



Islands Trust Fund

It's Easy to Subdivide for Nature Conservation

By Clare Frater, Islands Trust Fund
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It shouldn't be hard to do a good thing. This is especially true if you want to donate part of your property to protect its natural features.

Unfortunately, donors who decide to donate part of their land to a land trust often end up in a time-consuming, expensive subdivision process. Sometimes, they even find out that the local zoning, servicing, and/or access requirements prevent them from subdividing to create a new lot to give away.

However, there is good news. The Islands Trust Fund, as a conservation land trust and local government agency, is in a unique position to help private owners and developers in the Islands Trust Area quickly and easily subdivide their land for donation as a nature reserve.

By using Section 99 of the *Land Title Act of British Columbia*, the Islands Trust Fund can help donors subdivide and donate their land without going through the usual subdivision approval processes. Donors can decide exactly what part of their land they want to donate without any minimum size restrictions on the lot they donate. Also, Section 99 subdivisions only need a reference plan instead of a full survey. Donors can save time, money, and effort and will have the peace of mind that comes from knowing that their special sanctuary will be protected and cared for in perpetuity by one of British Columbia's leading land trusts.

Donors who give ecologically sensitive land using a Section 99 subdivision may also reduce their income tax if they qualify for the federal Ecological Gifts program. In addition, donors may have a smaller annual property tax bill after BC Assessment re-assesses their now smaller lot.

The islands are fragile pieces of paradise that have countless special areas that need protection. By donating land, conservation covenants and money to the Islands Trust Fund, landowners can help create a conservation legacy for future generations. Thanks to the generosity and vision of our donors, the Islands Trust Fund now protects more than 900 hectares (2,224 acres) of natural and cultural values on 65 properties with a combined value of over \$20 million. Please consider donating today.

For more information contact:

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Two Examples of Section 99 Land Donations

Trincomali Nature Sanctuary on Galiano Island (15 hectares) and Morrison Marsh Nature Reserve on Denman Island (51 hectares) were donated to the Islands Trust Fund using Section 99.

In both cases, the donors kept some of their land and subdivided off the rest for donation without the usual subdivision approval steps.

The donors saved time, reduced survey costs, cut their property taxes, and left a legacy benefiting the environment and the public.

CREATING A LEGACY OF SPECIAL PLACES

Bowen, Denman, Hornby, Gabriola, Galiano, Gambier, Lasqueti, Mayne, N. Pender, Salt Spring, Saturna, S. Pender, Thetis