

# 1

## Overview (1 day to 3 months)

The Escarpment Biosphere Conservancy will meet with you, walk your property and have a general discussion about

- Ecological sensitivity of your property
- Conservation approaches i.e. agreement (covenants and easements), ownership, life estate, bequest, partial taking, bargain sales
- Approximate values
- The probable tax (property, capital gain and income) impact
- The time to complete such a project

Note: The volunteers and staff at EBC are not professional appraisers, accountants, lawyers or planners. Nor do they have a crystal ball. EBC's discussions will cite previous examples or ranges, but should be taken neither as fact nor good advice. Professional appraisers, planners and surveyors are employed where required and the owner should consult their own financial and legal advisors for independent advice. The EBC will be pleased to provide you with the names of previous donors who can discuss the process.



# 2

## Working out the broad design (2 weeks-6 months)

During this stage, the concept will be firmed up:

- Land (fee simple) vs conservation agreement
- Determine the extent of the gift vs purchase
- Determine zone boundaries
- Wording of the conservation or life estate agreement

Note: During this stage, the owner should consult with their family and advisors on the concept and the details developed to date to confirm the project meets their objectives. The owner is expected to let the EBC know if the project is in question before we spend money to finalize details in the next stages, (unless the estimates developed to date are substantially incorrect or the owner's situation changes dramatically).



# 3

## Checking the impact (about 2 months, but up to 6 months sometimes)

At this point, experts will be brought in to assess the values, confirm the wording is effective and review the planning impact:

- Have a qualified appraiser estimate the value
- Get lawyers to approve the wording
- Consult with financial planners on tax implications
- Order a survey if required

Here the owner should question any outstanding details or conclusions, confirm details of the project with their financial and legal advisors and confirm the family understands the agreement



# 4

## Obtain regulatory approvals (2-8 months)

- Obtain municipal zoning approval (if required)
- Confirm the extent of government financial support
- Have the appraisal of donated land/ or agreement reviewed by Environment Canada
- Obtain ecological certification from Environment Canada
- Confirm the survey meets the needs of planners and registry officials

The owner should ensure their experts are providing information or confirmation in a timely fashion.

# 5

## Registration (one month)

The penultimate step:

- The lawyers transfer title
- EBC issues the tax receipt or cheque

# 6

## And, finally

- Keep in contact
- Talk to your neighbours about expanding the protected area

# Conserving Your Land

*...Creating a Legacy*



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