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June 9, 2025

Crowe Valley Conservation Authority  
70 Hughes Lane  
Marmora ON, K0K 2M0

Dear Crowe Valley Conservation Authority,

Re: Proposal for Seasonal Hunting Camp on Conservation Authority Land

We are writing to propose the development of a small, seasonal hunting camp (the "Camp") on a small parcel of land on the Crowe Valley Conservation Authority ("CVCA") property at "The Gut" Conservation Area. This camp would be designed to support sustainable hunting practices and enhance the recreational opportunities available within and close to The Gut Conservation Area. We (and several of our fathers) have hunted on the adjoining parcel, now owned by the Nature Conservancy of Canada ("NCC" - formerly Domtar Lands) for over 50 years and now our third generation is looking forward to continued opportunities to pursue recreational hunting on these lands. Please see attached map for proposed location.

Project Overview:

- Proponents: The members of the Camp are a group of individuals who have hunted the adjoining property for over fifty years. The recent acquisition of the adjoining property by Nature Conservancy of Canada ("NCC") required the removal of the building used during hunting season by the members. *This proposal does not involve hunting on CVCA property.*
- Location: The proposed site is an up-to 3-acre parcel with access from an existing road, ensuring minimal disruption to the surrounding environment.
- Facilities: The camp will consist of structures that do not require septic systems or wells, thereby reducing the environmental impact.

- **Seasonal Use:** The Camp will operate seasonally, aligning with the designated hunting seasons to ensure compliance with local regulations and conservation efforts.

#### Objectives:

1. **Promote Access to Sustainable Hunting on Adjoining Lands:** The camp will provide a controlled environment for hunters, promoting ethical hunting practices and wildlife management, on adjoining lands owned and managed by the NCC.
2. **Enhance Recreational Opportunities:** By engaging in hunting only on adjoining lands, and by occupying a small site at very edge of CVCA property, the Camp will have no impact on the diverse range of recreational activities available within the Conservation Area.
3. **Support Conservation Efforts:** The Camp will be managed in collaboration with the CVCA to ensure that all activities align with conservation goals and regulations. The Camp members will only engage in hunting on adjoining lands and NOT on CVCA property.

#### Environmental Considerations:

- **Minimal Impact:** The camp's design and operation will prioritize minimal environmental disturbance. No infrastructure such as septic systems or wells will be required.
- **Wildlife Management:** The camp will adhere to all local wildlife management guidelines, ensuring that hunting activities do not negatively impact local wildlife populations.
- **Sustainability:** All activities will be conducted with a focus on sustainability, including waste management and habitat preservation, and in close collaboration with CVCA.

#### Consistency with CVCA Conservation Area Strategy:

- **Public Access:** The proposed Camp will not restrict public access to the Conservation Area, ensuring that virtually all of the property remains available to the public via appropriate trail networks (CVCA Conservation Area Strategy, p. 9).
- **Environmental Integrity:** The Camp will be designed to maintain the ecological integrity and biological diversity of the natural heritage systems, with a long-term view towards naturalization and wildlife habitat enhancement (CVCA Conservation Area Strategy, p. 12).
- **Collaborative Efforts:** The project will be implemented by the Camp members who are primarily local (Belleville, Trenton) residents with a keen interest in hunting and conservation, to ensure that the camp meets the needs and expectations of the community (CVCA Conservation Area Strategy, p. 12).
- **Revenue Generation:** The Camp will enhance revenue generation through an annual lease fee to be negotiated between the Camp and CVCA, without threatening the integrity of the natural features of the property or creating financial barriers (CVCA Conservation Area Strategy, p. 12).
- **Development Review:** The proposal will be submitted to the CVCA Board of Directors for review, ensuring that it aligns with the CVCA's goals and objectives (CVCA Conservation Area Strategy, p. 12).

- Lease Agreement: The Camp will operate under a lease agreement that ensures compliance with the CVCA's land management goals and objectives (CVCA Conservation Area Strategy, p. 14).

#### Consistency with CVCA Land Development Policy:

- Public Use and Enjoyment: The camp will ensure that the properties are available for the public's use, enjoyment, and being situated at the southern-most boundary that adjoins NCC lands would not adversely affect CVCA property. (CVCA Land Development Policy, p. 3).
- Environmental Protection: The Camp will prioritize the conservation, protection, preservation, and enhancement of the land, ensuring minimal environmental disturbance and adherence to local wildlife management guidelines (CVCA Land Development Policy, p. 3).
- Collaborative Efforts: The project will involve active consultation between the Camp members and CVCA to ensure that the Camp meets the needs and expectations of the community (CVCA Land Development Policy, p. 5).
- Revenue Generation: The Camp will enhance revenue generation by virtue of an annual lease fee to be negotiated between the Camp and CVCA without threatening the integrity of the natural features of the property or creating financial barriers (CVCA Land Development Policy, p. 5).
- Development Review: The proposal will be submitted to the CVCA Board of Directors for review, ensuring that it aligns with the CVCA's goals and objectives (CVCA Land Development Policy, p. 6).
- Lease Agreement: The Camp will operate under a lease agreement that ensures compliance with the CVCA's land management goals and objectives (CVCA Land Development Policy, p. 6).

#### Community Engagement:

- Local Involvement: The project will be implemented by the Camp members who are primarily local (Belleville, Trenton) residents with a keen interest in hunting and conservation, to ensure that the camp meets the needs and expectations of the community.

We believe that this proposal aligns with the CVCA's mission to protect and enhance natural areas while providing recreational opportunities for the community. We are eager to discuss this proposal further and explore how we can work together to make this project a success.

Thank you for considering my proposal. I look forward to the opportunity to discuss it in more detail.

Sincerely,

John D. Bonn / Brad Stinson / Dan Fencott

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**LOT 30 CON 1**  
**CVCA**

**Proposed Camp  
Location**

**NCC Property**

LOT 30, CON 1

LOT 30, CON 1

LOT 30, CON 2

LOT 29, CON 1

