

Planning Your Conservation Legacy



Edmonton & Area
Land Trust

Edmonton and Area Land Trust

- Introduction to EALT
- Why We Conserve Nature
- Steps to Conserving Your Land



EALT acknowledges that we are located on Treaty 6 territory and Métis homelands, a traditional and present gathering place, travelling route and home for many Indigenous Peoples. EALT's work to conserve and protect land continues the legacy of stewardship.





Edmonton and Area Land Trust

Mission

We protect land to conserve biodiversity and connect people to nature.

Vision

Parkland and boreal ecosystems are protected as a legacy for future generations.

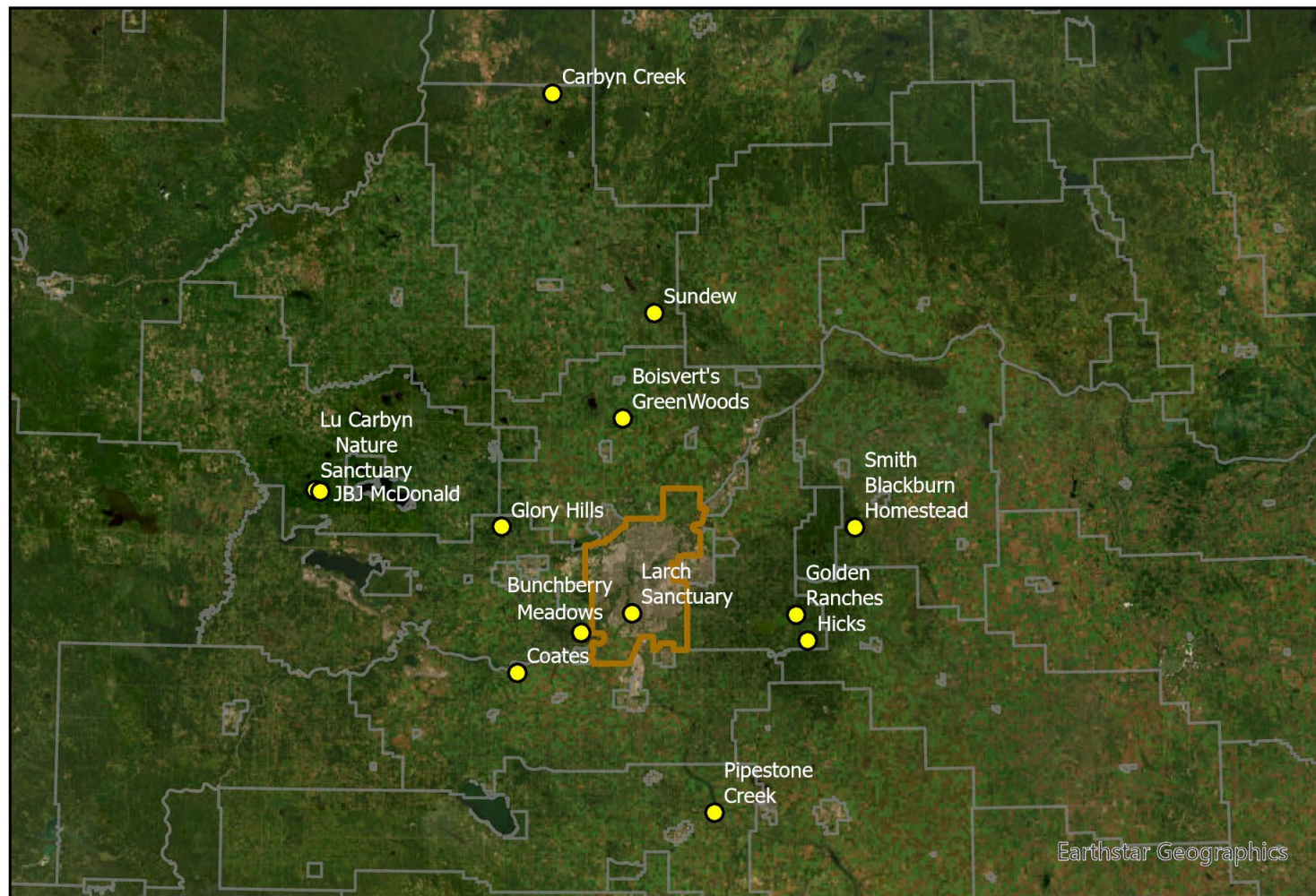


Edmonton and Area Land Trust



Conservation Lands

- 22 conservation lands (fee simple and conservation easement)
- Within 150km of Edmonton
- Many are open to the public
- Directions & trail maps are on our website



● EALT Conservation Lands

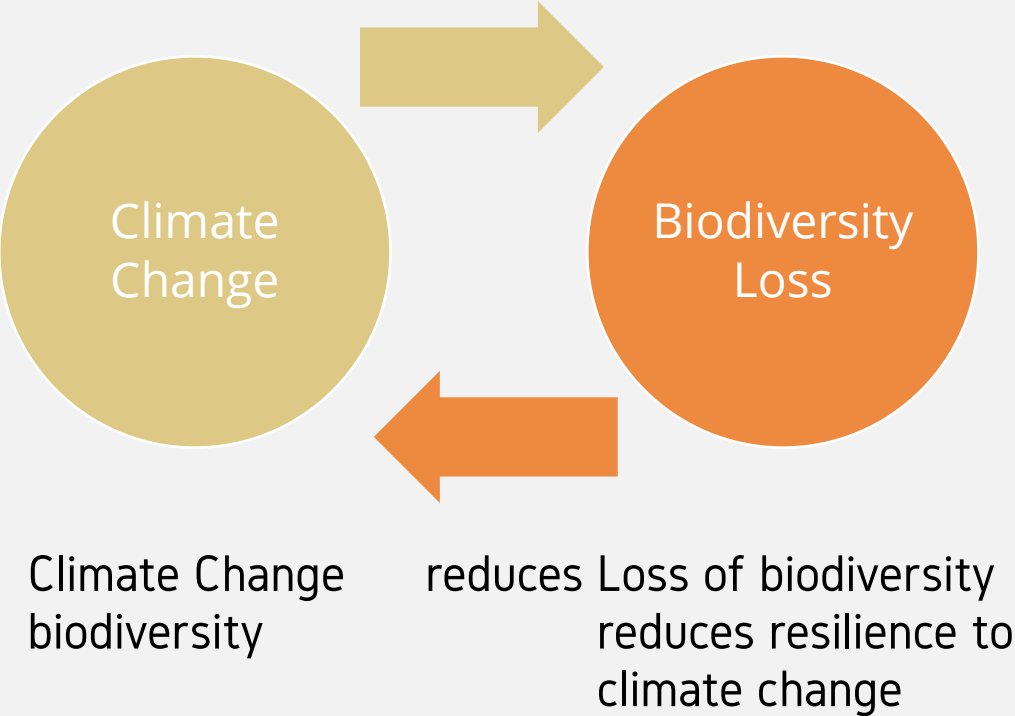
City of Edmonton
Municipalities

0 10 20 Kilometers
Scale bar

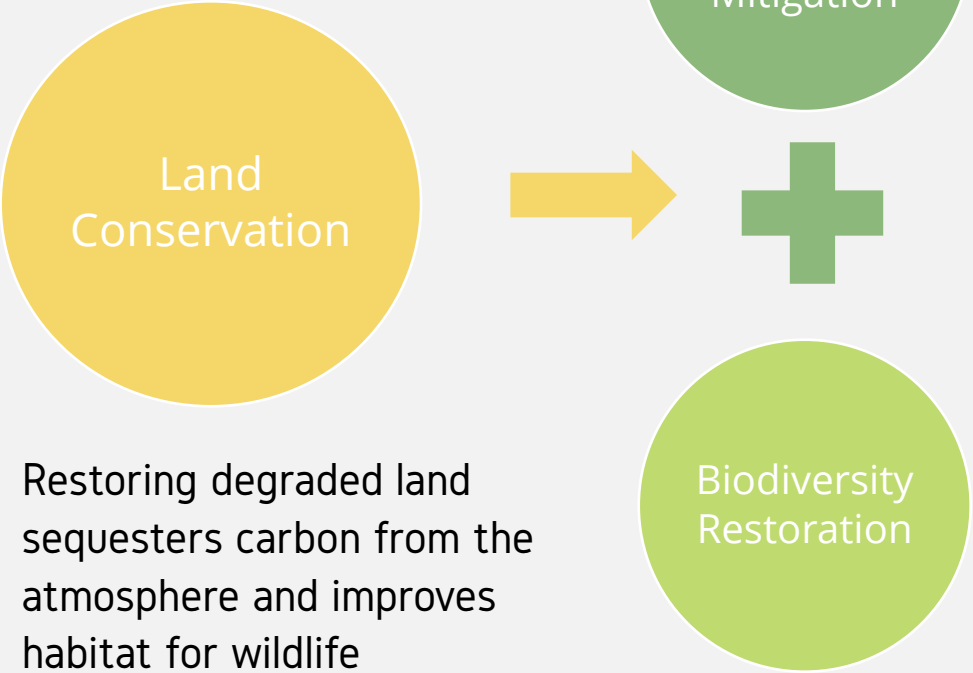




Why We Conserve Nature



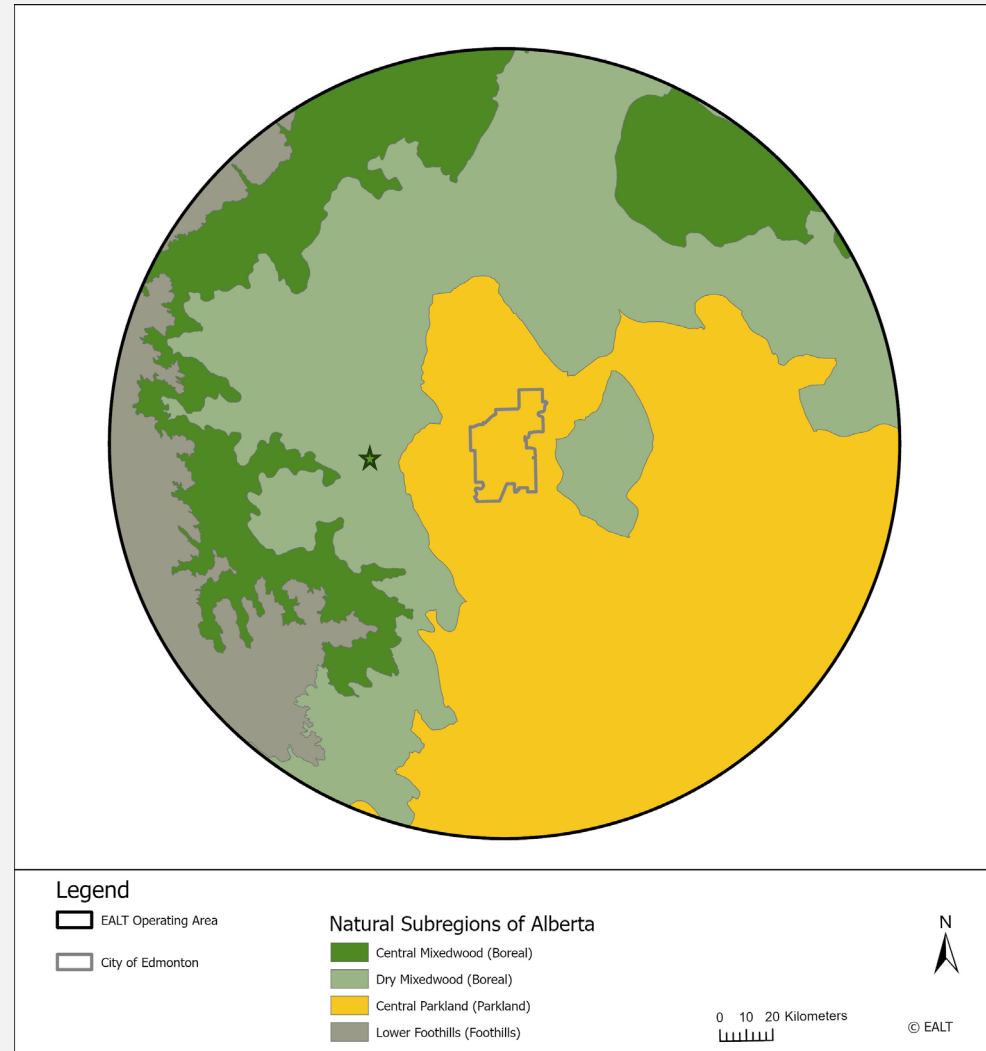
Protecting natural areas
mitigates the effect of
climate change and
protects biodiversity



Why We Conserve Nature

Aspen Parkland

- One of Canada's most threatened ecosystems
- Only 5% native vegetation remaining



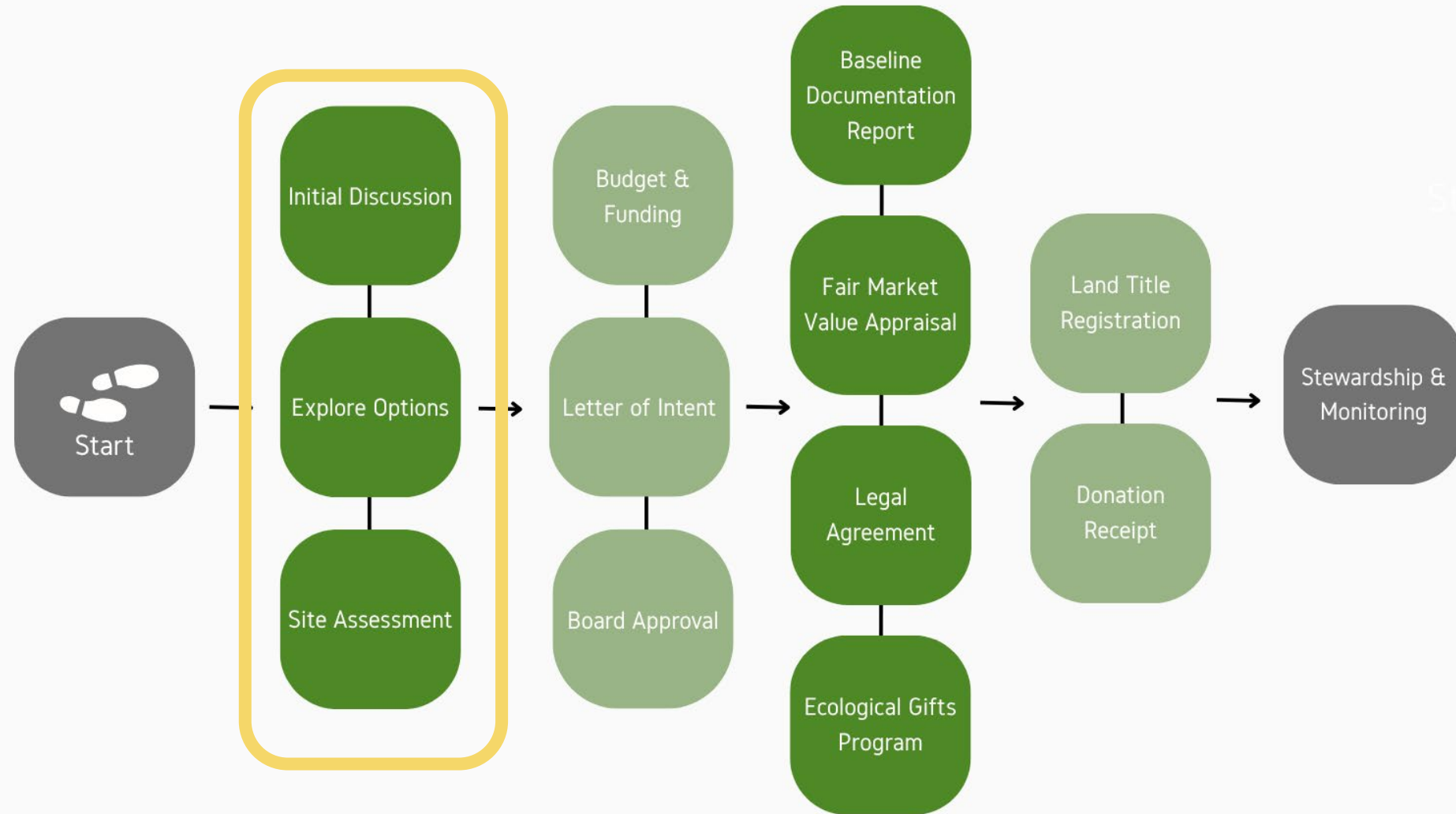
Boreal Forest

- Largest terrestrial carbon sink
- Bird nurseries of the world – 300+ species and billions of individual birds

★ Mayatan Lake



Steps to Conserving Your Land





Initial Discussion

What are your short and long term wishes for the land?

Does your land have native habitat?

Is your land close to other ecologically important areas?

What buildings or structures are present?

What are your financial and tax needs?

What are the needs of potential future owners of the land?

Is your land within 150 km of central Edmonton?

What wildlife species have you observed?

Does your land have meaning to local Indigenous communities?





Explore Options

Land Donation

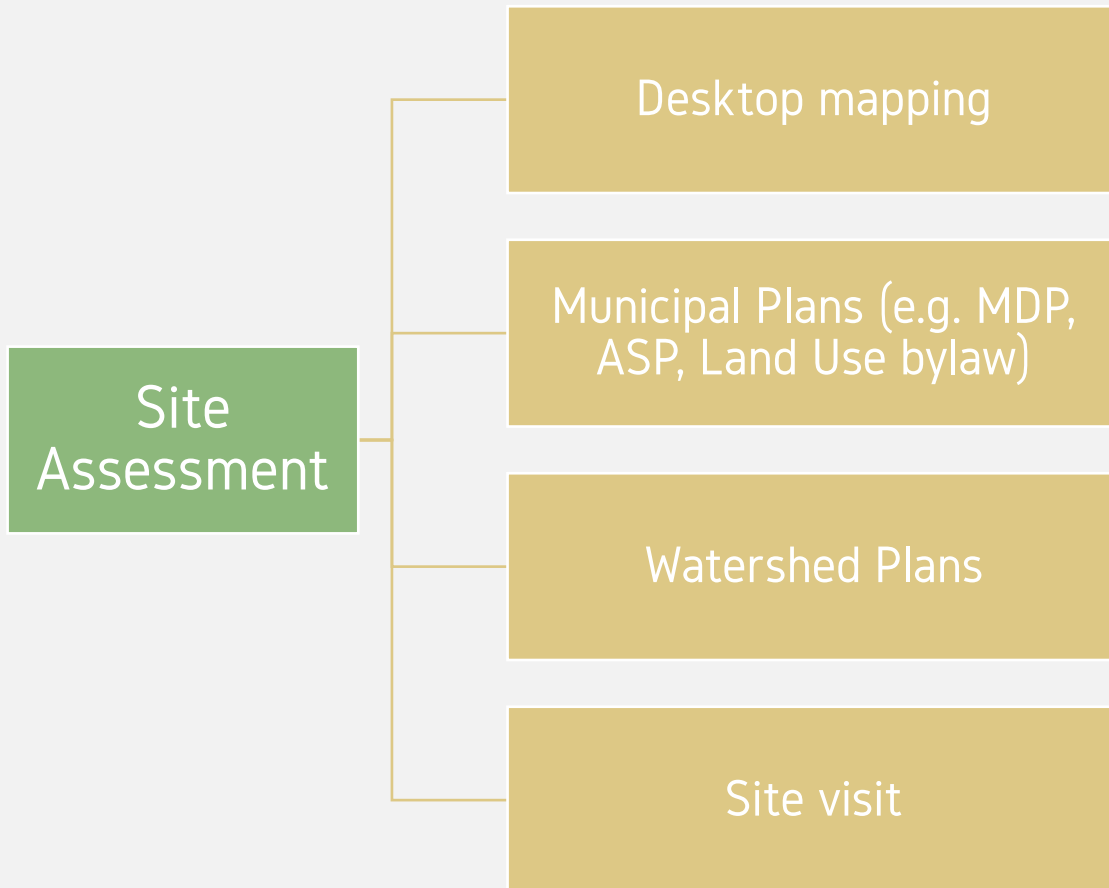
- Donate land title to EALT
 - Fee simple donation, life interest, bequest
- EALT becomes landowner

Conservation Easement Donation

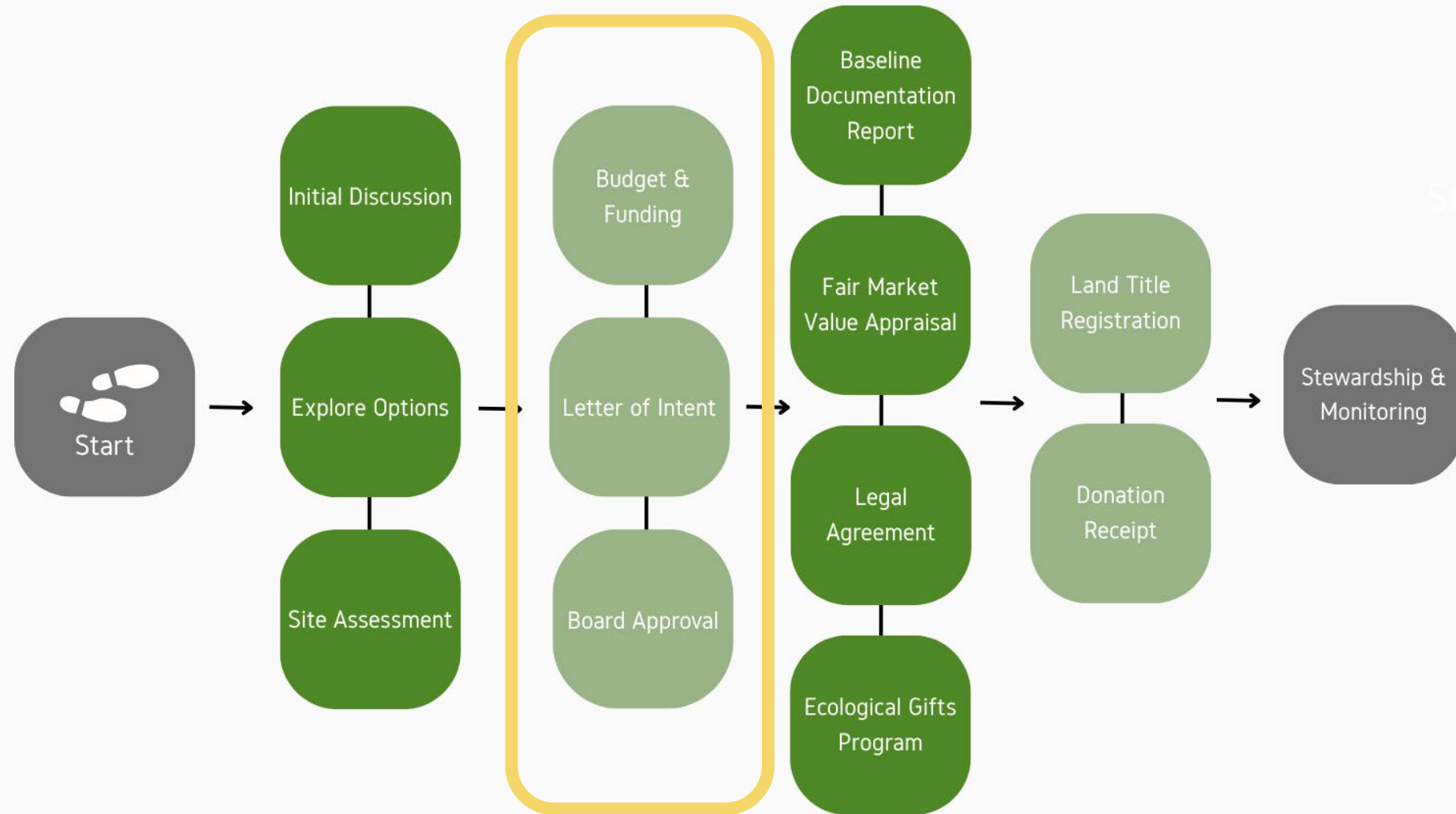
- Voluntarily relinquishes certain landowner rights (e.g., right to subdivide, develop)
- Legal agreement describes permitted and non-permitted land uses
- CE agreement is registered on title



Site Assessment



Steps to Conserving Your Land





Budget & Funding

- Up front costs include legal, appraisal, staff, etc. -> \$20,000+
- Annual monitoring & stewardship after securement -> endowment fund
- Grants
- Landowner Contributions
- Fundraising





Letter of Intent

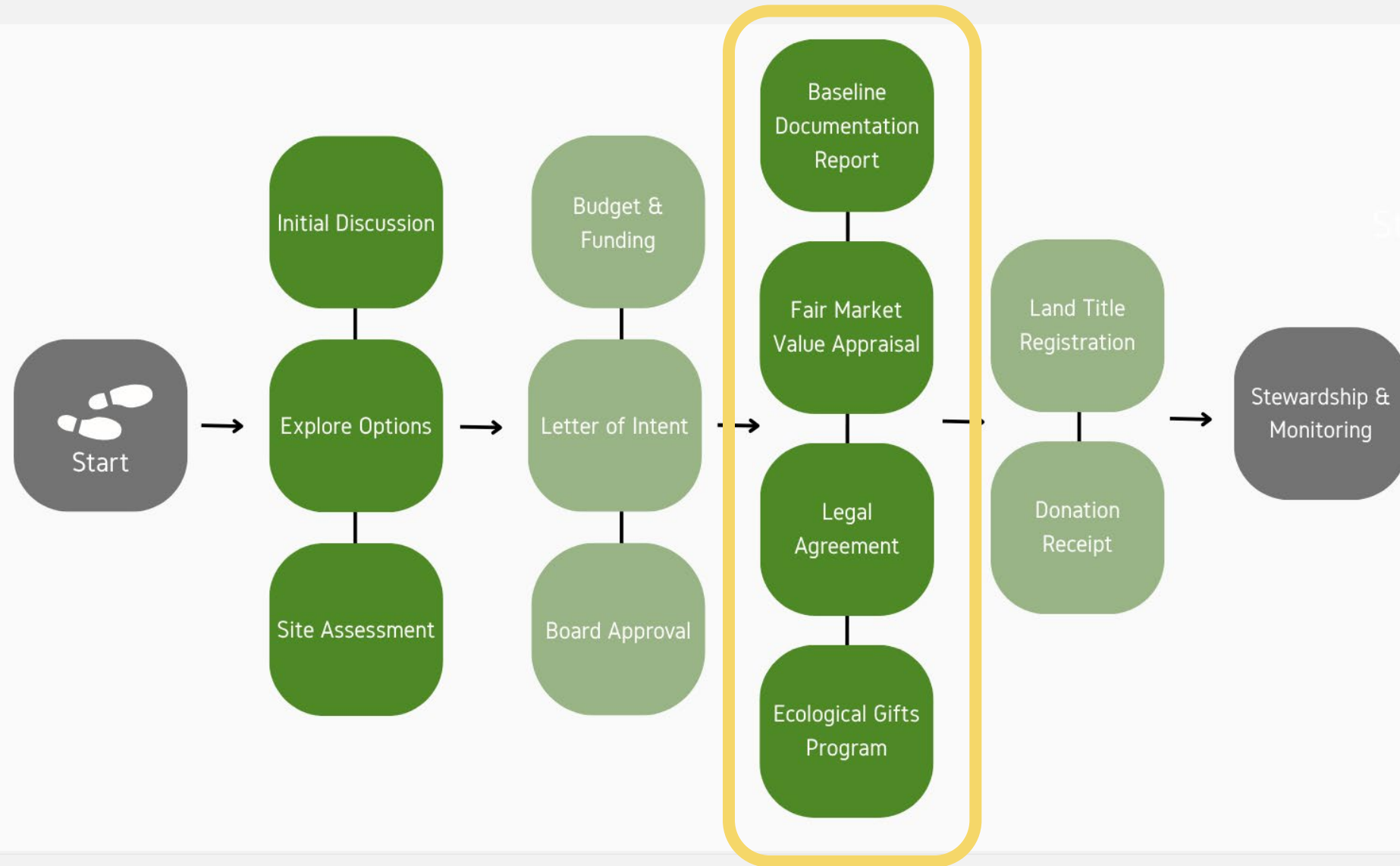
- Summarizes discussions, intentions, expectations and goals
- Not legally binding
- Initiates next steps of the process

Board Approval

- EALT Board of Directors gives official approval to proceed.



Steps to Conserving Your Land





Baseline Documentation Report

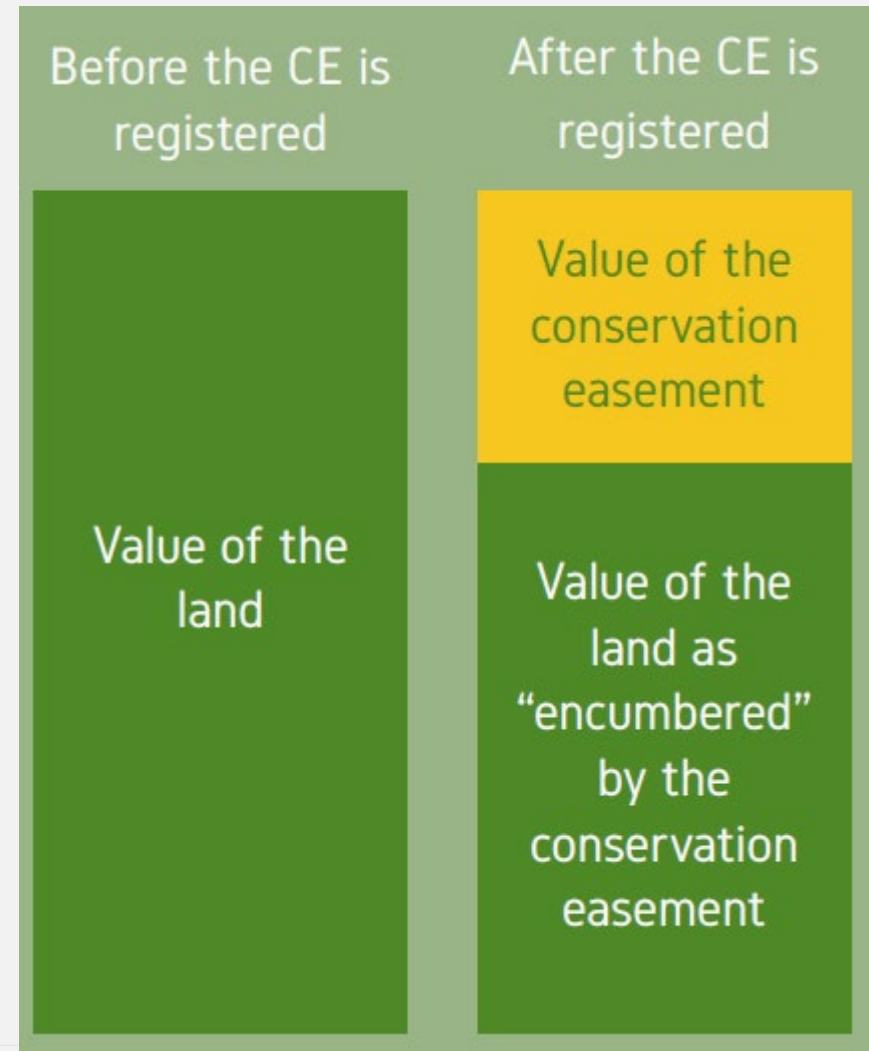
- Field work by EALT staff
 - Usually 1-3 days in June-August
 - Survey plants, wildlife and other features
- Report
 - Photo reference points
 - Information about land uses, infrastructure, roads and trails, disturbances and potential threats, Indigenous connections





Fair Market Value Appraisal

- Appraiser certified by the Appraisal Institute of Canada and following the Canadian Uniform Standards of Professional Appraisal Practice.
- Benchmark Appraisal – preliminary valuation based on desktop research.
- Full Appraisal – thorough analysis of land sales and site visit





Legal Agreement

Land Donation Agreement

- Describes the terms and conditions of the donation
- Includes appraised value

Conservation Easement Agreement

- Restrictions for future uses of the land
- Different zones for different uses – Native Habitat, Development, Agriculture
- Rights and responsibilities, compliance measures

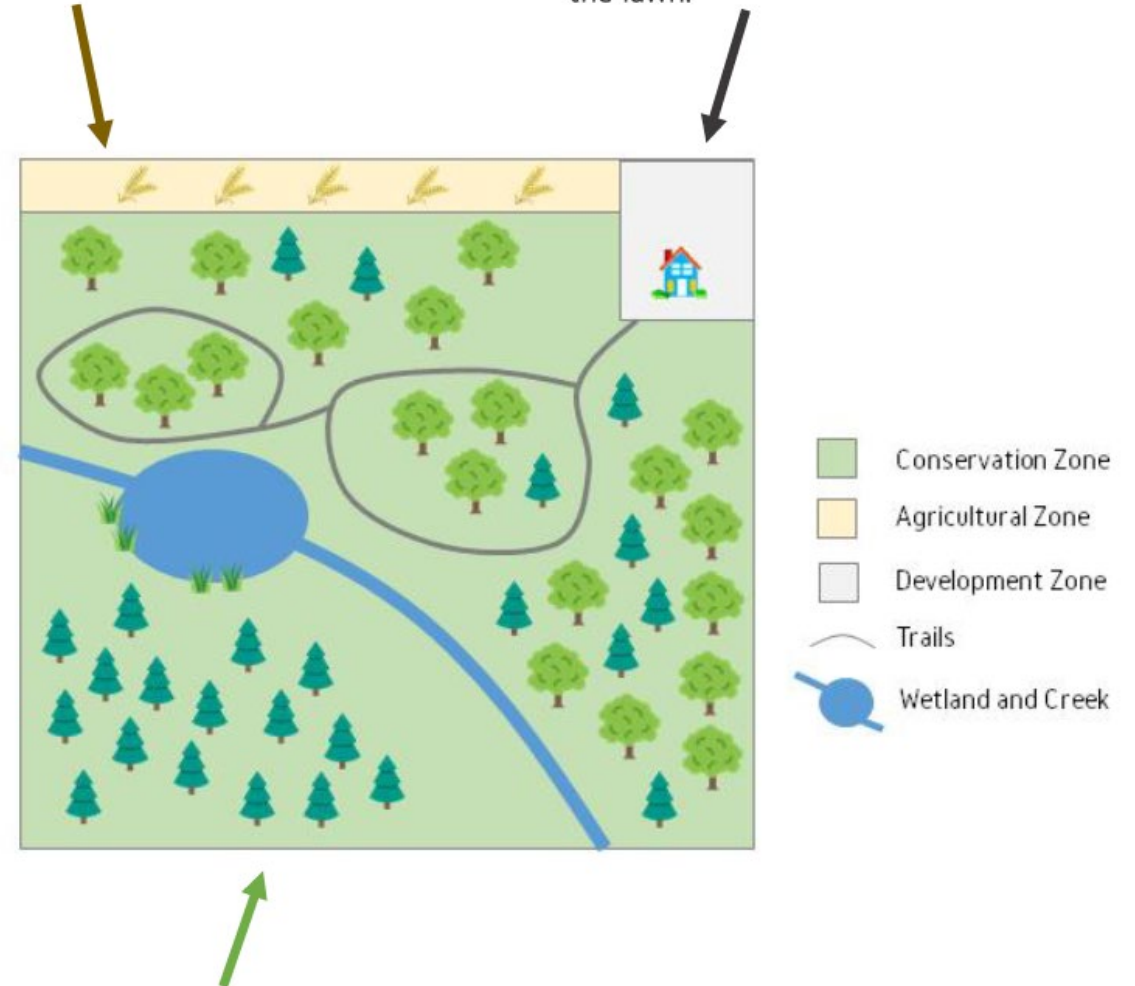


Example zones in a conservation easement agreement

- Different zones for different uses
- Restricting certain uses protects natural features
- Restrictions can apply to the entire property or to a specific zone.
- Restricted activities and the size of different zones will impact the market value of your land.
- Talk to accountant or financial advisor and legal counsel.

This landowner cultivates the land in the **Agricultural Zone**. They rotate crop from year to year, replaced a fence around the field, and have plans to build a small greenhouse and shed in this zone in the next few years.

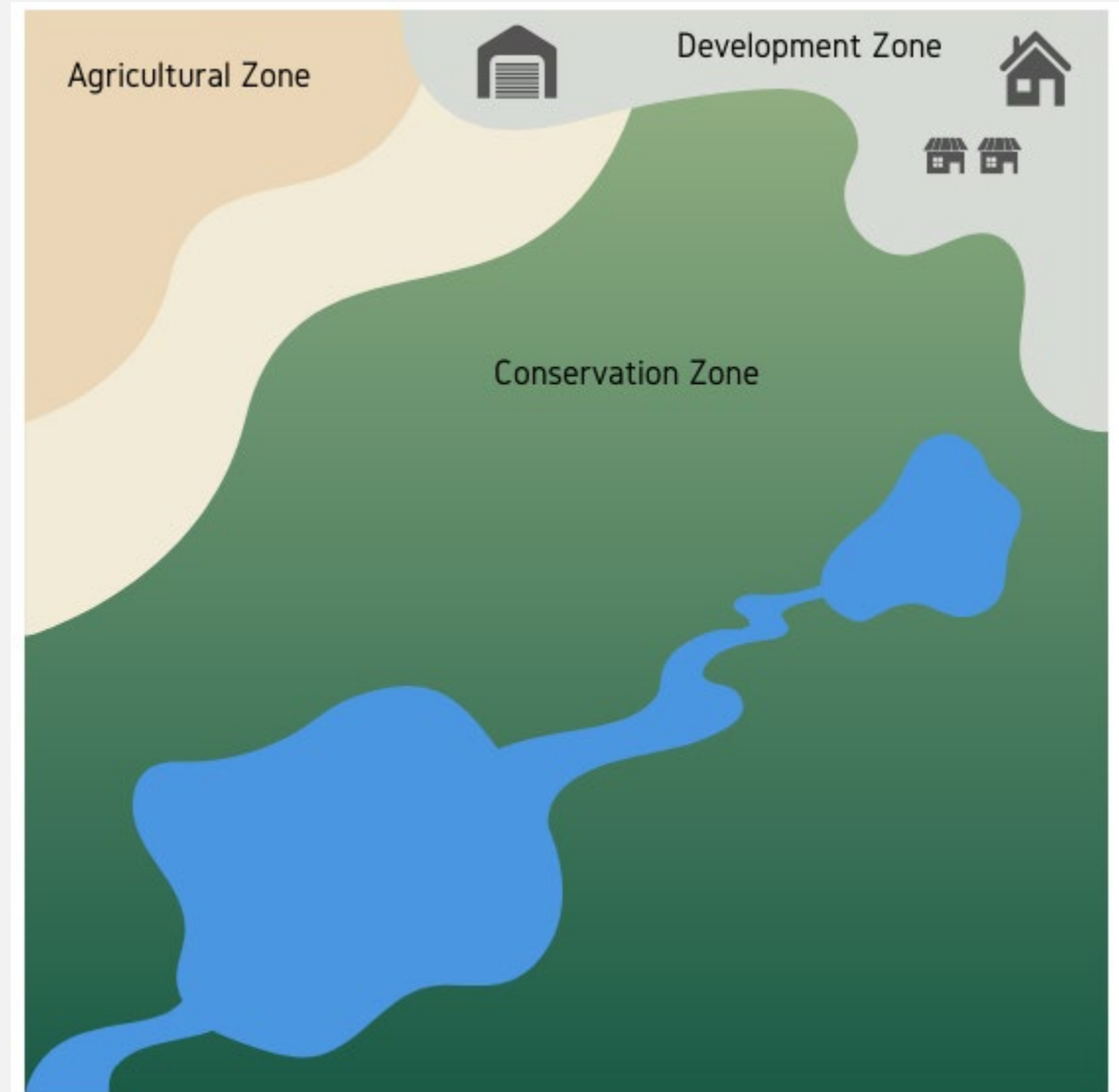
The landowner's house is in the **Development Zone**, also referred to as the building envelope. Additional area surrounding the house gives the landowner the ability to build another garage, maintain a garden, and mow the lawn.



Most of this property is Conservation Zone. The area is mostly forested, with some patches of open meadow, some of which is hayed each year and where horses occasionally graze. There is a permanent wetland and a creek, and the landowner maintains trails. The landowner plans to install bee hives in the meadow, and wants to make sure the natural habitat of the conservation zone remains intact.

Examples of Restricted Activities

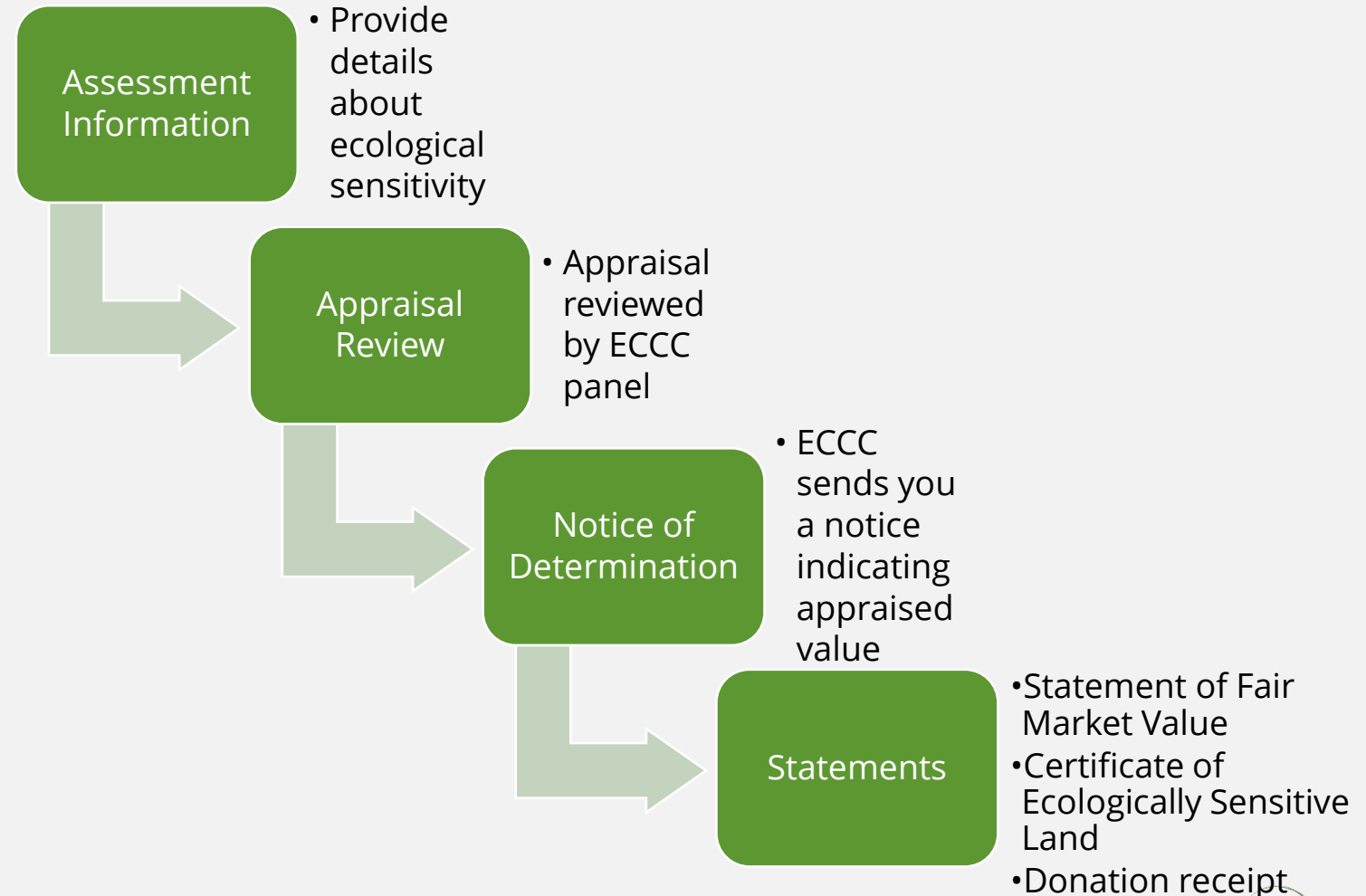
- Subdivision
- Construction of permanent structures, roads* or trails
- Altering waterbodies
- Disposal, dumping, storage of soil, garbage or waste
- Breaking or destruction of native plant communities
- Introducing non-native species
- Agricultural operations (e.g., confined feeding operations)
- Game farms
- Excavation or exploration
- Industrial operations*



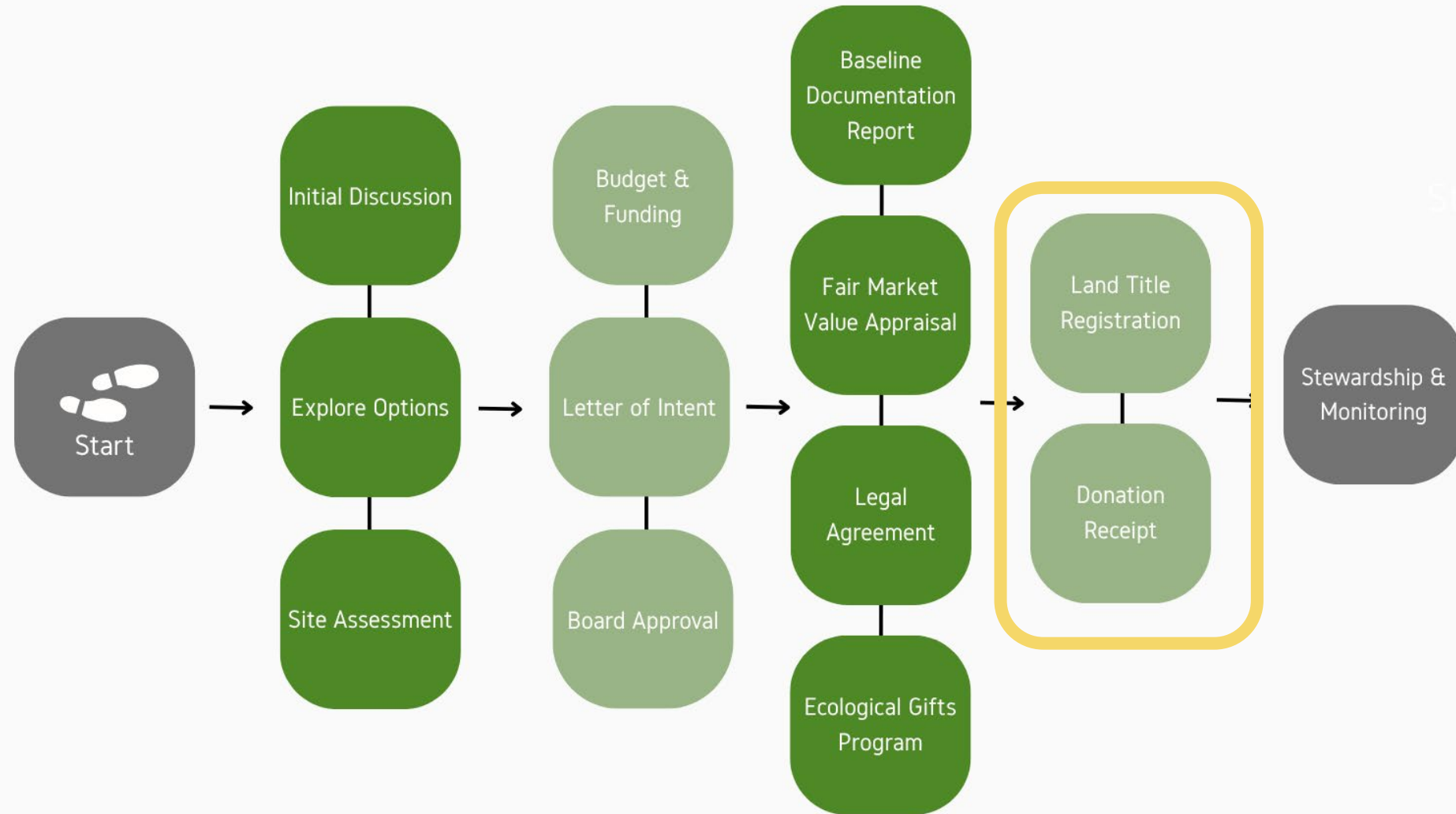


Ecological Gifts Program

- Administered by Environment and Climate Change Canada
- Tax benefits to donor
 - Eliminate capital gains tax
 - Carry forward 10 years
- EALT assists you in your application
- Consult accountant or financial advisor



Steps to Conserving Your Land





Land Title Registration

- Donation: Title transferred to EALT
- Conservation Easement: Registered as caveat on Title

Donation Receipt

- Amount determined by the Fair Market Value Appraisal



Stewardship & Monitoring

- Fee Simple Ownership: EALT is landowner and is responsible for management and maintenance. If applicable, land may be open for public access, restoration, or other maintenance.
- Conservation Easement: Landowner continues managing the land within the restrictions determined in the CE. EALT visits the land once per year to monitor.



Plan Your Conservation Legacy

ealt.ca/consERVE-nature

- Talk to family
- Talk to accountant or financial advisor and legal counsel



Thank You

ealt.ca

