



LandSolutions LP engaged landowners in discussions over the past 2 years to discuss and review a request by the JLWA to acquire flooding easements to allow for the application to increase the licenced operating level of the control structure on Jackfish Lake from 1737.0 feet above sea level to 1737.5 feet above sea level. Based on our discussions and contact with various interested parties using a variety of methods, common themes have emerged.

The intent of this communication is to provide the JLWA with a summary of our findings and to provide recommendations that should assist in gaining agreement to reach the desired outcome.

LandSolutions LP (the agent) conducted in person meetings with agricultural owners whose property could be affected to review the request for a flooding easement in favour of the JLWA. LandSolutions LP, with the help of the board, also sent surveys to all property owners whose property was adjacent to waters edge and fell at or below 1740.0 feet above sea level. The survey was sent to gain an understanding of the appetite for an increase in the licensed operating level of the control structure.

Many themes rose from our engagements with stakeholders.

One of the most prominent concerns was that agricultural owners felt the request did not adequately consider the potential effect the easement would have on the surrounding lands.

Most agricultural owners voiced concerns that the topography and soil composition of the lands would affect a greater area than was identified by the survey and that the request to increase the licenced operating level would have a detrimental effect on lands used to generate agricultural income. These owners all indicated that they believed the area affected would extend beyond 1,737.5 feet above sea level, because the lands beyond 1,737.5 feet would become saturated and unusable.

The common belief among agricultural opponents is that the request is being generated to appease recreational users at the expense of agricultural owners. None of the agricultural owners felt that recreational property owners were considering the detrimental effects to either the lakes shoreline or to agricultural owners earning potential on the surrounding lands.

Opponents to the increase in the licenced operating level of the control structure had similar concerns as those expressed by proponents. The most prominent themes coming from the survey results were re-occurring comments regarding erosion, potential property damage from ice flows, and the size of watercraft being used on the water.

Most survey respondents did not oppose a small increase in the levy if it meant that the JLWA would be able to increase the licenced operating level of the control structure.

Meetings with agricultural owners left LandSolutions agents with the impression that most agricultural owners would agree to signing flooding easements, provided the easement adequately compensated agricultural owners annually for the lost revenue of signing those easements.



Easements which include an annual payment provide acknowledgement to agricultural owners that recreational owners understand the increased operating level has an impact on agricultural livelihoods. It is also intended to balance wants and needs vs impacts to stakeholders. The rate typically used to compensate landowners for similar lands taken out of production is \$250/acre. If the board is willing to considering offering annual compensation for flooding easements it is paramount that the board ensures the amount of outgoing revenue be sustainable in perpetuity.

Due to the surrounding area and potential saturation of grounds beyond 1737.5 it is recommended that JLWA strongly consider compensating agricultural landowners for lost productivity of the lands up to 1738.0 feet above sea level. The purpose of compensating beyond the proposed licensed level is to address and alleviate the concerns expressed by agricultural owners that the compensation does not adequately reflect the negative impact the easement has on the surrounding lands. Most agricultural property owners expressed concern that the impacts of signing an easement extend beyond the surveyed 1737.5 mark. Using 1738.0 feet as the benchmark for compensation intends to address the concerns expressed by these owners.

Most importantly, Increased communication is required to provide all stakeholders with information pertaining to the boards request. It is recommended that the board provide written messaging that clearly states the purpose for the request to increase the licensed operating level. The communication needs to be clear, concise, and factual. This communication also needs to outline the concerns with maintaining the current operating level and provide sound reasoning for the increase.

Lastly, although it falls outside of the JLWA mandate, the board should acknowledge and address the concerns expressed regarding the size of watercraft using the waters. Concern regarding the detrimental effects of larger watercraft was a recurring theme that extends to the health of the lake. Discussion and review of all aspects related to the health of the waters is important to consider.

A handwritten signature in black ink, appearing to read "Doug Thompson", with a horizontal line extending to the right.

Doug Thompson
Land Agent
LandSolutions LP