

# Securement Tools



# Securing our Green Legacy

Together we can create an interconnected network of Greenlands for the health and well-being of the environment and future generations

# Leaving a Conservation Legacy

Do you own land in the Credit River Watershed that contains natural features such as forest, wetland, woodland, river or valley? Are you looking for information on how to protect the sensitive environmental features of your land while benefiting from tax advantages? In order to determine the right conservation approach, the first step is to discuss your vision with CVC. You should also discuss any options of interest with your family, lawyer, accountant and/or financial advisor. The following examples are some of the ways that CVC can help you link conservation with financial benefits in order to leave a conservation legacy.

## Give a Conservation Gift

### Donation

The simplest option is to donate a gift of your land to CVC so that it can be protected forever. CVC is pleased to provide appropriate recognition for your gift through naming, signage or by other means according to your wishes. A tax receipt is issued for the land's fair market value as determined by a third party independent professional appraiser (also see the Ecological Gifts Program).

### Bequest

A powerful conservation option is a bequest of land. You can name CVC as a primary or secondary beneficiary in your Will. CVC will be happy to work with you and your lawyer on drafting the terminology suitable to meet the needs of everyone involved. Tax laws also favour bequests.

### Conservation Severance

Part of your land could be severed and donated to CVC for conservation. This option may be attractive if you live on the property and are interested in establishing a nature preserve around your home that will be professionally stewarded and protected for future generations.

# Sell Your Land and Protect it

## Fee-Simple Purchase

Where donation of your land is not an option for you to consider, CVC may have an interest to purchase your land, or part of your land, for long-term conservation. The purchase price is established based on the appraised fair market value of the land.

# Keep Your Land and Protect it

## Conservation Easement

A conservation easement provides you with the flexibility of keeping ownership and use of your land while establishing long-term protection for the ecological functions of the property. Conservation easements are legal documents by which you voluntarily place restrictive conditions on specific activities on your property or over a designated area. The agreement runs on title and is tailored to fit your particular interests and the natural features to be protected, so that all future owners are bound by your conditions. Conservation easements are usually donated, but can also be purchased.

Donation of a conservation easement can provide significant tax advantages (see Ecological Gifts Program below). A third party, unbiased appraiser determines the value of the donation and a charitable receipt is issued for this value. The appraisal amount for a conservation agreement varies depending on factors such as development potential of the property and the nature of the conditions included in the agreement.

## Ecological Gifts Program

Donating land or a conservation easement through Environment Canada's Ecological Gifts Program provides enhanced income tax savings that can be used against 100% of your total annual income over five years plus the year of donation. In addition, Ecogifts are subject to zero capital gains tax (versus 50% on non-Ecogift donations). Donors of Ecogifts receive a donation receipt for the fair market value of the gift. For more information please visit [www.on.ec.gc.ca/ecogifts](http://www.on.ec.gc.ca/ecogifts) or telephone 416 739 4286.

## Life Estate

Donate your land and still continue to enjoy it (e.g. residence, farming, firewood, etc.) through the use of a life estate agreement. You will retain entitlement to use the land within the restrictions of the life estate agreement. An estimate is made of the value of use of the land and subtracted from the fair market value of the property. The net amount is the purchase price for the property. CVC serves as the land steward.

## Split Receipt

Another option is to donate part of the fair market value of your land and receive cash for the remainder. This is called a split-receipt and a charitable tax receipt is issued for the charitable gift or donated portion of the value of the land. CVC purchases the remainder of the value.

# Protection Appreciation Recreation

By supporting and participating in CVC's Greenlands Securement Program you can help protect natural heritage in the Credit River Watershed for the health of the environment and future generations.

Together we can create a Green Legacy. Contact us to learn more.

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