

L.M. MONTGOMERY LAND TRUST

PRESENTATION TO

LAND MATTERS ADVISORY COMMITTEE

FEBRUARY 9, 2021

LAND MATTERS ADVISORY COMMITTEE

CREATED IN 1994

MISSION: TO PRESERVE FOR PRESENT AND FUTURE GENERATIONS
THE AGRICULTURAL SCENIC LAND BETWEEN SEAVIEW AND
CAVENDISH MADE FAMOUS BY THE WRITINGS OF L.M. MONTGOMERY

EMPHASIS: 450 ACRES BETWEEN THE CAPE TRYON LIGHTHOUSE
AND THE FRENCH RIVER LIGHTHOUSE IN PARK CORNER/FRENCH
RIVER



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FINANCIAL ARRANGEMENTS:

- OUTRIGHT PURCHASE
- PURCHASE AND RESALE WITH RESTRICTIVE COVENANT
- RETIRING DEVELOPMENT RIGHTS:
 - REQUIRES PROFESSIONAL APPRAISALS - DEVELOPMENT VS FARMING
 - REQUIRES RESTRICTIVE COVENANT
- AGRICULTURAL LAND DONATION



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- SIMS PROPERTY
- ACCESS TO BEACHES AND COAST LINE
- POTENTIAL PROVINCIAL GOV'T PURCHASE TO ENHANCE ACCESS
- OPPORTUNITY TO DEVELOP SCENIC NATURE WALK COMBINING AGRICULTURAL AND TOURISM
- POTENTIAL INVOLVEMENT OF PARKS CANADA IN EXPANDING PEI NATIONAL PARK



KEY POINTS/TAKE AWAYS

- (1) RECOGNITION OF HOW IMPORTANT OUR BEACHES AND COAST LINE AS WELL AS OUR NATURAL BEAUTY AND PASTORAL SETTINGS ARE TO OUR TOURISM INDUSTRY - OVER 49% OF OVERNIGHT VISITORS GIVE THIS AS THEIR PRIMARY REASON FOR VISITING PEI.
- (2) IMPORTANT THAT THE PROVINCIAL GOVERNMENT CONTINUE TO FOCUS ON ITS TARGET OF 7% OF PROTECTED LANDS. ONE OF THE PRIMARY GOAL WAS TO PRESERVE PORTIONS FOR ISLANDERS AND VISITORS ALIKE TO ENJOY FOR GENERATIONS TO COME.
- (3) THE PROVINCIAL GOVERNMENT MUST MAINTAIN THE SPECIAL PLANNING AREAS AS DESIGNATED TODAY AND MORE SPECIFIC TO US, THE PRINCETOWN POINT TO STANLEY BRIDGE SPA. THERE IS A NEED FOR CENTRALIZED PLANNING GUIDELINES AS WELL AS REGULATIONS AND ENFORCEMENT AS IT PERTAINS TO DEVELOPMENT IN THIS AREA.