



# Land Securement Strategy

A Conservation Halton Case Study

Niall Loble, Conservation Halton and Robert Orland, Orland Conservation

OLTA Gathering



# Conservation Halton Background

- ▶ Conservation Authority Background
- ▶ Land Ownership
- ▶ Land Securement History
- ▶ Land Securement Today
- ▶ Targets



# The (Draft) Land Securement Strategy

## ▶ Principles

- ▶ protect existing **natural features** and/or buffer lands;
- ▶ price should be based on **fair market value**;
- ▶ in accordance with the **Canadian Land Trust Alliance Standards and Practices** and this Strategy;
- ▶ **Donation** focused;
- ▶ Strive to achieve a 100% contribution of land acquisition funds from partners where feasible including 50% from the Halton Green Fund;
- ▶ This Strategy should be **revised and updated** every 5-10 years.
- ▶ **Focus for CH's Land Securement** - not other partners or areas



# The (Draft) Land Securement Strategy



Primary Criteria	Secondary Criteria	Considerations
Municipal Key NH	Niagara Escarpment	Securement Method
Municipal Linkage NH	Cootes to Escarpment Eco Park	Restoration Needs
Provincial NH	Urban Land (Negative)	LT Stewardship Costs
Parcel Size	CA Regulated Area	Due Diligence Costs
Size and Location of Wetland	Proximity to CH Lands	Income Potential / Recreation Potential
Size and Location of Forest	Proximity to Partner Lands	Cost of Securement / Cost of Land
Interior Forest		Property Risks
		Other Ecological Features
		Non Prime Agricultural Land



Criterion Name	Includes	Weight/Points	Max Points	
1	Overview Map			
<b>Primary Criteria</b>				
2.1	<b>Municipal Natural Heritage Features: Key Features</b>	Anything Part of Halton Region NHS – Key Feature Anything Part of Peel Greenlands Layer - Core Feature Anything Part of Hamilton NHS	Percent Coverage on Property 75 - 100% = 4 25 - 74% = 3 0 - 24% = 2	4 (Note because Peel Region does not have linkages delineated and Hamilton did not delineate between core and linkage features, the data was weighted and score as shown. However, there may be a parcel with both core and linkage on the parcel. The highest score possible for a given parcel was used.
2.2	<b>Municipal Natural Heritage Features: Enhancement Areas, Linkages and Buffers</b>	Anything Part of Halton Region NHS – “Enhancement Areas and Prime Agricultural Lands in NHS Enhancement/Buffers”	Percent Coverage on Property 75 - 100% = 3 25 - 74% = 2 0 - 24% = 1	
2.3	<b>Provincial Natural Heritage Features</b>	Combined Coverage Within a Parcel of: PSW Coastal Wetlands LS ANSI	Cumulative Percent Coverage on Property 75 - 100% = 3 25 - 74% = 2 0 - 24% = 1	3
2.4	<b>Any parcel over 2 ha (4.9 ac)</b>	Parcel Layer	>40 ha = 4 20-40ha = 3 4 - 20 ha = 2 2-4 ha = 1 <2ha = 0	4

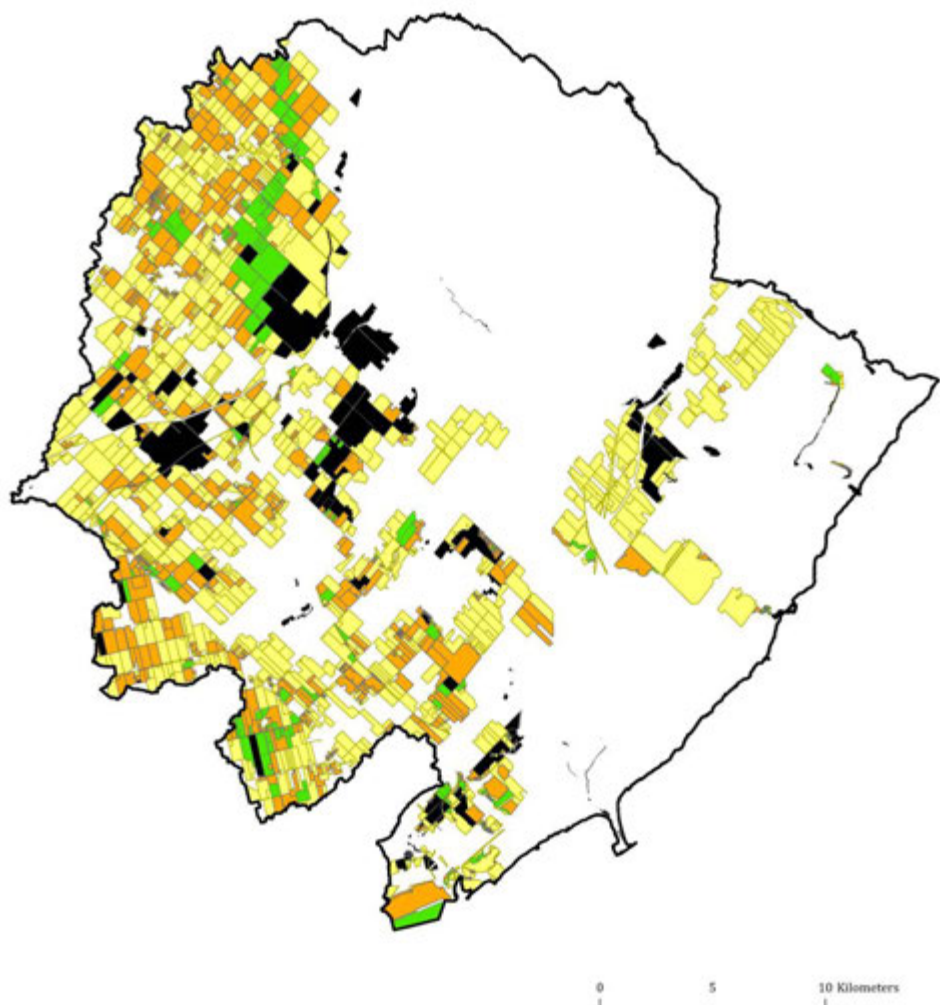
# Example of Mapped Criteria Weighting / Scoring

- ▶ Each parcel was scored based on whether it met the criteria or not



# Example of Priority Area Input Layer

- ▶ Unit for analysis = property / parcel
- ▶ One for each of the primary and secondary (mapped) criteria



**Legend**

- 75% or More Total Property Area with Provincially Significant Features
- 25 to 74% Total Property Area with Provincially Significant Features
- Under 25% Total Property Area with Provincially Significant Features
- Watershed Boundary
- Conservation Halton Land Holdings

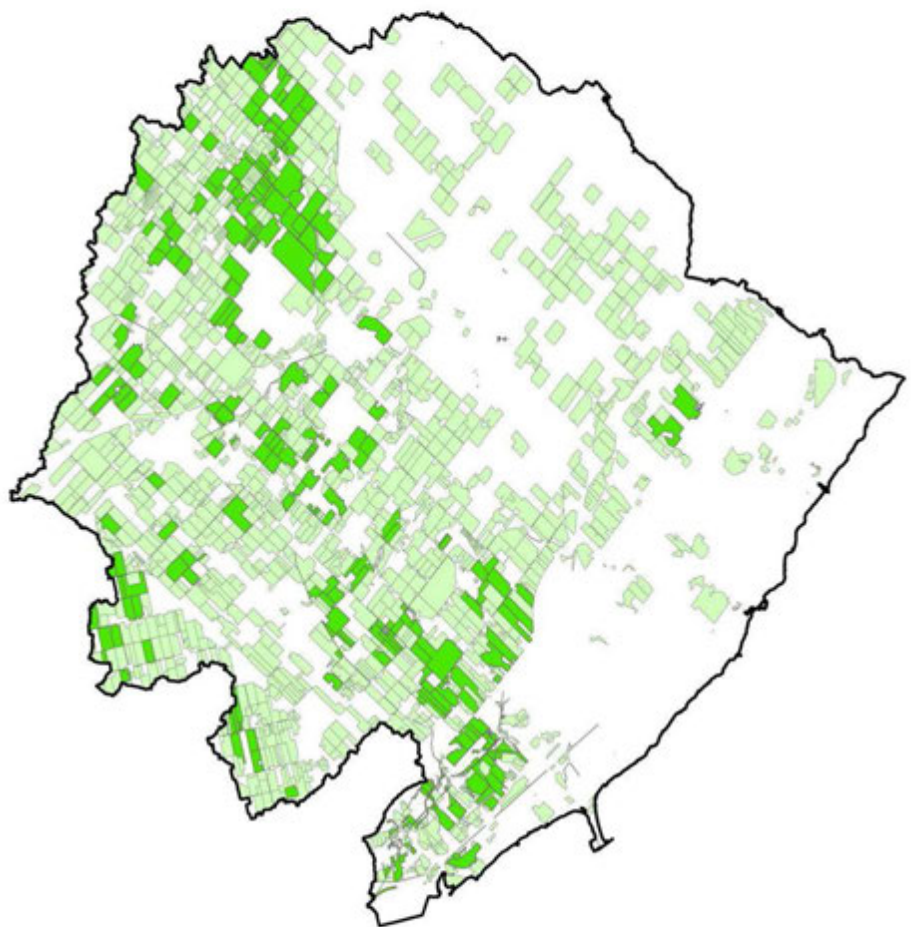
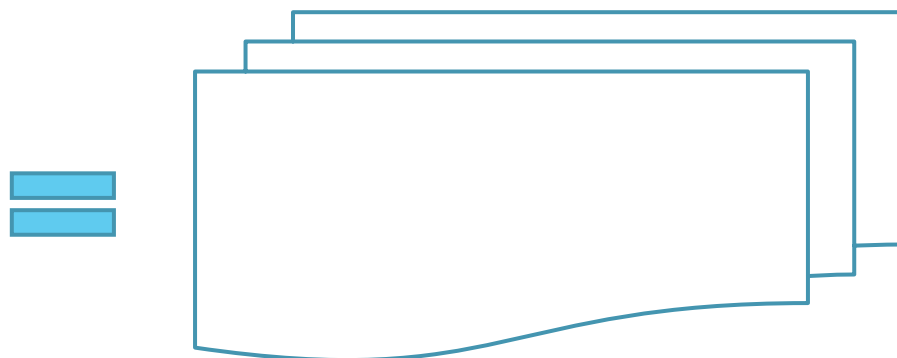


**Notes:**  
These maps were produced by Orland Conservation in  
September 2016 with data provided by Conservation Halton.



# Cumulative Layer

- ▶ Each parcel got a score - one from each input layer - and then all the scores were added together.



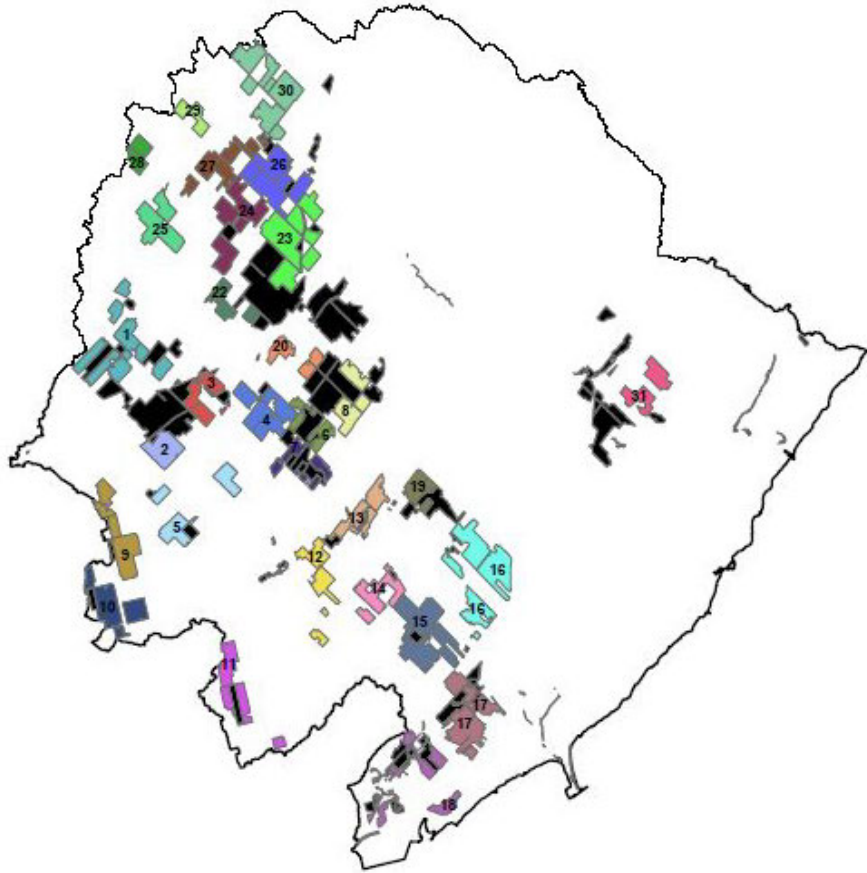
0 5 10 Kilometers

**Legend**

- Low/No Priority (under 5 points, 0 points or negative points)
- Medium Priority (6-10 points)
- High Priority (11-19 points)
- Municipal Boundary



**Notes:**  
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September 2016 with data provided by Conservation Halton.



0 5 10 Kilometers



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# Land Securement Draft Conservation Priority Areas

- ▶ Highest ranking parcels became the basis for the Priority Areas





# Evaluation Table (Mapped and Non Mapped)



Step		Points
		<b>ENTER SCORE FOR THAT CATEGORY IN THESE BOXES</b>
<b>Step 1: Parcel Location</b>	<b>ACTION:</b> Identify property on the securement map. Is the property within a CLSPA? Locate Parcel Score on GIS Layer	
	If a property is within a CLSPA, staff may engage landowner with Senior Manager but Board engagement is not needed if the above recommendation is accepted and passed by the Board. The property should be evaluated on all steps and produce a total score.	Proceed to Step 3
	If the property is not within the CLSPA, staff will evaluate property on Steps 2, 3, 4, and 5. Staff will discuss with Senior Manager about moving forward. Senior Manager will develop Board report to engage board about property's potential and to get support from Board for moving forward.	Evaluate Property on Remaining Steps but do not proceed with Senior Staff Support
<b>Step 2: Parcel Score</b>	<b>ACTION:</b> Find Parcel Score in metadata information Parcels were mapped on 11 different variables and assigned a final score See Table X: Weighting Table for more details	/maximum 30 points
<b>Step 3: Considerations</b>	<b>ACTION:</b> Read through each consideration. Assign a score	
<b>Step 3.1</b>	<b>Securement Tool</b>	<b>ACTION:</b> Evaluate based on Securement Tool selected
	Donation	3
	Split Receipt	2
	Purchase or Other	1
<b>Step 3.2</b>	<b>Restoration Score</b>	<b>ACTION:</b> Evaluate restoration potential. Is restoration required? Could restoration occur? Choose one from the options below
	No restoration work is required	2 points
	Restoration is required in the immediate term (next 2-3 years) or long term (4+ years) and funding is secured/committed	2 points
	Restoration is required in the immediate term (next 2-3 years) and will be funded by Conservation Halton existing budgets	1 point
	Restoration is required in the immediate term and no funding is yet identified	-1 point
	Restoration is required in the long term and no funding is yet identified	-2 point
<b>Step 3.3</b>	<b>Long term Stewardship Costs</b>	<b>ACTION:</b> Natural Heritage, forestry and/or other qualified Conservation Halton staff should be consulted to prepare rough estimate of potential long term stewardship costs.
		/maximum 1 point

	Choose one from the options below	
	0 - \$7500 a year	1
	>\$7500 a year (extraordinary 'special request' securement)	-1
<b>Step 3.4</b>	<b>Income Potential</b>	<b>ACTION:</b> Evaluate income potential. Choose an option below.
	Low: Unable to meet stewardship + restoration costs without impact to tax supported budget	0
	Medium: Able to meet stewardship + restoration costs within established budgets	1
	High: Able to meet stewardship + restoration and all securement costs through revenue potential over a maximum 10 year period	2
	High Plus: Potential to meet and exceed property specific costs and generate additional funds for lands programs with a 10 year period	3
<b>Step 3.5</b>	<b>Due Diligence</b>	<b>ACTION:</b> Evaluate Cost for undergoing due diligence
	< \$20,000	1
	>\$20,000	-1
<b>Step 3.6</b>	<b>Cost</b>	<b>ACTION:</b> Evaluate Cost
	Yes: Donation, Direct 100%	3
	Yes: Split Receipt Ecogift with donation >50%	2
	Yes: Split Receipt Ecogift with donation at <50%	1
	No: Willing to receive cash amount significantly less than market value in lieu of tax receipt	1
	No (i.e. Purchase or other tool)	-1
<b>Step 3.7</b>	<b>Land Securement Risk</b>	<b>ACTION:</b> Evaluate Risk of Securing Parcel
	High Risk, High Cost to remedy	-1
	High Risk, Low Cost to remedy	1
	Low Risk, Low/No Cost to remedy	2
<b>Step 3.8</b>	<b>Land Securement Advantages</b>	<b>ACTION:</b> Evaluate Advantages
	Meets 2 or more advantages:	1
<b>Step 3.9</b>	<b>Aquatic Habitat</b>	<b>ACTION:</b> Evaluate Aquatic Habitat mapping
	Coldwater Fish Community	2
	Warmwater / Transitional Migratory Fish Community	1
<b>Step 3.10</b>	<b>Significant Habitat of Endangered and Threatened Species</b>	<b>ACTION:</b> Evaluate/estimate number of species on property
	4 + species	4
	1-3 species	3
<b>Step 3.11</b>	<b>ACTION:</b> Evaluate the number of habitats identified as	/maximum 4



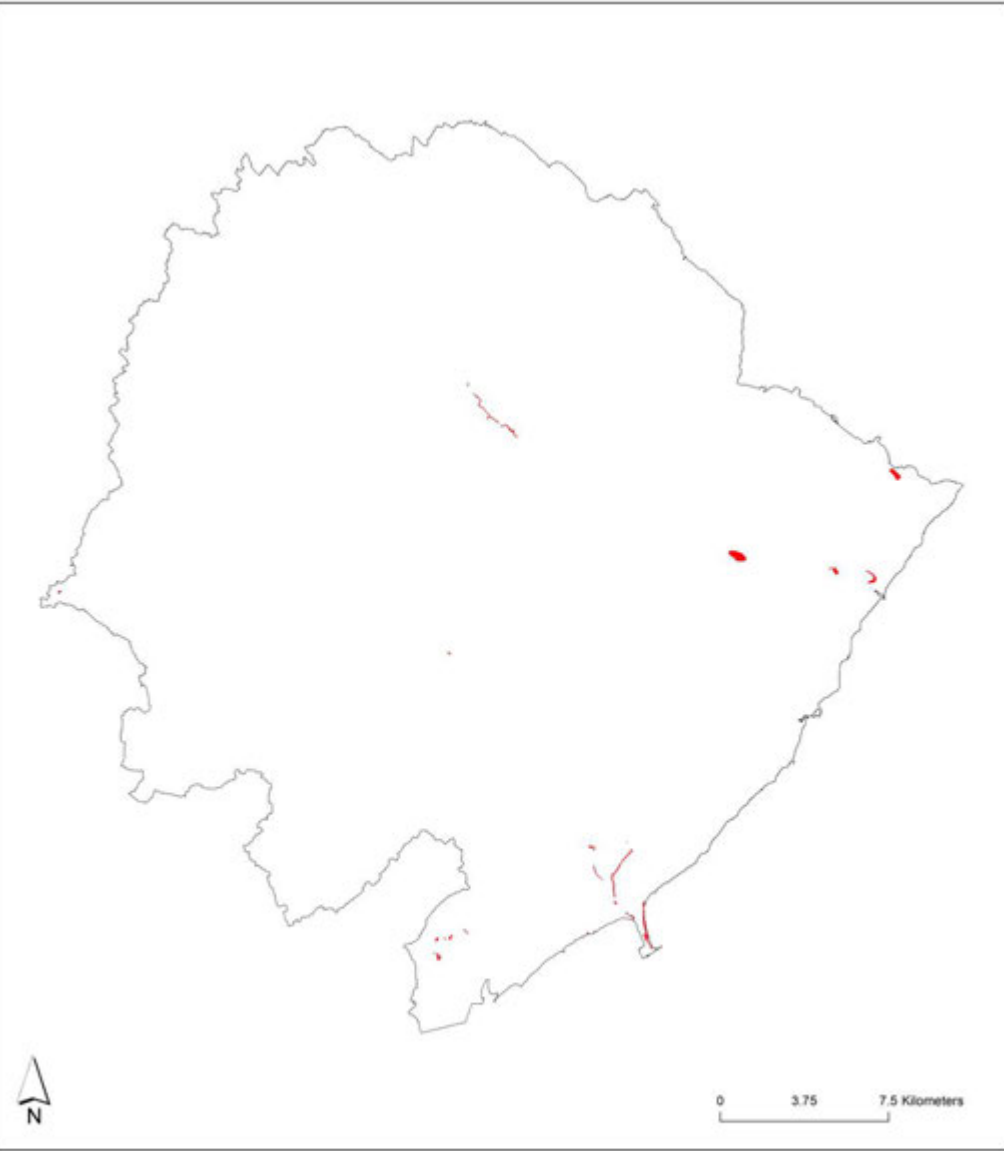
# NEW – Disposition Section

- ▶ Context
- ▶ Criteria
  - ▶ Parcels that do not have PSW, LS ANSI, NE Natural Areas designations
  - ▶ Parcels that are under 2 hectares AND farther than 240 meters from the next nearest CH parcel OR closer than 240 meters but the next closest CH parcel neighbour is also less than 2 hectares
  - ▶ Parcel that is within the existing urban boundary or the Future Strategic Employment Areas of ROPA 38



Potential Parcels for Disposition:  
Parcels For Disposition Consideration

# Parcels for Disposition Consideration



 Parcels Meeting 2 or More Disposition Criteria

 CH Watershed Boundary

**Notes:**  
Map produced in August 2016 by Orland Conservation with data provided by Conservation Halton.

\*\* These parcels were: 2 hectares or smaller AND farther than 240 meters from nearest CH neighbour or next nearest neighbour is also less than 2 hectares



# Next Steps

- ▶ Board Approval
- ▶ Public Document
- ▶ Implementation Report





# A Landscape of Protected Land

A NEPOSS Case Study

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OLTA Gathering





# NEPOSS Background

- ▶ Niagara Escarpment Parks and Open Spaces System
- ▶ Open Spaces
- ▶ Objectives of the NEPOSS
- ▶ NEPOSS Council and its objectives
- ▶ High Level Objectives of Orland Conservation's NEPOSS work



# Phase 1: Updating Secured Lands Layer

- ▶ Existing NEPOSS layer from LIO
- ▶ Contacted 28 partners
  - ▶ CAs
  - ▶ BTC
  - ▶ Upper Tier Municipalities
  - ▶ Provincial and Federal Government
  - ▶ Others - specialized, local
- ▶ Updated Secured lands layer

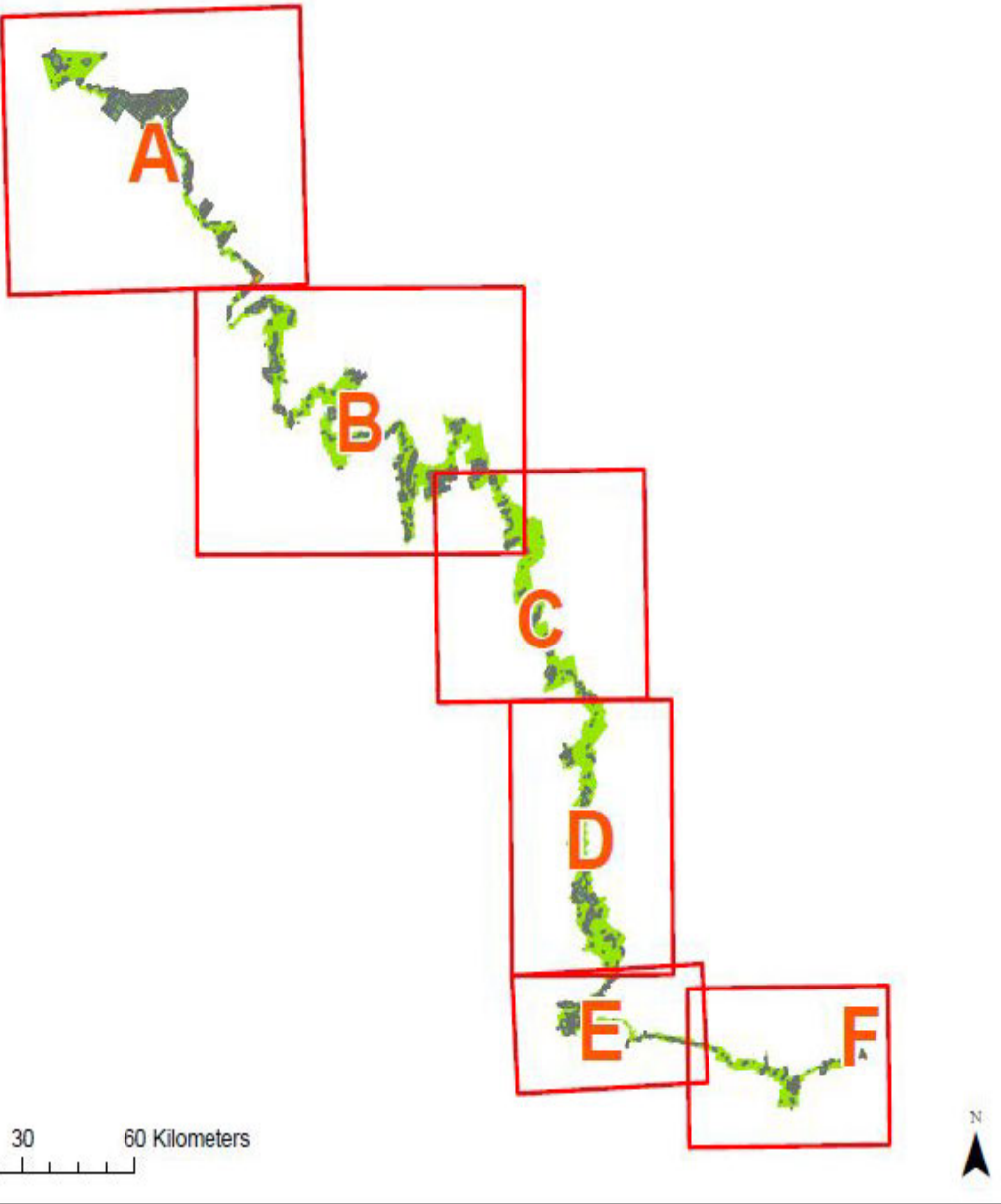


# Phase 1: Challenges

- ▶ 28 partners = 28 data sharing agreements!
- ▶ Different GIS abilities
- ▶ Different GIS data
- ▶ Interpretations of “Parks and Open Space”



# Updated Lands (Map 1)



**Legend**

- NE Plan Area
- NEPOSS Council Secured Land
- NEPOSS Council Easements
- Other Partner Secured Land
- Other Partner Easements



# Phase 2: Visioning Exercise

- ▶ Map 1 (Completed) - Existing Secured Lands
- ▶ Map 2 (TBC) - Partner Areas of Interest in Acquisition
- ▶ Landscape Analysis of
  - ▶ Secured Areas,
  - ▶ Areas of Interest,
  - ▶ Landscape Securement Criteriato produce
- ▶ Map 3 (TBC) - NEPOSS Securement Priority Areas Discussion Paper and Draft Map(s)







# Thank You!

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