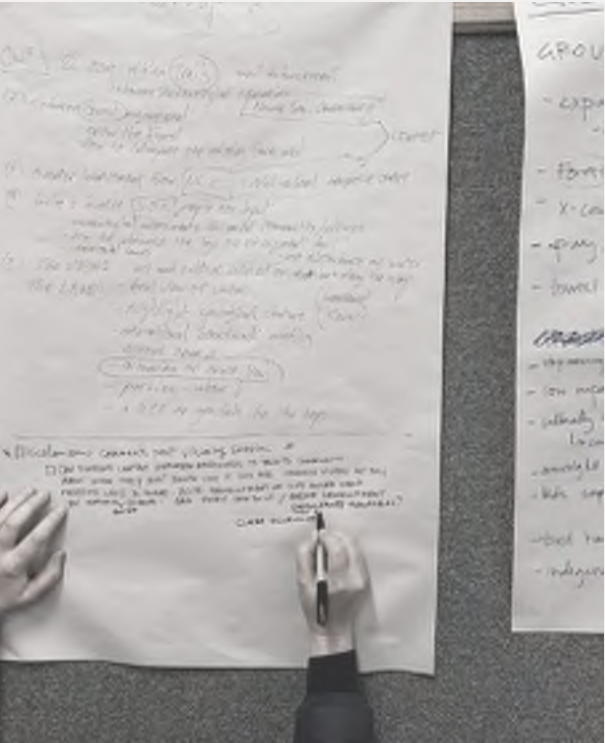


Community Engagement Session at the Flesherton KinPlex, December 10, 2023

KEY PRINCIPLES

A Vision for the Talisman Lands is predicated on these key principles:

- 1. Science-First and Holistic Planning:** Use a science-first approach based on publicly available data, considering the natural capacity of the lands, their relationship to the surrounding communities, and their significance to the agricultural community, indigenous history, and archaeology
- 2. Integration into Larger Corridors:** Create or recreate natural corridors of forests, wetlands, meadows, and watersheds.
- 3. Conservation and Biodiversity:** Conserve the area's rich biodiversity and prioritize the ecological value of the land over short term profits
- 4. Build on Previous Efforts:** Build upon existing plans and studies to establish a sustainable development vision and unite like-minded local groups through collaborations and partnerships, amplifying their collective impact through a coordinated approach
- 5. Long-Term Success and Financial Viability:** Aim to reduce financial risk and investment by the municipality and taxpayers by focusing instead on long-term success and financial viability. This can be achieved through a Conservation Economy approach, including sustainable tourism and destination stewardship strategies that ensures the Talisman Lands contribute to the region's economic and ecological well-being



Community Engagement Session at the Flesherton KinPlex, December 10, 2023

SCIENCE AND LAND-FIRST METHODOLOGY

The methodology used a “science and land first” approach - all known ecological research was incorporated, and gaps in knowledge closed as best we could to determine where opportunities for development might occur.

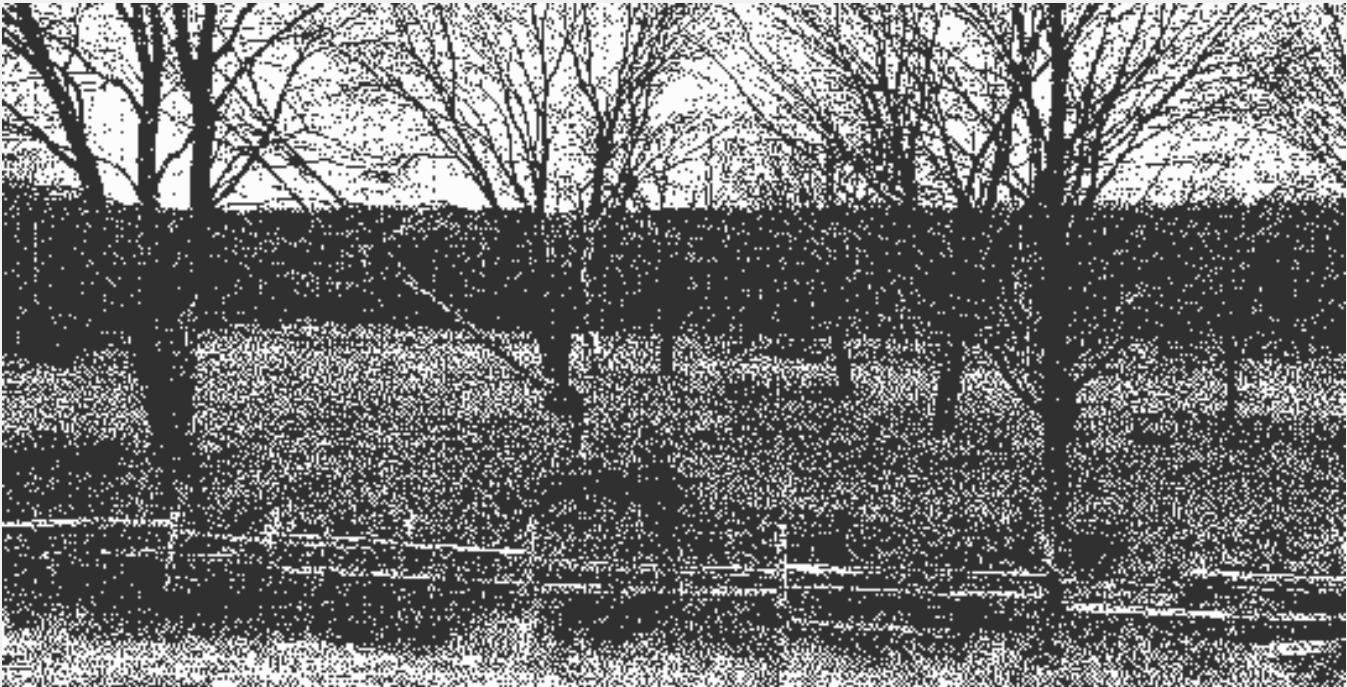
The methodology used a holistic planning approach that investigated the entirety of the Talisman Lands (Upper, Mid/Slope, Lower) and considered their contextual relationship to Kimberley, the surrounding settlement areas, and the Escarpment Recreation Areas as part of a larger continuity within the jurisdiction of the Niagara Escarpment Plan (NEP).

The methodology prioritized land-first planning, as opposed to property-driven planning in an attempt to analyze the continuity of land and environmental ecologies, such as water sources and geological conditions, beyond the boundaries of property lines.

The consultant team integrated the feedback from the engagement session using the Land-First Planning methodology to propose a development strategy that is in keeping with the natural capacity of the lands and to effectively use existing infrastructure with less risk and financial investment by the Municipality.

The Vision considers the place of the Lands in the greater context of the Escarpment Corridor, its importance to the local community, and its relevance to a deeper consideration of Indigenous history and archaeology.

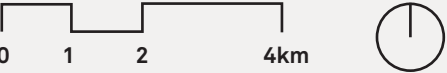
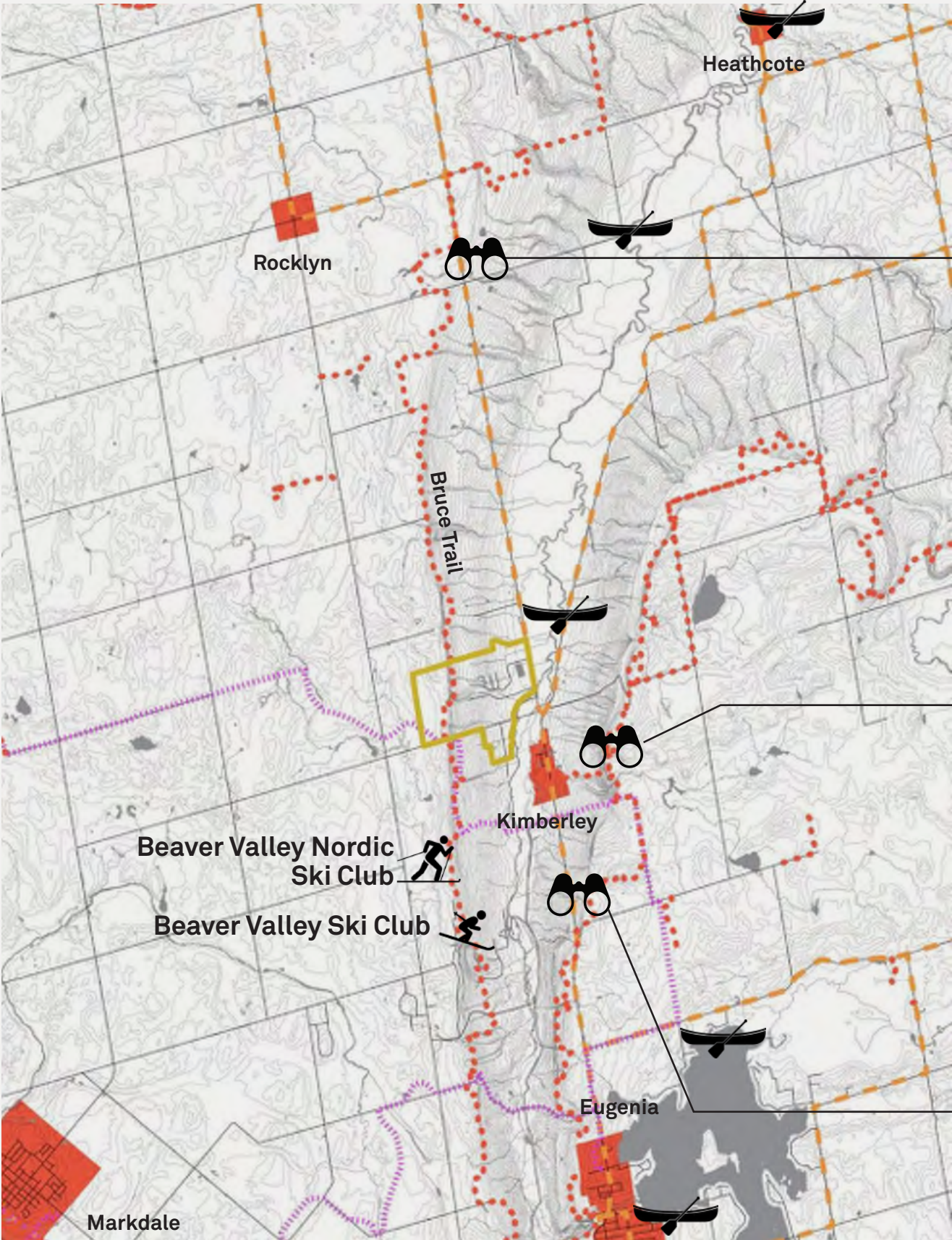
The deeper consideration afforded by this methodology encourages the long-term success and financial viability of the Talisman Lands based on a Conservation Economy approach that envisions sustainable tourism as interdependent with the responsibility of being stewards of the land.



Lower Talisman Lands, November, 2023



TALISMAN LANDS: CONTEXT & MAPPING



Epping Lookout & Conservation Area

“Epping-John Muir Lookout is a popular spot to stop and take in the view of the beautiful Beaver Valley located on Grey Road 7, just north of Kimberly. The property is 4.8 hectares (12 acres) in size and offers a breathtaking view looking easterly down the Beaver Valley. This site offers a picnic shelter, privy washroom, John Muir interpretive plaque, Bruce Trail access and parking. It’s only a short, easy walk from the parking lot to the 8.5 kilometre view of: the valley, farm fields, orchards and the shoreline of Nottawasaga Bay.” (Grey Sauble Conservation Authority)



Old Baldy Lookout & Conservation Area

“Old Baldy Lookout Trail is a 4.3 kilometre out and back trail...that offers scenic views. The trail is primarily used for hiking, walking, and nature trips... The lookout, which got its name since it resembles a large bald spot amid the forest of trees, rises 152 metres above the Beaver Valley. The Old Baldy lookout can also be reached by following the white blazes across the meadow and through the woods from the Bruce Trail Access. After a 15 minute hike from the parking lot at Old Baldy, you will find yourself at the edge of the Niagara Escarpment looking down 152 metres above the Beaver Valley and the Village of Kimberley.” (South Georgian Bay Tourism)










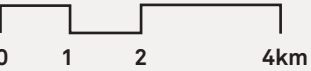
Beaver Valley Lookout

“You may find this gorgeous lookout that is part of the UNESCO on the west side of Grey Road 13. The Beaver Valley lookout accentuates the grand view of the Nottawasaga Bay and the Beaver Valley. The trail runs by fields and forests, creeks and waterfalls, all accompanied by the flora changing depending on the season. In the spring and summer, visitors can enjoy paddling on the gleamy Beaver River.” (South Georgian Bay Tourism)

Recreation in the Context of the NEP

Legend

-  Canoe Launches
-  Lookouts
-  Road Cycling Routes
-  Snowmobile Trails
-  Hiking Trails
-  Settlement Areas
-  Talisman Recreation Zone



Talisman Recreation Zone



Talisman Lands in the Context of the NEP

Escarpment Recreation Areas are lands that are under the jurisdiction of the Niagara Escarpment Plan (NEP). In the event of a conflict between the policies of the NEP and other authorities with jurisdiction, the policies of the NEP will prevail. For instance, Escarpment Recreation Area land use types in the County of Grey Official Plan, or Recreation Areas in the Municipality of Grey Highlands Official Plan, may provide land use policies and development criteria in this area so long as they are not in conflict with the provisions of the NEP. The primary objective of the NEP's Escarpment Recreation Areas is to minimize the negative impacts of any recreational development on the Escarpment environment. Regardless of any provisions for ski centres, now decommissioned, any recreational development must protect and maintain community character, hydrologic and natural features and functions, and the scenic resources of the Escarpment - as stewards of the land.

Legend

- Settlement Areas
- Escarpment Recreation Area
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Talisman Recreation Zone

APPLICABLE RULES AND DEVELOPMENT RESTRICTIONS

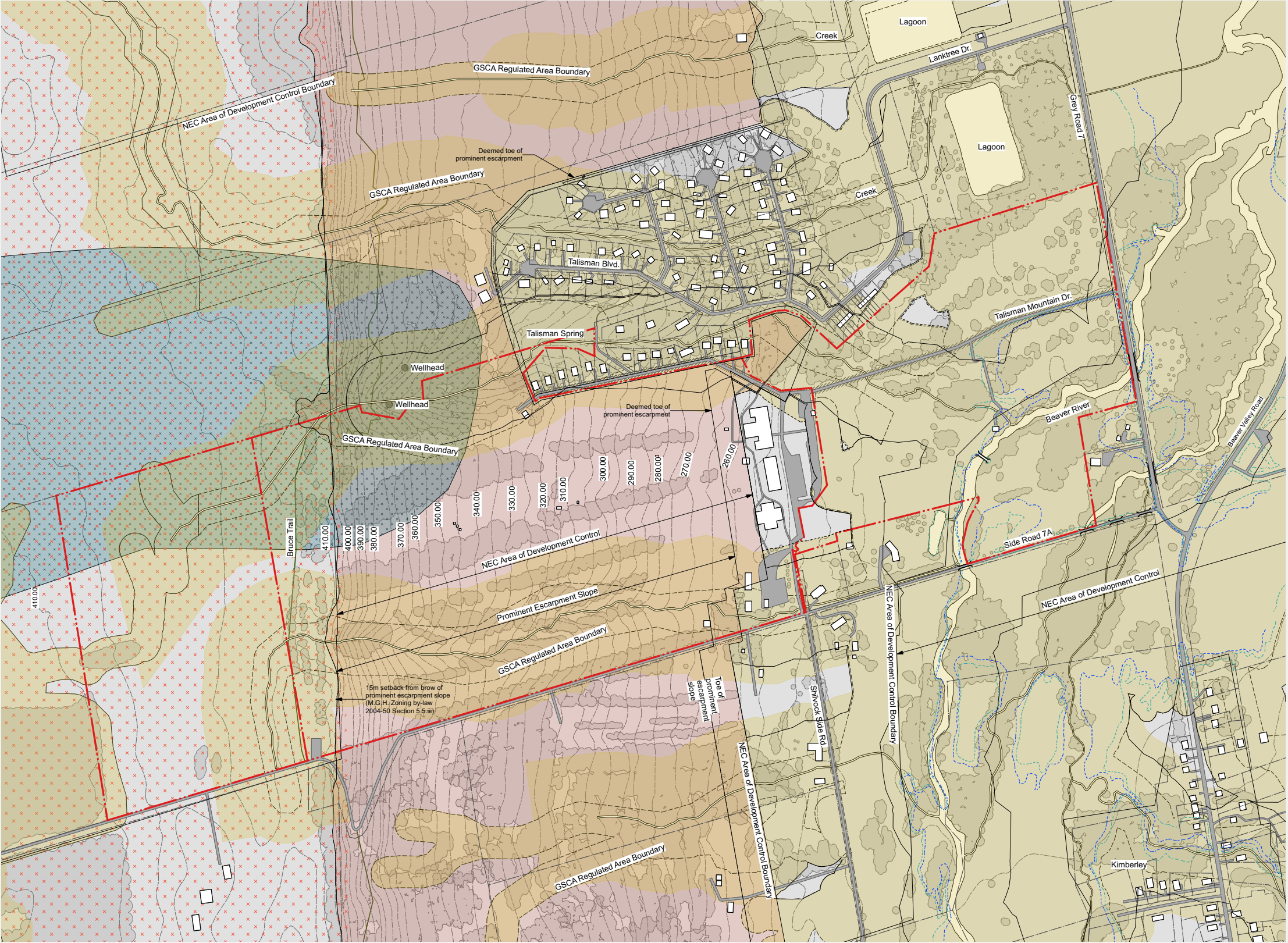
Like all land, the Talisman Lands are subject to stringent provincial, county, and municipal rules and policies. But, because the lands are within a fragile protected ecosystem, they are subject to a series of additional land use and environmental controls.

Months of invaluable professional work and analysis of the applicable planning and environmental restrictions has identified that development opportunities on the Talisman Lands are limited. *The Vision* identifies these areas and the types of compatible development that may be permitted.

Development strategies have been identified that respect the unique characteristics of the land and the protection or rehabilitation of natural wildlife corridors, while giving form to new areas of development that conform to all applicable rules.

Relevant planning, conservation, and regulatory jurisdictions were analyzed for their requirements, comparing their similarities and conflicts. Some of the legal documents enacted by the various regulatory regimes considered in the research and development of the *Vision for the Talisman Lands* include:

- The Planning Act
- The Niagara Escarpment Planning and Development Act
- The Niagara Escarpment Plan
- The Endangered Species Act
- Conservation Authorities Act
- The Grey County Official Plan
- The Municipality of Grey Highlands Official Plan
- The Municipality of Grey Highlands Zoning By-Law 2004-50



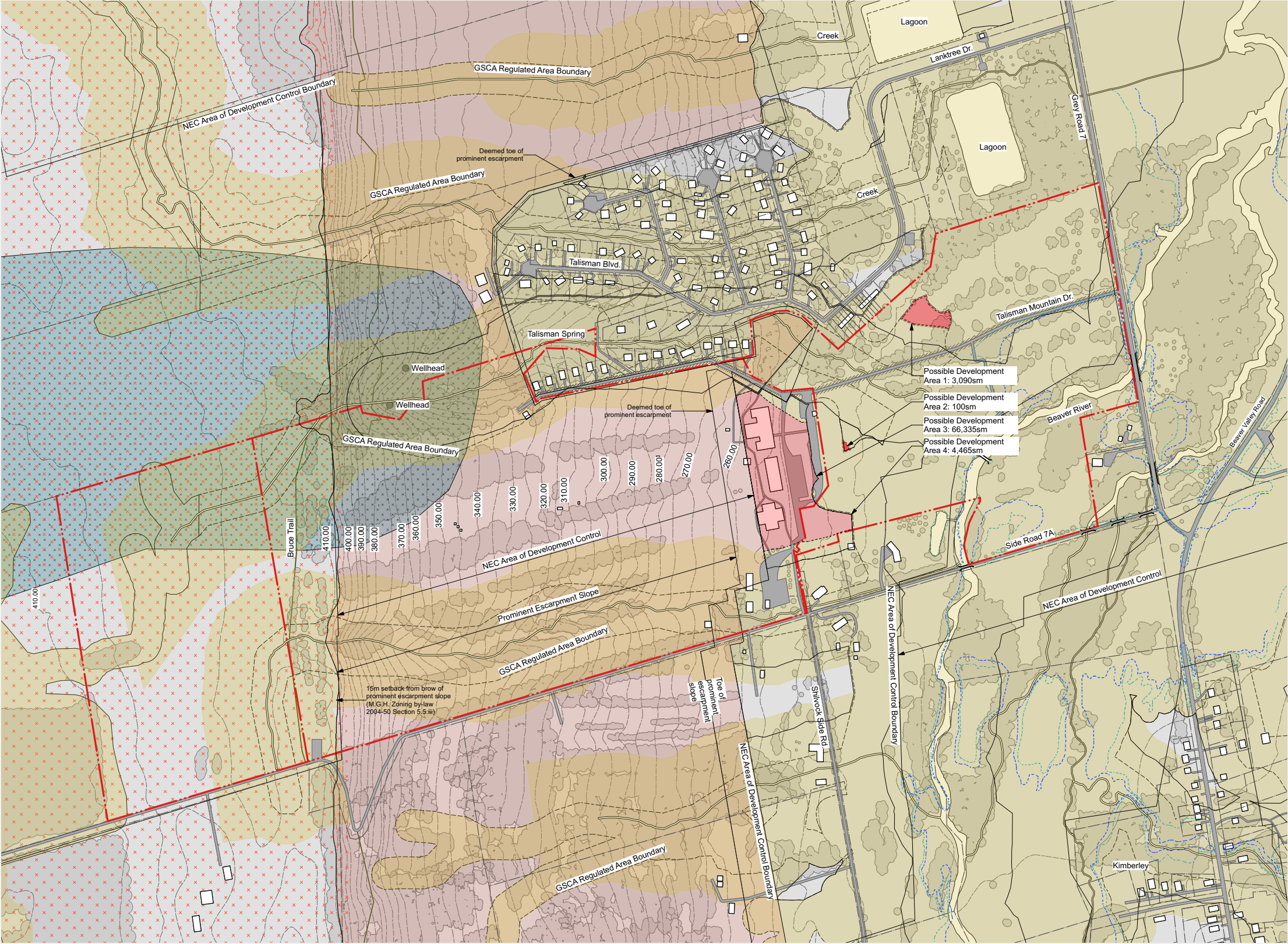
Regulatory& Environmental Overlays

A layering of the regulatory and environmental land use policies was conducted to determine areas of allowable development.

- Legend
- Grey Sauble Conservation Authority (GSCA) Regulated Area Boundary
 - Talisman Study Area Property Lines
 - Grey Sauble Conservation Authority Regulated Areas (where development, interference, or alteration will not be permitted [...] Source: GSCA Policies for the Administration of ON Reg 151/06), combined with the following MGH Official Plan 4.11 Special Constraints Areas:
 - ANSI - Life Science 120m
 - ANSI - Eart Science 50m
 - Endangered and Threatened Species Habitat - 120m
 - Significant Wildlife Habitat - 120m
 - Streams and Lakes - 120m
 - Other Identified Wetlands - 30m;
 - Wellhead Protection Area, requiring development review by GSCA Risk Management Official
 - An overlap of the “prominent escarpment slope” (MGH Official Plan, Schedule A Land Use Map 7) and the NEP Area of Development Control (NEP Plan of the Boundary of the 2019 Area of Development
 - Potential Kart Area, which would be deemed a “hazardous land” under GSCA Regulations with “development prohibited”
 - Right of Way - 20m
 - Existing Building
 - Possible development area without special constraints from authorities within study area
 - Regulatory Floodline, Source: GSCA Flood Risk Map - Hamlet of Kimberly, December 1995
 - 100 year Floodline, Source GSCA Flood Risk Map - Hamlet of Kimberly, December 1995
 - Prominent escarpment slope boundary (MGH Official Plan, Schedule A Land Use Map)
 - NEP Area of Development Control Boundary (Source: Plan of the Boundary of the 2019 Area of Development Control Sheets 59 and 64)

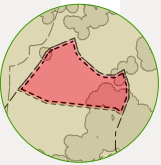
NOTE: Information compiled from various sources and to be used for Reference Only





Developable Area on the Talisman Lands

Legend



Developable Area on Talisman Lands highlighted for clarity. Refer to “Regulatory & Environmental Overlays” for legend

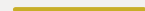





Developable Area on the Talisman Lands

As a result of analysis of the Grey Sauble Conservation Authority Regulated Areas (where development, interference, or alteration will not be permitted), the Wellhead Protection Area (requiring development review by GSCA Risk Management Official), Potential Karst Area, The County of Grey Official Plan - Fish Habitat Adjacent Land Offset, and an overlap of the “prominent escarpment slope” and the NEP Area of Development Control, it is our professional opinion that the areas indicated on this map are the only areas on the Talisman Lands that could be developed without significant additional study, analysis, and allowances by the authorities.

Legend

-  Talisman Study Area
-  Possible development area without special constraints from authorities.
- Area 1: 2,970 SM, zoned “Recreational Resort (REC)” and “Open Space (OS-160)”
- Area 2: 100 SM, zoned “Recreational Resort (REC)”
- Area 3: 29,275 SM, zoned “Recreational Resort (REC-046)”
- Area 4: 4,985 SM, zoned “Recreational Resort (REC)”





A VISION FOR THE TALISMAN LANDS

Vision Statement

Along with a hotel, spa and conference centre, the Talisman Lands should be a public space for recreational use by the community and visitors. This can be accommodated by connecting ecological corridors, developing safe pedestrian-oriented connections to adjacent communities, providing a reasonable level of new housing, by rehabilitating existing natural features like forests, meadows, and wetlands so that the Lands are developed with economic viability in mind for the entire Valley, and with little to no major stresses on municipal infrastructure.



Program Opportunities

While the existing regulatory and environmental overlays leave limited area for built structures without special allowances from the authorities and extensive additional study, the Talisman Lands provide several opportunities for recreational, ecological, agricultural, and economic development. Such opportunities include:

Recreation Opportunities

- Accessible Trails for Hiking
- Nordic Skiing
- Snowshoeing
- Fishing
- Tobogganing
- Birdwatching

Economic Opportunities

- Passive Home Development
- 'Glamping' & off-trail camping sites
- Nordic Spa
- Hotel & Conference Centre
- Health & Wellness Centre
- Agriculture

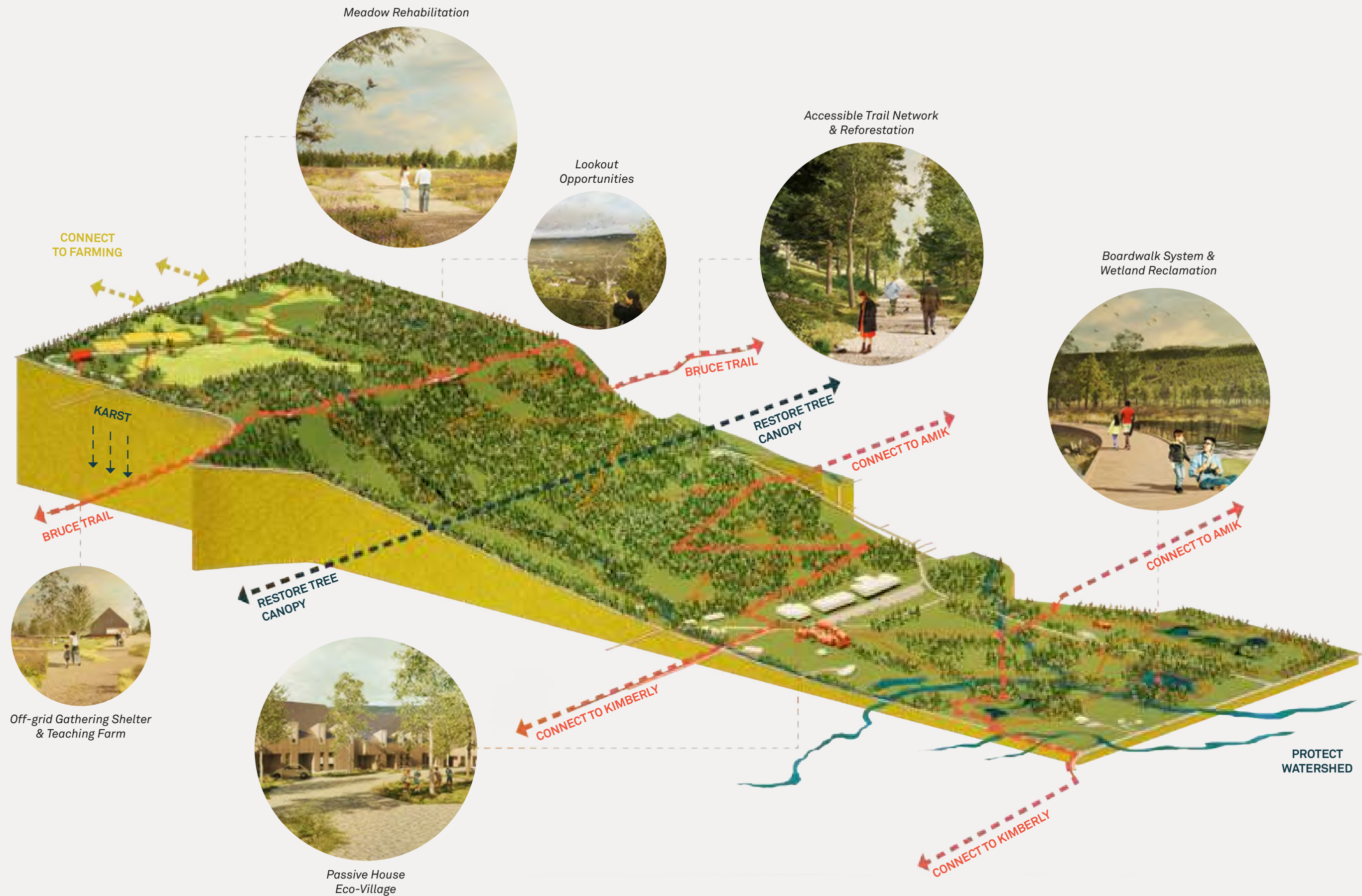
Ecological Opportunities

- Reforestation
- Meadow Rehabilitation
- Protected Watershed & Beaver River Restoration
- Research
- Wetland Interpretive Centre

Agricultural Opportunities

- Sustainable Agriculture
- Teaching Shelter
- Local Restaurant & Farm-to-Fork infrastructure
- Equipment Storage



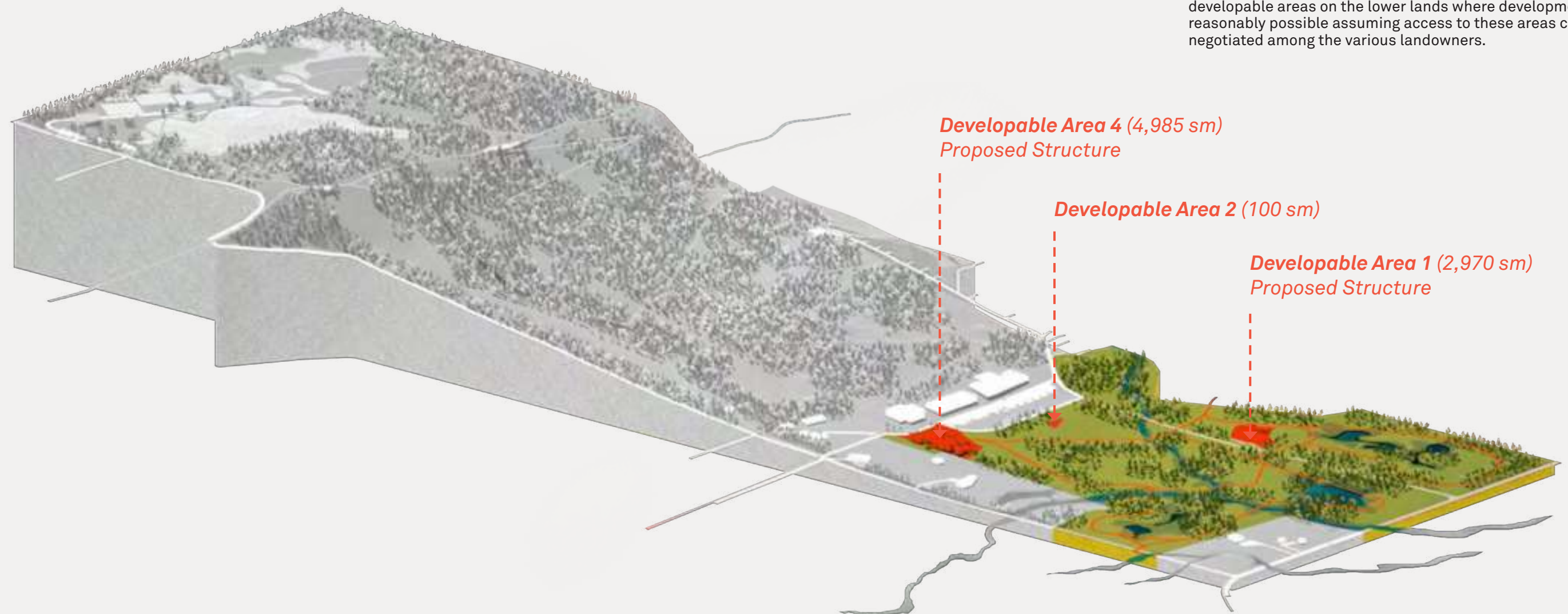


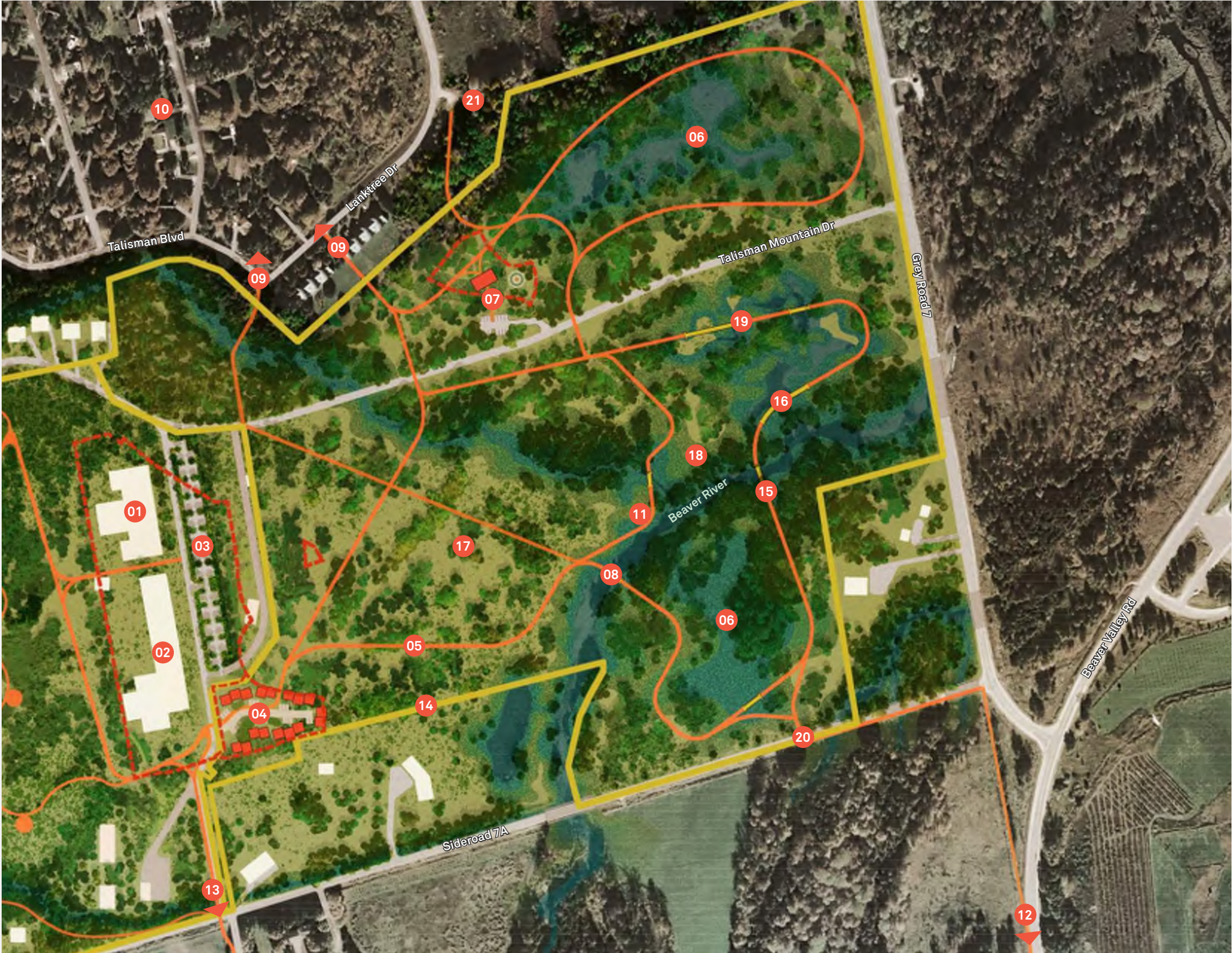
LOWER TALISMAN LANDS

Development of the Lower Talisman lands is restricted by zoning and a number of complex environmental setbacks from the flood plain, existing land conditions, and streams due to the presence of trout in the area.

When all applicable rules are followed, a limited area is available for built development in the mid-section and in the Lower Lands. No intensive development can occur in the Upper Lands as the site is predominantly karst and a water protection zone in which intensive development is not reasonable without great expense.

The proposal shows built structures in two of the three developable areas on the lower lands where development is reasonably possible assuming access to these areas can be negotiated among the various landowners.





LOWER TALISMAN LANDS

Legend

- Existing Structure
- Proposed Structure

- 1 Existing Lodge
- 2 Proposed spa/hotel development to be determined
- 3 Expanded parking area for new development to be determined
- 4 18-Unit eco village/housing development
- 5 Wetland Trail Network: accessible gravel pathways and boardwalks
- 6 Wetland reclamation area: remove and treat invasive species, clean sand and sediment installation, seeding and planting
- 7 Interpretive Centre: washrooms, community gathering space, binocular/dipping kit rentals, wetland interpretive/education space
- 8 Existing pedestrian bridge
- 9 Pedestrian connection to adjacent community
- 10 Amik Neighbourhood
- 11 Canoe/kayak launch
- 12 Trail connection to Kimberly
- 13 Trail connection to Kimberly via new pedestrian bridge at Shilvock Side Rd. to the municipal right of way along Creamery Lane.
- 14 Property Line
- 15 New bridge/boardwalk system
- 16 Fishing dock
- 17 Meadow rehabilitation area: remove and treat invasive species, seeding and planting
- 18 Increase tree planting buffer along streams and rivers
- 19 Bird blind: bird watching station
- 20 Trail entrance to wetlands with interpretive information
- 21 Existing parking lot for trail access



Lower Talisman Lands
Talisman Lands, Beaver Valley, Ontario | April 2024



LOWER TALISMAN LANDS

**DEVELOPABLE AREA 1
(2,970 sm)**

A Wetland Interpretive Centre is proposed to the north of Talisman Mountain Drive. This no-emission knowledge centre provides support to visitors in a museum-like environment that shares the history, natural significance, wildlife, economic and cultural heritage of the Kimberly area. It serves as trailhead for the new extensive publicly accessible trail networks across the Lower, Middle, and Upper Talisman Lands.

Lower Talisman Lands: Interpretive Centre
Talisman Lands, Beaver Valley, Ontario | April 2024



LOWER TALISMAN LANDS

DEVELOPABLE AREA 4 (4,985 sm)

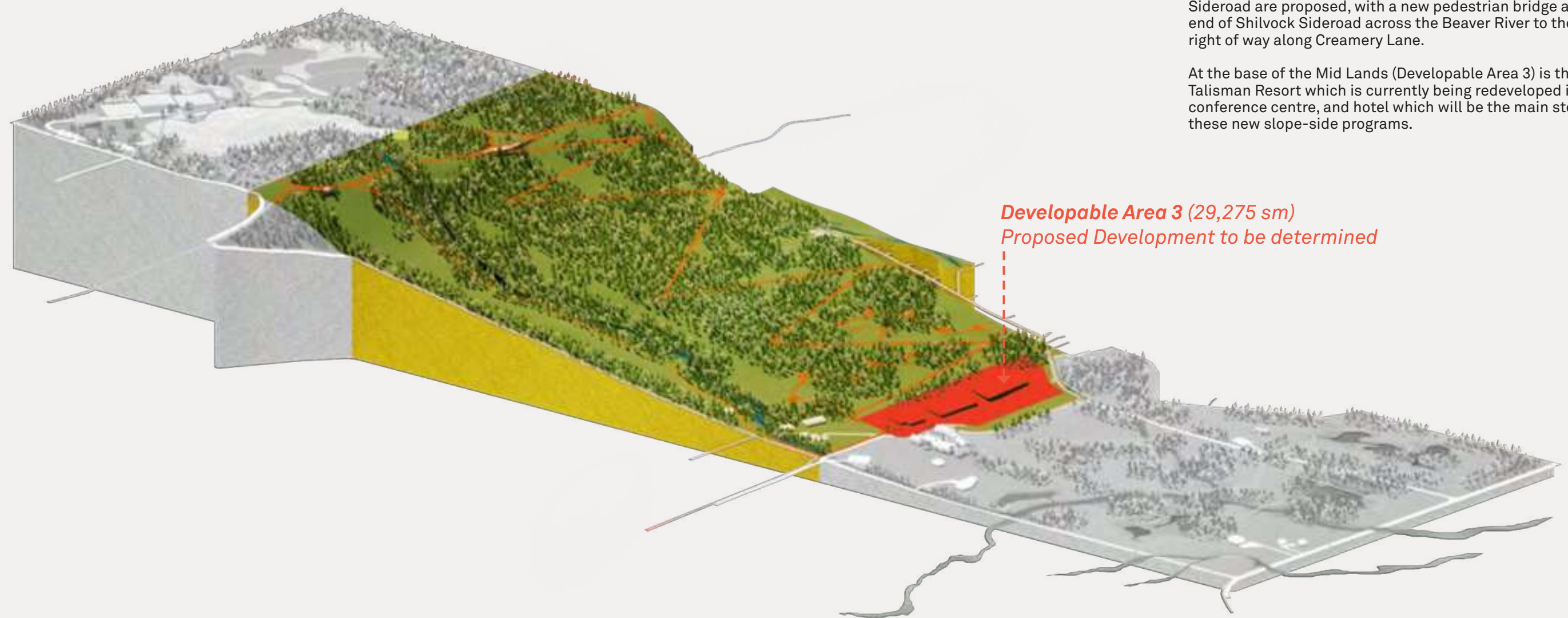
We propose an 18-unit Passive Home development comprised of seven groupings of side-by-side town homes at 1,500 sf (130 sm) each.

Passive Homes are an architecturally designed high-efficiency home that make efficient use of available resources from sun, water, to site ready fuels, and ensure that internal heat and cooling sources rely heavily on recovery strategies and similar passive cooling techniques. They are designed using shading strategies in the massing and excellent thermal control in the wall design.

Lower Talisman Lands: 18-Unit Eco Village (Passive House) Development
Talisman Lands, Beaver Valley, Ontario | April 2024



Lower Talisman Lands: Wetland Boardwalk
Talisman Lands, Beaver Valley, Ontario | April 2024



MID TALISMAN LANDS

The objective of the Mid Lands is to create a connective corridor to the Upper and Lower Lands, and restore the North-South wildlife and forest corridors across the sensitive Escarpment slope.

An accessible walking trail meanders down the slope providing an extensive low-pitch walking experience with landings and lookouts along the way. Amenities like toboggan slides might be imagined here, providing moments of nostalgia for the old Talisman resort. A technical mountain biking course and a 10 to 12 site glamping experience are proposed.

Trail linkages to Amik and to Kimberley along 7A and Shilvock Sideroad are proposed, with a new pedestrian bridge at the south end of Shilvock Sideroad across the Beaver River to the municipal right of way along Creamery Lane.

At the base of the Mid Lands (Developable Area 3) is the old Talisman Resort which is currently being redeveloped into a spa, conference centre, and hotel which will be the main steward of these new slope-side programs.

Developable Area 3 (29,275 sm)
Proposed Development to be determined

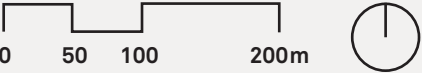


MID TALISMAN LANDS

Legend

- Existing Structure
- Proposed Structure

- 1 Existing Lodge
- 2 Proposed spa/hotel development to be determined
- 3 Expanded parking area for new development to be determined
- 4 18-Unit eco village/housing development
- 5 Connection to the Bruce Trail to the North
- 6 Bruce Trail relocated to the top of the slope. Opportunities to incorporate low impact camping along trail
- 7 Gathering space at lookout with space for Ceremony
- 8 Trail map, interpretive information and picnic area
- 9 Connection to the Bruce Trail to the South
- 10 Active Trail Loop: accessible switchback trail with active nodes for toboggan stations, a forest school, hiking rest stops
- 11 Ecological Education Centre
- 12 Biking or skiing technical course
- 13 Trail connection to Kimberly via new pedestrian bridge at Shilvock Side Rd. to the municipal right of way along Creamery Lane.
- 14 Property Line
- 15 Reforest and forest enhancement to connect existing habitat patches and created corridors along the Niagara Escarpment.
- 16 Glamping loop with tent pads, an elevated boardwalk and water/shared washroom facility, with access to the spa/hotel development
- 17 Rehabilitate stream systems on the slope and increase tree planting at waterway edges
- 18 Stream Trail Loop: direct trail connection to the Bruce Trail and Upper Talisman Lands, some points of connection to the rehabilitated stream
- 19 Toboggan run: dual run using former ski runs, connected to path system
- 20 Toboggan run node



Mid Talisman Lands
Talisman Lands, Beaver Valley, Ontario | April 2024

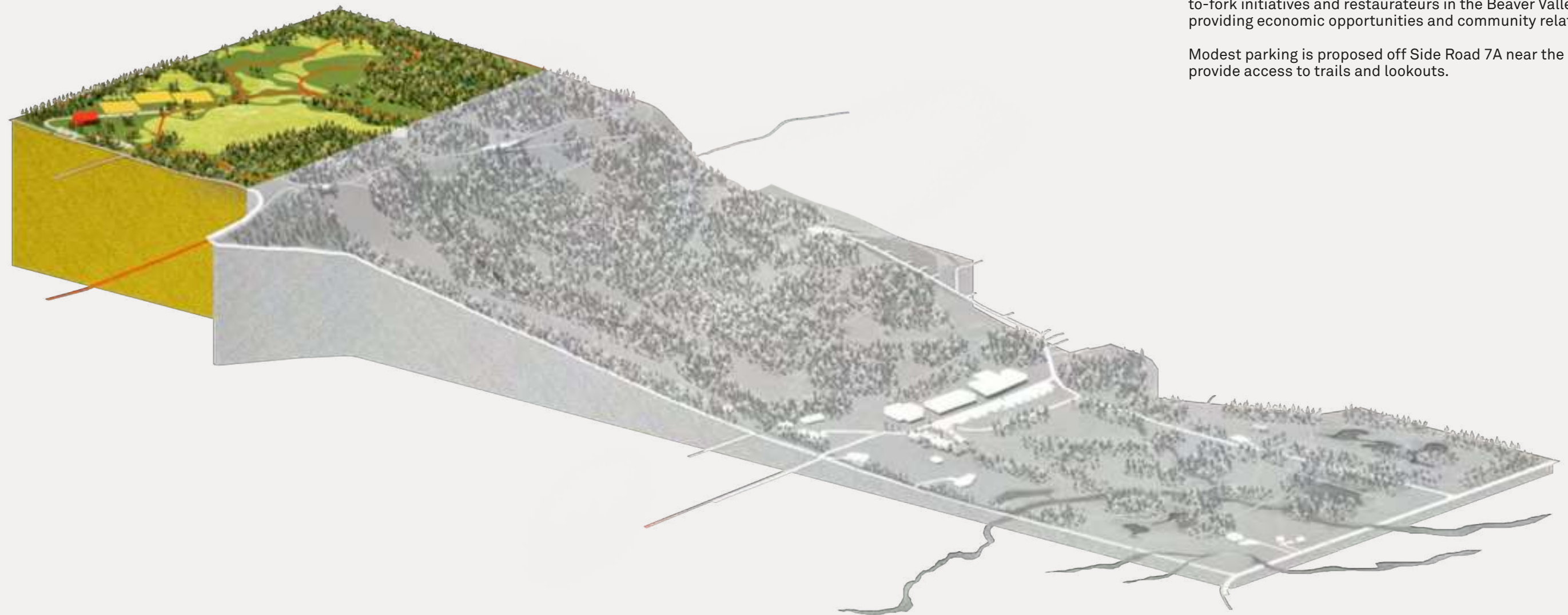




Mid Talisman Lands: Accessible trail on Slope
Talisman Lands, Beaver Valley, Ontario | April 2024



Mid Talisman Lands: Lookout Point along Ridge
Talisman Lands, Beaver Valley, Ontario | April 2024



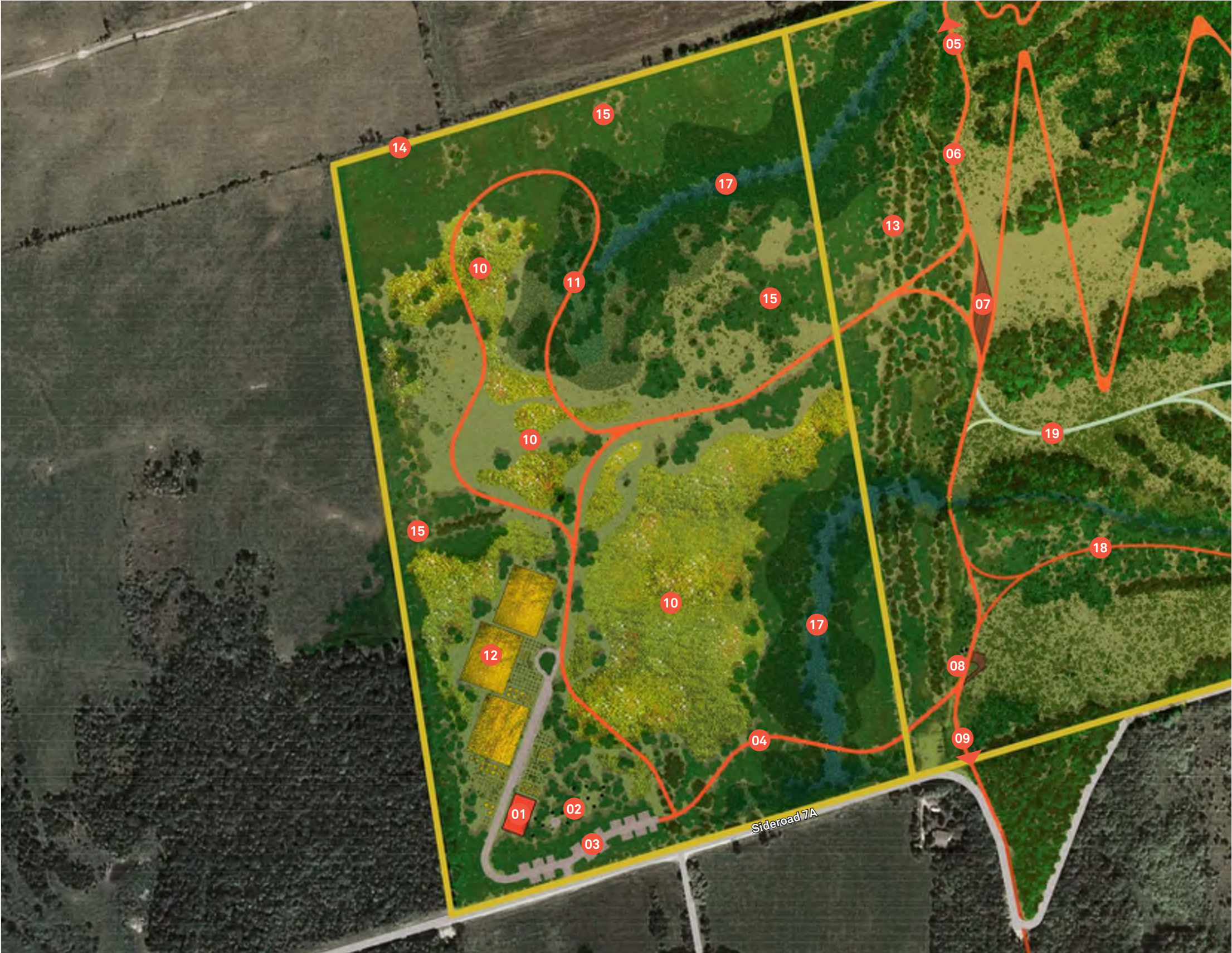
UPPER TALISMAN LANDS

The Upper Talisman Lands are envisioned to be a community oriented mixed land use area and a new route for the Bruce trail along the brow for spectacular views of the Beaver Valley, Old Baldy, and Georgian Bay.

The intent is to rehabilitate the meadowlands, providing enhanced bird watching opportunities and recreational trails linking the Bruce Trail to the proposed Talisman trail network.

The Upper Lands hold potential for an off-grid community teaching shelter and sustainable farming plots at the Southwest corner. This proposal envisions the area as a community hub for farm-to-fork initiatives and restaurateurs in the Beaver Valley region, providing economic opportunities and community relationships.

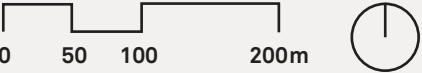
Modest parking is proposed off Side Road 7A near the Shelter to provide access to trails and lookouts.



UPPER TALISMAN LANDS

Legend

- Proposed Structure
- 1 Off-grid community gathering shelter: relocated barn or other local structure
- 2 Open outdoor community space with seating, firepits and picnic shelters for community events including markets, art fairs, and festivals
- 3 Relocated parking area for community spaces and Bruce Trail access
- 4 Pedestrian connection to the Bruce Trail
- 5 Connection to the Bruce Trail to the North
- 6 Bruce Trail relocated to the top of the slope. Opportunities to incorporate low impact camping along trail
- 7 Gathering space at lookout with space for Ceremony
- 8 Trail map, interpretive information and picnic area
- 9 Connection to the Bruce Trail to the South
- 10 Rehabilitated meadow lands
- 11 Meadow Trail Loop: bird watching and other passive recreational opportunities
- 12 Sustainable Teaching Farm: organic food production including fields, orchards, green houses and bee hives, providing educational opportunities and connections to the local agricultural economy
- 13 Opportunities low impact camping related to the Bruce Trail
- 14 Property Line
- 15 Reforest and forest enhancement to connect existing habitat patches and created corridors along the Niagra Escarpment.
- 17 Rehabilitate stream systems on the slope and increase tree planting at waterway edges
- 18 Stream Trail Loop: direct connection to the Bruce Trail and Upper Talisman Lands, some points of connection to stream
- 19 Toboggan run: dual run using former ski runs, connected to path system





UPPER TALISMAN LANDS

There is potential for an off-grid community teaching shelter at the southwest corner of the Upper Lands to capitalize on linkages between local agricultural know-how, bringing farm and ecology together to explore a future of sustainable agricultural practices.

The shelter will be large enough to house storage for tools and instruments that support the rehabilitation and sustainable farming program, while also providing shelter for small groups to gather, meet, and perhaps have small cookouts.

Upper Talisman Lands: Sustainable Teaching Farm and Off-grid Gathering Shelter
Talisman Lands, Beaver Valley, Ontario | April 2024



Upper Talisman Lands: Rehabilitated meadow
Talisman Lands, Beaver Valley, Ontario | April 2024

KEY TAKEAWAYS & STEPS TO ACHIEVE VISION

Based on our research and community consultations, to achieve the Vision we recommend, the following next steps are required:

1. Re-naturalize the slope/Mid Lands, Upper Lands, and the Lower Lands (the former golf course)
2. Reconnect the Talisman Lands to the adjacent natural corridors of the Escarpment
3. Create a network of walking trails and lookout points with convenient trail connections to Amik, Kimberley and the Bruce Trail
4. Create bird watching, fishing, and other recreation opportunities that recall the nostalgic programming of the Talisman Lands/Resort
5. Create economic opportunities by rebuilding the former resort into an eco-focused health and wellness/spa hotel complex (including glamping) and building up to 18 Passive House townhouses
6. Move the Bruce Trail to the optimum brow/ridge location, providing ideal views of the Valley and Georgian Bay
7. Develop community gathering and learning spaces
8. Create opportunities for low impact agricultural education

CLOSING STATEMENT

After extensive work, our research shows that very little of the Talisman Lands can be developed if all current planning and environmental bylaws and rules are followed in this highly sensitive area. While the Talisman Hotel is in an area that could be redeveloped, only a small portion of land adjacent to the hotel is developable.

Large scale development in the Talisman recreation zone would come at a significant long-term cost to the community for infrastructure, public services, traffic etc. that will not be recovered from development charges. Many of these costs would be borne by existing property owners in a municipality that is struggling with repairing and replacing its aging infrastructure, and that has significant health care and education challenges. Development does not “pay for development”. Past development proposals have been for recreational “cottage” weekend chalets – not the affordable housing that is desperately needed.

A Vision for the Talisman Lands is intended to, not only avoid these costs to all taxpayers, but to create a vibrant local economy built using the Destination Stewardship concept and creating opportunities for small scale businesses and entrepreneurs. ECA as an organization is now moving beyond dialogue to make the investments necessary to preserve these remarkable lands for all to enjoy for generations to come. ECA is committed to:

Further Study and Consultation

- Undertake additional detailed community engagement and indigenous consultations about the Vision
- Complete additional geospatial and natural heritage mapping to enhance the analysis of building and infrastructure setbacks etc. and to determine the value of the Talisman Lands to the larger ecological network in the region

Acquire, Restore and Manage the Upper Lands, Lower Lands, and the Slope

- Develop a plan for ECA, in conjunction with potential partners, other land trusts and supporters, to engage in discussions to acquire the upper lands and lower lands from Beaver Valley Development Group and the slope and brow from the Hotel owners
- Identify sources of acquisition financing, including various federal and provincial funding programs for ecologically important lands
- Determine the estimated costs of land restoration, building trails and the other recommended low impact improvements and identify sources of funding
- Develop an ongoing operating and stewardship plan and a financial model for the Talisman Lands

Support the Re-Development of Talisman Hotel

- ECA will work with the owners of the Talisman hotel to ensure that their plans for rebuilding the hotel complex are complementary to the Vision and the concepts of Destination Stewardship.

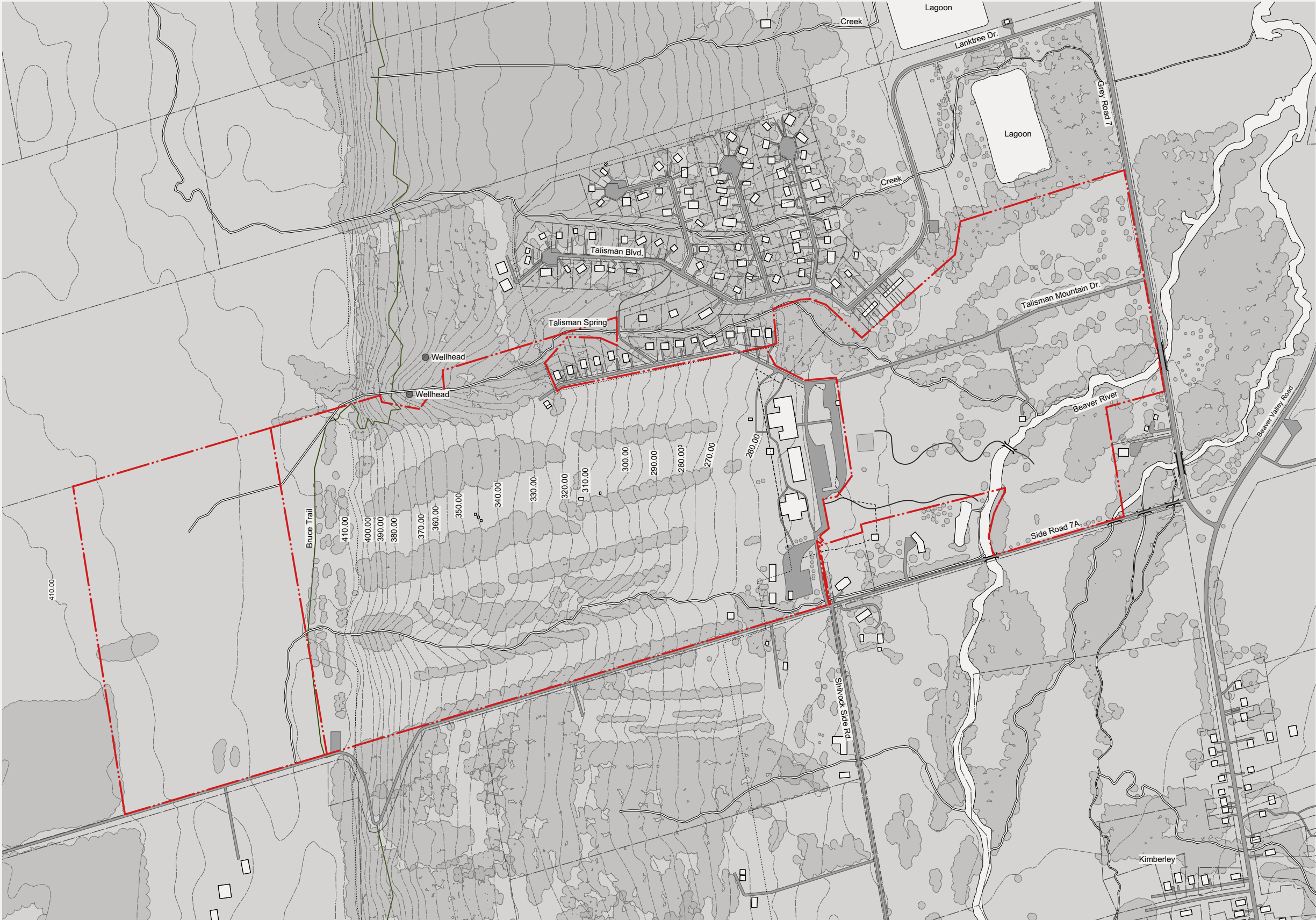
Develop a Plan to Integrate the Talisman Lands with the Kimberley/Amik Community

- Work with the municipality, the County and others to develop a master plan for the Kimberley/Talisman/Amik communities that is focused on creating recreational opportunities for residents of and visitors to Grey Highlands, reducing municipal infrastructure and maintenance costs and seeking small scale businesses to service the growing needs.

ECA will undertake further work and collaborate with the Beaver Valley Destination Stewardship Council and others, to make this component of the Vision a reality.

Balancing environmental, economic and social priorities is never easy. However, with genuine effort, good will, and an openness to embrace new solutions we believe that the concepts put forward in the Vision can serve as a strong working model and guiding vision for the future of the Beaver Valley and the Talisman Lands.

TALISMAN LANDS
APPENDIX



Legend

- Property Lot Lines
- Talisman Study Area Property Lines
- Trails and Pathways
- Existing Contour 5m Intervals
- Roads, Paved Surfaces and Drive Aisles
- Existing Tree Canopy
- Rivers and Bodies of Water
- Streams
- Existing Building

NOTE:
Information compiled from various sources and to be used for Reference Only.

