

*Presentation to*  
**Planning and Development Committee**  
*11 December 2003*

## **Kanata Lakes Compensation Lands**

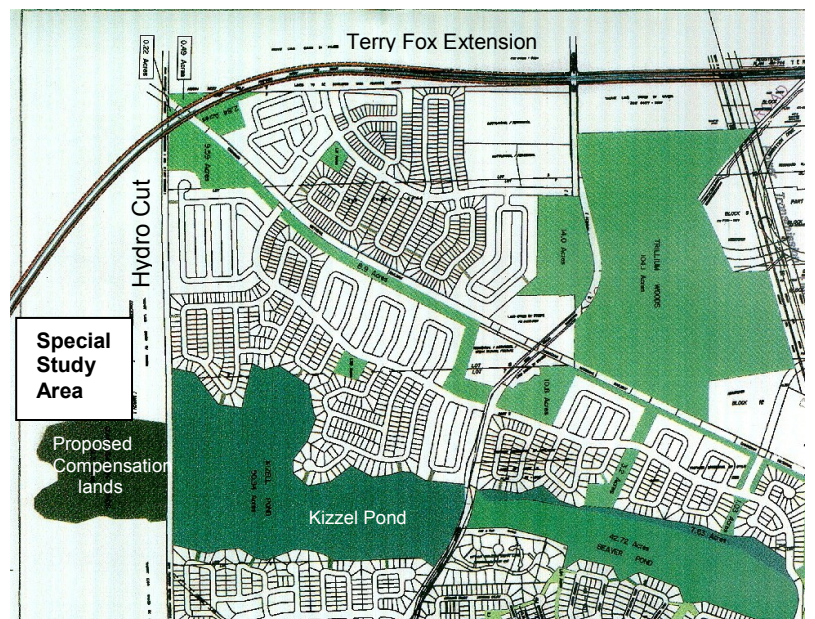
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*Beaverbrook Community Assn member*  
*Kanata Survey Group member*  
*Special Study Focus Group member*

### **The issue:**

Whether to accept the proposal by KNL Developments Inc. of 30 acres of environmental land outside the urban boundary as compensation for the tree cutting incident of April 2002.

### **The good:**

- The land being offered is of high environmental value.
- The compensation ratio of 3 to 1 is very attractive



### **The concerns:**

- The compensation lands are outside the urban boundary and are thus not equivalent lands and even at a 3 to 1 ratio are not of the same monetary value as urban lands.
- Rather than giving up an equivalent area (10 acres) from its own urban lands, KNL is buying credits to use as compensation lands
- The designated 30 acres are of high NEA value and have been assessed as such by environmentalist Dan Brunton. Thus, regardless of the compensation offer, there will likely be no increase in NEA designated lands. In the meantime NEA identified lands within the KNL lands will be lost and developed.

- There has been no public consultation since last December. That meeting was not consultation as such and no definitive options or solutions were proposed and no feedback was requested. If there have been meetings since then they have not been with the public. The process has not been transparent.
- The one survey which was taken by the City determined that the lands now being offered for compensation was favoured by 16% as opposed to 53% who preferred a specific area within the KNL Lands.
- 40% of the KNL lands will be deeded to the City for open space once the development plan is approved. It was within these lands that the inadvertent tree cutting took place. The City and its residents thus should have some say in where the compensation lands should be located.
- At a meeting in September on the development proposal, 500 residents expressed a groundswell of interest in this issue.

### **The main concern is timing:**

- The interstitial lands Special Study is only halfway done. Any decision on allocating compensation lands to this area now will affect the land use recommendations from the Special Study and be premature.
- The KNL development for 3100 homes is also not yet finalized. The compensation and the proposed development are linked. Predetermining where the compensation lands will be located without knowing the land use of the adjacent area would be unwise.
- There will be a survey (10,000 copies) circulated over the next few weeks which asks opinions on some of these issues. A decision ahead of those results would ignore the input of the residents.

### **Recommendation:**

- **It is recommended that the Committee defer the Compensation item until January 2004 to be presented together with the Plan of Subdivision proposal by KNL.**
- By that time there will be more information available not only on the subdivision proposal but also on the Special Study and the results of the community survey.