

Conservation Options

The Georgian Bay Land Trust works with landowners like you to explore various options and help create a sound conservation package. Here are a few techniques available to allow you to make a commitment to conserve your land. Whether it is protecting a shoreline, woodland or view or finding creative solutions to promote environmentally sensitive development, we can help you achieve your many plans for your land while protecting its important and cultural features

A conservation decision is a personal one; each has its own unique circumstances. Some landowners want to protect the land's natural features before passing it on to the next generation, while others may see conservation as a way to resolve property or potential income tax challenges. Other motivations may include ensuring privacy from neighbours or sorting out the future use of a property now shared by members of an expanding family. Below are a few examples of ways to link conservation choices with financial benefits.

Conservation Choices

Keeping your property

Like many other landowners, you may want to continue to own your property but still consider a number of conservation strategies. For example, perhaps you could benefit from more information, advice or assistance on how to be a good steward of the land. You might also qualify for a reduced property tax category, such as conservation, managed forest, or farm land designation.

Other options for both owning and conserving your land include various types of agreements. One type, a "conservation easement", is an agreement between a landowner and a qualified organization that protects the property long into the future. When the easement is registered in the land titles or registry office, it will govern all future landowners as well. It creates a partnership where the landowner continues to own and manage the property within a set of agreed restrictions

monitored by a conservation organization like ours.

Other agreements with a shorter term may include management agreements, leases or licences, or a review of terms in existing agreements. These enable management and use of part or all of the land in appropriate ways while you still own the property.

Transferring your property

You may wish to protect your land into the future by transferring the property now or arranging to do so at a later day. You can do this in several ways. For example you might:

- give or sell the land to an organization with a conservation mandate
- reserve a "life estate" when you give or sell the land, meaning that you or a family member can continue to live on the property until your death or theirs. Sell or donate the land and then lease it back for a certain period.
- protect the land first with a conservation easement or other restriction before a transfer.
- establish a private trust that ensures the property is used only for certain purposes.

One interesting strategy is to donate a part of the proceeds of a land sale back to the purchasing organization. This provides the donor with a charitable tax receipt while also decreasing the net purchasing cost. Land exchanges, partial development to fund conservation, and other creative approaches might also be explored.

Other possibilities can be considered if there is no urgency to transfer the property now. The property or a conservation easement on it could be given in your will; the details are best worked out in advance to ensure that your objectives can be fully achieved. Or you could grant a "right of first

refusal" to a conservation organization such as ours so that we have the first chance to buy the property, if and when you decide to sell.

Purchases depend on a conservation organization raising the necessary funds, and this can take some time. Thus instalment payments or a mortgage can help pay for a purchased property over some months or years, or an "option" can allow us to raise funds over a certain period to meet a set purchase price. We can let you know what criteria we use in selecting properties to purchase or in accepting donations of land.

A further opportunity to help us protect land is for a landowner to donate property so that we can sell it to provide funds to acquire a more ecologically significant site. Of course any gifts of money or useful goods are also most welcome. These will help fund our land conservation work and the ongoing costs associated with maintaining properties.

Financial Choices

There are two main choices when transferring ownership of land: either sell or donate it. Selling may provide the highest returns but there may be large tax liabilities in doing so and the land is not necessarily conserved. On the other hand when land or other property is donated to charities such as ours we will issue an income tax receipt that you can use as a credit or deduction to reduce your taxes. Where certain "ecological lands" or company shares are donated there are enhanced tax benefits. In appropriate circumstances and with some guidance, the tax advantage can be significant.

Next steps

These are just a few of the options you may wish to consider to meet both your conservation and other goals.

This is simply an introduction. Your decision should be made only after careful consideration and professional advice. If you want to learn more about how various options might fit together to benefit you and your land please feel free to contact us.

Contact us;
Executive Director;
Wendy Cooper
416 440 1519
by email: info@gblt.org

*by Ian Attridge
legal counsel to OLTA*

This Summer's Activities

Gala Picnic Lunch

Iron City Fishing Club
Friday August 6, 2004,

Picnic Lunch

The Iron City Fishing Club is looking forward to hosting a gala picnic lunch for the Sans Souci Copperhead Association on **Friday, August 6th**. The event, which will include live music and activities for all ages, will be a fundraising benefit for the Georgian Bay Land Trust.

Music

The Northern Lights Steel Orchestra, 'Muskoka's best kept secret', will be our featured entertainment with a twenty piece steel band drawn from the full steel orchestra that played to great acclaim at last year's Festival of the Sound in Parry Sound. (<http://northernlightsorchestra.com/>). And with great food, fun and friends - we hope you'll join us!

Come and bring a friend

Everyone is welcome. The Club is located in the Moon River basin, not far from Woods Bay. The Club is only accessible by water. If you come by car you may park at the Moon Island Marina in Woods Bay, and taxi out if you wish.

If you would like more information, please contact Bruce Lawson at bruce_lawson@sympatico.ca or 416-920-2389.

Auction fun

Georgian Bay Land Trust 2004 Auction
August 21, 2004 2:00 p.m. - 3:30 p.m.
MacNamara House SSCA Community Centre

In 2004, the Georgian Bay Land Trust will hold its third Silent Auction in the Sans Souci area. Again this year, there will be a loud, active bidding session as well as a silent auction. In addition to opportunities to bid on great dinners and events, there will be useful cottage items and fascinating objets d'art.

YOU CAN HELP

Do you have an item that you would be willing to donate to this Land Trust fundraising effort? We are looking for interesting and/or useful objects - art, antiques and cottage memorabilia as well as practical, everyday items such as paddles, boat cushions, etc. If you can contribute something, please contact Georgia Rennick (416 485 8359 - home) or Nancy Christie (416 222 6164 or nancy.christie@utoronto.ca After July 1, call 705 746 8531). Contributions to the Auction can be delivered at the time of the SSCA Annual Meeting or Regatta.

Our last two Silent Auctions have been great fun. There was especially competitive bidding on a trip to the Westerns, dinner at the Kovacs, and a piece of original art by Lou Robitaille and Marilyn Phillips.

We hope you will join us in this fun event - as a donor or a bidder - to support the Land Trust in preserving our legacy in Georgian Bay. Please give one of us a call if you have something to contribute.

Muskoka Watershed

by *Jim Beatty*

The Muskoka Watershed Council was formed in 2001 as a joint initiative of the Muskoka Heritage Foundation and the District of Muskoka. The primary role of the Watershed Council is to promote watershed (think Georgian Bay) health through public awareness. The activities of the council will be an essential component in building an effective water strategy as it takes a key role in promoting watershed stewardship and education through its "grass roots" programs. The goal is to preserve and enhance the air, water and terrestrial ecosystems of the watersheds in Muskoka for the environmental health, economic, spiritual and intrinsic values they provide.

The objectives of the council can be summarized as follows;

1. Develop and implement education and public programs that promote an understanding of the impact of human actions on the environment and encourage lifestyles that are compatible with healthy and functioning watersheds.

2. Encourage environmentally responsible lifestyles

3. Promote sound land and water use planning that protects Muskoka's watersheds. (this includes

Georgian Bay)

4. Promote activities and best practices that respect the natural environment, do not damage the resource base of Muskoka, and support a strong economy and health community structure.

5. Develop and implement programs to assess and monitor the health of Muskoka's watersheds.

The major initiative of the Watershed Council over the next short while will be the development of indicators of watershed health. These indicators are as follows;

- for water; swimability, drinkability, fishability;

- for air; breathability;

- for the environment; healthy natural areas and sustainable physical environments (ie. land use) and sustainable community values.

Each of these indicators have their own kind of stresses and it is the Watershed Council's objective to arrive at a reporting mechanism that will effectively assess the health of the watershed. It is important to monitor this health on a continual basis in order that stresses can be identified early and programs can be developed to address potential issues.

More information is available at heritage@muskoka.com

Update from the President

Over the past year, GBLT has been concentrating its energies primarily in two areas: externally, on fundraising with our partners at the Nature Conservancy of Canada, and internally on strengthening the infrastructure of GBLT itself.

Under the leadership of John Stark, Vice President, GBLT and Chair of the Joint Venture Fundraising Committee, and in cooperation with the Nature Conservancy of Canada, there were donations of \$ 347,000 and pledges of \$205,000 to our Joint Venture Campaign. It is significant to note that \$173,500 of this amount comes from the Directors and Advisors of GBLT.

In addition, the efforts of this fundraising have led to an interest in donations of a number of significant properties, and there will be exciting news on this front this summer. This is a welcome aspect of the campaign as it supports the *raison d'être* of GBLT, and reinforces the need to continue to raise stewardship funds to support the long-term preservation of more and more land in the Georgian Bay area.

The joint fundraising campaign continues in 2004. We hope that if you have not already contributed to this campaign, you will soon. Contact any of our Directors, and they will assist you in making your pledge. Our goal is to create an endowment fund that will support stewardship activities in the long term future.

Internally, we have been concentrating on building a strong infrastructure that will support GBLT in its increasing activity to preserve and protect land for the future. The addition of Wendy Cooper as our Executive Director has been key to that development. Wendy creates management plans, prepares analytical reviews of proposed properties, prepares funding proposals, and generally supports the work of the many active committees of GBLT. We have noted

Winterlude '04

On Thursday, March 4, 2004, members and other interested individuals joined the Georgian Bay Land Trust for the opportunity to hear John Lounds, President of the Nature Conservancy of Canada (NCC), discuss the Conservation Significance of Georgian Bay. The NCC is a national land trust, dedicated to preserving ecologically significant areas across the country. John provided the group with an opportunity to see pictures of the various projects that NCC is working on across the country, including Georgian Bay. Georgian Bay is one of eight Natural Masterpiece sites in Ontario that the NCC has identi-

fied as priority areas for conservation.

John discussed the important partnership between NCC and GBLT highlighting how the partnership is working to significantly strengthen natural habitat conservation efforts along the eastern and northern shores of Georgian Bay using the best possible conservation science to identify and protect areas of essential biological diversity. John also touched on the efforts of the NCC and GBLT to complete an ecological survey of the region in partnership with the Ontario Ministry of Natural Resources.

The crowd heard about the various ecological attributes that make eastern and northern Georgian Bay significant including the diversity of native flora and fauna, the minimal presence of non-native and invasive plant species, the notable presence of Atlantic Coastal Plain communities and species, the importance of the islands for migratory birds and of course, the tremendous diversity of reptiles and amphibians. The GBLT would like to thank all of those that attended the event. We look forward to next year's event, which will take place at the Badminton and Racquet Club on Thursday, February 24, 2005. Please stay tuned for more information on our speaker(s).

an increase in the speed and efficiency of our committees with Wendy's support. In addition, Wendy is leading activities to increase the involvement in GBLT projects and activities by local partners. This will strengthen our ability to steward properties as well as build community support for land preservation in our area.

In summary, we have had a very productive year at GBLT, and look forward to your participation in our summer activities such as the dedication of new properties, nature walks, and the Silent Auction.

Nancy Christie

Wendy Cooper



Died in the wool Georgian Bayers, from the left, Sandy Boyd, Wally King, Ted Christie, John Seagram, all past presidents of the Sans Souci-Copperhead Association, a chance meeting not apt to happen again.



Pledge Card

I would like to support the Trust as: Supporting Member \$150 [], Benefactor \$500 [], Patron \$1000 [], Sponsor \$5000 [], Supporting Donor [] \$ Other amount

[] I would like to assist the GBLT on a committee or with a community event.

Tax receipts will be issued for donations of \$25 or more.

Name: _____
please print name(s) as you would like it(them) listed in our records

Address: _____

Postal Code: _____ Phone: _____ Email: _____

I am a member of the following seasonal residents/cottagers association (if applicable):

The Georgian Bay Trust Foundation, Inc. , a registered charity (#13195 8811 RR 0001), is known as The Georgian Bay Land Trust

Canadian Supporters & Friends, please send contribution to:

Georgian Bay Land Trust
2482 Yonge Street, P.O. Box 99
Toronto, Ontario, M4P 3E3 Canada
Tel: 416-440-1519
e-mail: info@gblt.org Web site: www.gblt.org

American Supporters & Friends, please send contribution to:

Great Lakes Basin Conservancy,
a 501 (c) (3) organization, PO Box 504
Gates Mills, Ohio 44040-0504 USA
Call Bill McCoy at: 440-247-6147 or Evie Newell at
216-371-7767
Please make cheques payable to Great Lakes Basin Conservancy

Personal Information and Recognition

The names of our supporters will be published in our membership listing and other recognition documents;

[] I/we DO NOT consent to the collection, use and disclosure of personal information for the purposes explained in the GBLT Privacy Policy, made available at www.gblt.org

[] I/we DO NOT consent to the recognition of this donation by the GBLT.

The Trust is very pleased and grateful for the donations that have been made in the past year. Your financial assistance enables us to carry on our work on your behalf for the protection and preservation of Georgian Bay.

**Directors of
GEORGIAN BAY LAND TRUST
2004**

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Tribute Gifts have been received in Memory of:

John Cooper
Cognashene

Mrs. Muriel Grant
friend of the Bay

Becky sherman
Cognashene

Al Zanussi
South Channel