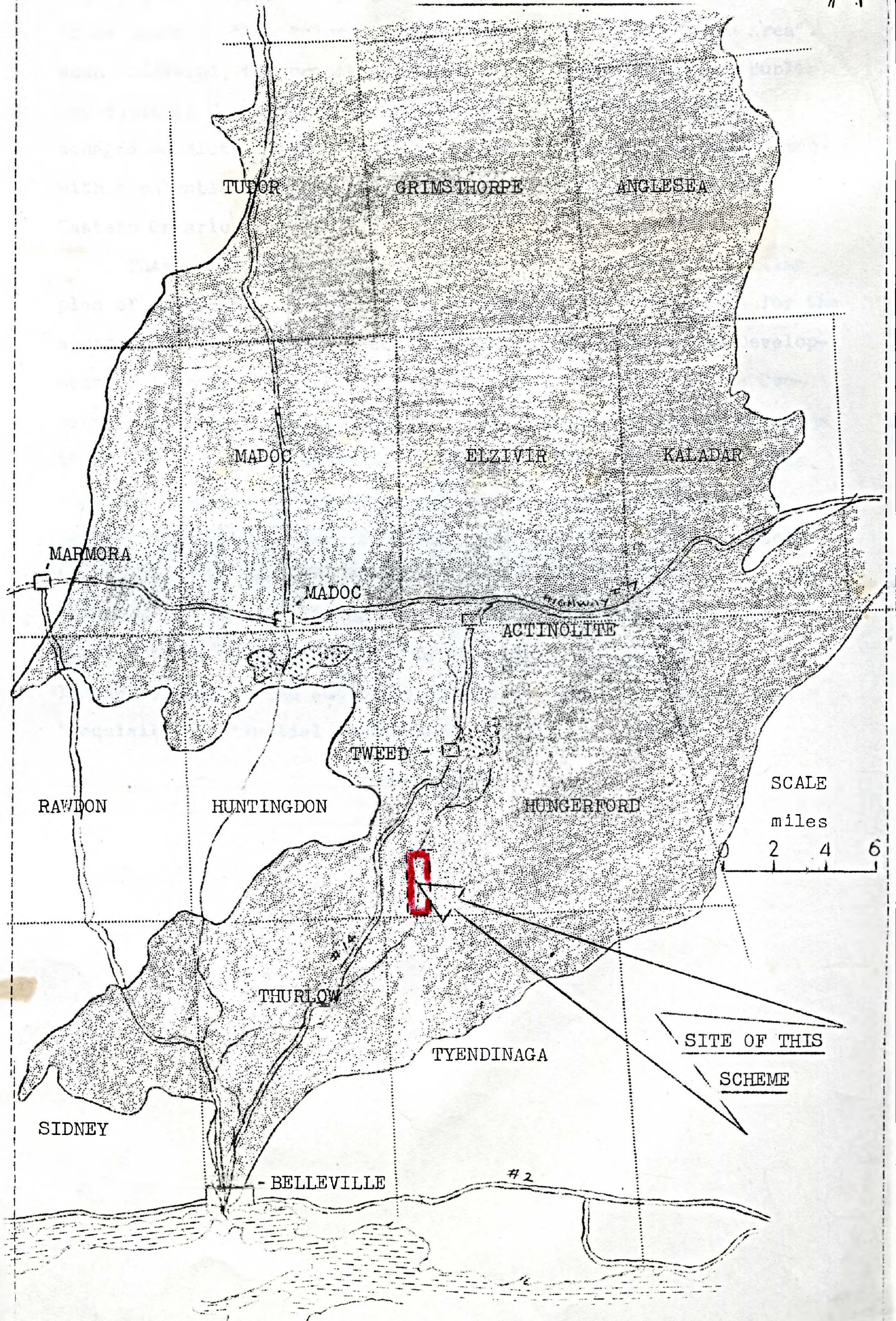


SITE OF THIS SCHEME —



1. THE PURPOSE OF THIS SCHEME.

The Moira River Conservation Authority proposes to acquire and develop a multi-use project on the Moira River near Thomasburg to be known as "The Colonel Roscoe Vanderwater Conservation Area". When completed, the proposed project will feature extensive public recreational facilities, conservation demonstrations such as managed woodlots, plantations and pastures, and provide naturalists with a valuable site for the study of the flora and fauna of South Eastern Ontario.

This brief is prepared to present a description, an outline plan of development and a method of financing of this scheme for the approval of the Authority and the Minister of Planning and Development as is required under Section 15, Subsection (gg) of the Conservation Authorities Act (R.S.O. 1950, Chapter 62, amended) where it is stated that an Authority shall have power "to acquire lands, with the approval of the Minister, and to use lands acquired in connection with a scheme, for recreational purposes and to erect, or permit to be erected, buildings, booths and facilities for such purposes and to make charges for admission thereto and the use thereof." As development will of necessity be geared to the limited budget of the Authority, it is presented in three phases - "Acquisition", "Initial Facilities" and "Future Expansion".

2. LOCATION AND DESCRIPTION.

The suggested location for this scheme is astride the Moira River some 14 miles North-east of the City of Belleville in the First, Second and Third Concessions of the Township of Hungerford. The site is readily accessible from centres of population by means of Provincial Highway #37, being some 18 road miles from Belleville (Population 21,000), 8 miles from Tweed, Population 1,655) and within 15 miles of the communities of Madoc, Stirling, Foxboro, Corbyville, Marlbank, Sulphide and Actinolite.

The location consists of marginal agricultural land and woodland along both banks of a scenic portion of the Moira River. The River is fairly deep, wide and slow flowing in the upper section of the proposed Area where it flows through relatively flat lands. It then enters a gorge cut through the limestone rock and cascades over a series of rapids before again becoming deeper and slower flowing in the southern section. Most of the lands concerned have very little poor soil over the limestone bed-rock and hence are of low value for agriculture. Luckily, tree growth has been preserved on a large proportion of the lands suggested for acquisition so erosion has been minimized and a scenic appearance retained.

The wide range of environmental conditions from swamplands along parts of the river bank to extremely dry sites at the top of the gorge sides results in a variety of forest types and communities. The comparatively rare Indian Paintbrush - *Casilleja coccinea* (L) SPRENG is found along the River. Fishing is reputed to be good from the rapids northwards and boats may proceed some three miles upstream under normal conditions. Wild fowl and geese are observed frequently and deer still reside in the vicinity.

The site may be approached from #37 Highway via the Township road between Concession 2 and Concession 3. As it has not proved possible to acquire the lands in Concession 2 at this time, and as this road ends with a very steep approach to the River down the sides of the gorge, it would appear that this is not the best method of approach. Other possible means of access are via the county road that runs near the southern extremity of the Area and from the Township road east from Thomasburg between Concessions 3 and 4.

3. PROPOSED PROGRAMME OF DEVELOPMENT.

(a) PHASE ONE - ACQUISITION.

As land costs usually tend to rise once development is started in a locality, it is proposed to acquire all the lands required before proceeding with Phase two - the installation of basic facilities. A start has already been made on this phase with the purchase of three parcels of land as shown outlined in red on Map 2.

Parcel One consists of all of Lot 5 in the Third Concession of the Township of Hungerford, two hundred acres less the portion of the river flowing through it. Parcel Two is the twenty-five acres of Lot 4, Concession 3 that lies east of the Moira River. Parcel Three consists of all of Lot 5, Concession 1, except some 15 acres surrounding the buildings on the County road or a total of 185 acres including water.

Negotiations are underway to secure options on the balance of the lands bordering the river in the First, Second and Third Concessions. It may prove impossible to secure all the desirable parcels at reasonable prices but it is proposed to attempt to do so before proceeding with Phase Two. Since it has proved more feasible and cheaper to purchase complete holdings rather than small parcels along a river, this will be the aim of negotiations. Prior to the commencement of Phase Two, those portions of the parcels purchased which are not directly required for this scheme will be segregated and placed under the Reforestation Agreement with the Department of Lands and Forests as part of the Moira Forest.

SUMMARY OF PROPOSED ACQUISITIONS

PARCEL #	DESCRIPTION	TOTAL AREA	PROPOSED REFORESTATION	PROPOSED CONSERVATION AREA
* 1..	Lot 5, Con. 3	200	50	150
* 2..	Pt. Lot 4, Con. 3, E. of River	25	--	25
* 3..	Pt. Lot 5, Con. 1	185	135	50
4..	Lot 4, Con. 1	200	100	100
5..	Lot 4, Con. 2	200	100	100
6..	W $\frac{1}{2}$ Lot 4, Con. 2	100	--	100
7..	SE $\frac{1}{4}$, W $\frac{1}{2}$ Lot 4, Con. 2	25	--	25
8..	Pt. E $\frac{1}{2}$ Lot 4, Con. 3	10	--	10
TOTALS.		945	385	560

*, Already acquired.

As there is additional marginal land suitable for Reforestation east and west of the parcels listed above, it is probable that the proposed Colonel Roscoe Vanderwater Conservation Area will eventually be centred in a large block of the Authority forest with consequent additional protection to the flora and fauna and natural beauty of the location.

B. PROPOSED PROGRAMME OF DEVELOPMENT.

(b) INITIAL FACILITIES.

Although immediate large scale development is desirable in view of the ever increasing local public demand for recreation areas, the present restricted budget of the Authority precludes it. A limited development of initial facilities on Parcels One and Two is therefore proposed. This would take the form of the provision of a passable access road from the Township road between Concessions 3 and 4, and running along the line of the existing farm lane to the river bank in Parcel Two, (See Map 3), and the installation of about two dozen picnic tables, toilets and a boat launching site and dock. At the same time careful brush clearance, pruning, suppression of prickly ash and planting would be undertaken to improve the existing and future appearance and value of the Area.

It is anticipated that funds will be available to complete Phases One and Two by the end of 1959.

3. PROPOSED PROGRAMME OF DEVELOPMENT.

(c) FUTURE EXPANSION.

It is proposed that the further expansion of the facilities of the Area be gradually undertaken as funds become available.

(1) Extension of Access Roads. In order to distribute visitor pressure and make all parts of the Area accessible for management purposes, the access road will have to be extended southwards in stages. Eventually, a scenic drive set back from the river might be extended to connect with the county road at the south end of the Area. A one way traffic system could then be employed with consequent reduction in construction costs and increase in safety.

(11) Recreation Facilities. Besides the basic picnic facilities at various points, it is proposed to eventually provide the following:—

- ... swimming beach with changing houses,
- ... boat dock with possible boat rental concession,
- ... trails to the most scenic and interesting parts of the Area built to accommodate skiers and riders as well as pedestrians,
- ... group picnic facilities with drinking water,
- ... a refreshment concession,
- ... possibly a rustic pavillion to provide shelter and facilities for group picnics, lectures, etc.
- ... camping facilities.

(111) Conservation Demonstrations. The large area proposed with it's varieties of site and vegetation, particularly lends itself to various educational projects.

Those proposed are:

- demonstration pasture management on the previously formed parts of Parcel One.
- demonstrations of woodlot thinning and improvement in existing woodlots of various types throughout the Area.
- demonstrations, plantations of various species and mixtures on the different sites available.
- a "Conservation Trail" with labelled flora and other parts of interest.

(IV) Supervision and Maintenance. As this Area is likely to receive considerable use, supervision and maintenance costs will eventually be considerable. As present policy requires the Authority to bear one hundred percent of such costs, it would appear that a large proportion of these should be collected from those using the Area. It is proposed therefore that the layout of roads, fences and gates be planned so that an admission charge can be collected at such time as the Authority deems it necessary. Protective regulations will be required as are enforced at other Authority Conservation Areas.

4. COSTS AND FINANCING.

It is estimated that the cost of this scheme will be approximately as follows:—

(a) Phase One .. Acquisition.

Lands already acquired _____	\$3,100.00	
Lands to be purchased _____	4,500.00	
TOTAL	\$7,600.00	\$7,600.00

(b) Phase Two .. Initial Facilities.

Development of roadway and parking _____	\$1000.00	
Brush clearing, tree planting, etc. _____	1000.00	
Picnic Tables, dock, fireplaces, toilets, fencing, etc. _____	1000.00	
TOTAL	\$3000.00	\$3000.00

(c) Phase Three .. Future Expansion.

Extension of roadways	\$2000.00	
Trail building	500.00	
Additional picnic tables, fireplaces, toilets, changing facilities, etc.	2000.00	
Development of woodlots, plantations, and other demonstrations	1000.00	
Building of rustic pavillion ..	1000.00	
Installation of beach (sand) ..	250.00	
Additional docking facilities ..	250.00	
Refreshment booth	1000.00	
TOTAL	\$8000.00	\$8000.00

TOTAL COSTSPhases One, Two and Three ... \$18,600.00

It is proposed that the cost of this scheme be borne in the normal way for General Conservation Activities .. namely that all the participating Municipalities be considered to benefit from the scheme and one half the cost be raised by levy on the Municipalities in proportion to their assessment within the watershed. The remaining 50% is requested by way of grant from the Province of Ontario.

Since the project is to be carried out over a period of several years, it is proposed to set aside a definite portion of the Authority's General Conservation Activities Budget for this scheme each year. For the year 1958, an amount of \$5,500 has been so designated and this represents contributions of the participating Municipalities in the following proportions:—

Municipality	Percentage of Municipality in Watershed	.1032 Mill Raises	
Belleville	57.5	1,248.51	
Deloro Village	100.0	42.93	
Elzevir & Grimsthorpe	99.8	31.17	
Hungerford	99.5	151.39	
Huntingdon	55.0	64.60	
Kaladar, Anglesea, etc.	70.0	17.44	
Nadoc Township	100.0	105.78	
Nadoc Village	100.0	97.73	
Marmora & Lake	22.0	17.03	
Rawdon	16.0	27.66	
Richmond	2.0	2.68	
Sheffield	35.0	30.13	
Sidney	32.0	146.96	
Thurlow	70.0	590.51	
Tudor & Cashel	48.0	9.91	
Tyendinaga	27.0	51.29	
Tweed	100.0	115.38	
TOTAL		\$ 2,751.10	\$2,750
Grant from the Province of Ontario			\$2,750
		TOTAL	\$5,500

It is anticipated that the Authority budget will increase in future years allowing a greater amount to be set aside for this scheme and consequently permitting an accelerated rate of development.