



ISLANDS TRUST CONSERVANCY

Subdividing for Nature

Islands Trust Conservancy Fact Sheet

February, 2011

Martin lives on Gabriola Island, in a modest home tucked into the corner of his 15 hectare forested property. Martin has long been inspired by the countless number of people around British Columbia donating land for conservation. He has considered donating part of his property, believing the old growth Douglas-firs standing on his land deserve a safe home forever.

However, to donate the natural portion of his land, Martin needs to subdivide his property which can be expensive. Also, Martin has found that the zoning and servicing requirements for the subdivision make it difficult to obtain the approvals necessary. Martin would like to leave a natural legacy for the islands, but he's finding the famous adage is proving to be true – it's not easy being green.

The Islands Trust Conservancy offers conservation-minded landowners like Martin a tool for protecting ecologically-sensitive land. Using Section 99 of the *Land Title Act of British Columbia*, **it is possible for a landowner to bypass the subdivision approval process by donating the natural portion of the property to the Islands Trust Conservancy for conservation purposes.** By submitting a reference plan, a subdivision can be approved directly by the registrar of the land titles office.

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 to the Islands Trust Conservancy using a Section 99 subdivision may also reduce their income tax if they qualify for the federal Ecological Gifts program. In addition, donors may lower their annual property taxes with the reassessment of the remaining lot.

The islands are a fragile paradise with countless special areas in need of protection. Islanders like you have helped create a conservation legacy for future generations; thanks to the generosity and vision of our donors the Islands Trust Conservancy protects more than 1,290 hectares of natural and cultural values. 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 Conservancy 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, reduced their property taxes, and left a legacy benefiting the environment and their community.