

*Confidential*

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## Lighthouse Links at Little Harbour/Owls Head, Halifax County

**NOTE:** Lighthouse Links Development Company (the Company) has asked to purchase approximately 704 acres of Crown lands at Little Harbour, Halifax County to build a golf course complex.

### KEY MESSAGE(S):

- The Company's objective "is to build one of the world's finest golf complexes with other facilities, preserving and enhancing the natural beauty of the area, while making it accessible to the public, to Canadians and tourists from around the world."
- The Crown lands being requested are currently identified on Property Online as PIDs 00489591 (650 acres), 40747578 (20 acres), 40751273 (32 acres), and 41307992 (2 acres island in Long Cove).
- G.S. Beckwith Gilbert, President of the Company and his wife, own adjacent lands. The proposed golf complex would encompass both his lands and the Crown lands. The project plan is for two or three 18 hole links courses.
- The Crown lands have been identified as part of the Owls Head Provincial Park in the Parks and Protected Areas Plan.

### CURRENT SITUATION:

- Mr. Gilbert and his wife have acquired land along the Eastern Shore over the past 15-years, including 3 miles of ocean shoreline. They currently own approximately 340 acres adjacent to the Crown lands they are asking to acquire.
- The project would open access to the beaches and coastline in Little Harbour (currently only accessible over private lands or boat/kayak).
- The Company's proposal claims that acquisition of the Crown lands is essential for the project to be feasible.
- The proposal indicates that the Company wants to build on the successful ventures of the Cabot Links and Cabot Cliffs golf courses to enhance Nova Scotia as a golf destination and increase employment opportunities on the Eastern Shore.
- The Company believes the landscape at Little Harbour is similar in aesthetics to the landscape on the Oregon Coast. Mr. Gilbert hired Jim Urbina, an architect who designed part of the Bandon Dunes complex in Oregon, to design a layout for the project.
- Previously, Mr. Gilbert indicated they would be willing to discuss donation options for the 32 acres they own on Cuckold Island (PID 00555854).
- The Company states that the proposal would have economic benefits for the area by enhancing tourism and increasing employment on the Eastern Shore.

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