

## ***PRESIDENTS REPORT***

A couple of days ago a member asked me how on earth I was able to keep track of all the projects that TLC is involved in across the province. My answer was that I can't do so directly. I can't possibly know which landowners our field teams are visiting about issues of weed control or about protecting rare plants or animals. I can't know all of the landowners who are involved in our Conservation Partner labeling program. There are several of the properties which we protect with covenants which I have not seen and there are certainly many thousands of acres of the lands which TLC now owns which I have not had the opportunity to visit.

I do keep track of these projects though a team of dedicated, hardworking and truly brilliant Regional Managers and Division Managers. They, in turn, rely on their staff, and volunteers to deliver our programs. By all of these wonderful people, working more than full time, we are able to keep on top of the projects and to respond to as many requests for assistance as possible. The Land Conservancy has grown to become, what I believe is, the most effective Land Trust in British Columbia. It has a reputation for getting the impossible done. It has a reputation for being lean (administration around 4%). TLC is involved in literally dozens of partnerships with all levels of government and with community organizations and conservation groups across the province.

I suspect that very few members or even Board Members really know just how much TLC has accomplished and what it accomplishes every day. How could they? The growth has been so rapid - the need so great. Reading through our Update newsletter gives you a slight glimpse. The Landmark gives a few more details. Attending a Board Meeting or Executive Committee meeting helps, but unless you are actually on the ground in the field the amount of information is too large. We are doing our best to keep people informed. Part of the Executive Committee meets weekly. The formal meetings of the Executive Committee are monthly. We make extensive use of the latest computer communications technology, but the challenge is to share in the excitement of the wonderful achievements of this very young organization.

This report is our first attempt to provide a documentation of what has been achieved. We have prepared a map of TLC projects and a basic description of our projects. It is our intention that this list will be revised every year and will thus provide not only a guide for our members but a historic record of TLC's achievements. We know you will find this guide a useful reference.



Bill Turner

## TREASURER'S REPORT

### The Financial Picture

TLC's fourth year has been its most successful year. Memberships increased 53%, while total income increased 128%! We acquired \$ 6,941,435 of land, donated \$1,221,530 (land and money) to the Capital Regional District (CRD) and the District of Saanich for the purposes of public parks, and were instrumental in the negotiations and purchase of other properties on behalf of other partnerships. Land purchases and donations during the year include the following:

<u>Property Purchases</u>	<u>Cost</u>	<u>Donations of Land</u>	<u>Cost</u>
Sooke Hills	\$ 4,285,686	Sooke Hills	\$ 428,200
Wildwood	862,900	Christmas Hill	400,925
Nanaimo River #2	794,544	Galiano Island	242,405
Wycliffe	440,381	Atkins Road	75,000
Harper	316,251	Gowlland Point	75,000
Abkhazi #2	190,900		
Cowichan	50,773		
	<u>\$ 6,941,435</u>		<u>\$ 1,221,530</u>

The founding directors of The Land Conservancy expressed from the beginning that they felt there was a 10-year window of opportunity to acquire critical habitat before it was either developed or logged, or land became so costly that it would be impossible to buy. As a result of this urgency, we were forced to substantively increase debt – total debt increased \$3,895,046 to a total \$5,894,771 at April 30, 2001. It's not a position we prefer; however, in order to protect land, we have had to take on mortgages and loans. Since we do not yet have a “war chest”, which would enable us to buy property outright, mortgages and loans are unfortunately necessary.

Building an organization capable of operating throughout the province has also been a challenge. We still don't have the membership base that would provide us the financial stability to rely on for such costs as travel, office space, staff, insurance, property appraisals, legal fees and property taxes. It has been easier to raise funds for specific acquisition projects than for the organization's costs. However, we need money for both areas.

Furthermore, as we have taken on more projects, we have gradually built a reputation to the point that we are inundated with requests for help from all levels of government, environmental groups and individuals. We do as much as our funding and resources allow – we would like to be in the position to do more.

It is imperative that we consolidate our finances. We need to increase our membership to provide stability and to broaden our fundraising to pay down our

debt in order to build a solid financial base for further land acquisition and TLC's growth.

TLC has assets of \$11,733,128 in 2001, an increase of \$6,787,870 over 2000. Most of that growth was for land acquisition and expenses related to covenants. At the same time, our long-term debt enlarged to \$5,894,871, an increase of \$3,895,046.

The Capital Regional District will pay TLC \$2.4 million over the next four years towards our 3400-acre land purchase in the Sooke Hills. For this project, TLC had to borrow the entire amount in order to complete the purchase; we are responsible for paying the interest on this loan, which is approximately \$20,000 per month. In addition, the Regional District of Nanaimo will pay \$150,000 to TLC over three years as lease payments for our Nanaimo River property. The money will pay off this project's mortgage.

Donations and grants totaled **\$4,593,014** for restricted funds (specific purposes such as acquisition) and **\$499,862** for general funds.

Our largest monthly expenses continue to be salaries (\$151,787 of which were funded by grants during 2001), and interest payments on our long-term debt. Other large expenses are professional fees (accounting, legal and consulting), property appraisals and commissions, and travel. The charitable donation of \$1,258,831 showing as an expense was mainly for land or portions of land which were transferred to CRD Parks and The District of Saanich: Gowlland Point, Atkins Road, Matthews Point, Sooke Hills and Christmas Hill. Since May 1, 1999 TLC has donated in excess of \$1,417,346 to our partners and other organizations for the purposes of preserving and protecting land.

Rent and utility costs of running six offices — two in Victoria, one each in Vancouver, Pitt Meadows, Penticton and Kimberley — are low (\$21,522 for four offices in 2001). Eight people work out of their homes as well. We have tried to run a lean operation and keep our overhead as low as possible. Our Executive Director, who also acts as our General Manager, Realtor and top fund-raiser received no salary.

We were advised that we should keep the figures for our programs and acquisitions separate from our fundraising activities such as the boat cruises, cottage rental, tea room and gift shop at Abkhazi Garden. Consequently, TLC The Land Conservancy (Enterprises) Ltd. was set up, with the same executive as TLC itself.

By next year, we hope to be on more solid financial footing. The *Ours Forever* Campaign should give us a good boost, but in the meantime finances are very tight. Last year we received \$35,600 from membership fees. We think there are many more people in the province who support land conservation and therefore

are potential TLC members. Just think what ten times that figure would do to stabilize TLC. If every current member purchased an additional membership as a gift for someone else, that would be a great start.

Until each of our projects is paid off, they are not saved or protected. Reynolds Talking Mountain Ranch truly belongs to us. So does our property at Black Creek on the Horsefly River. Let's all ensure that they all do. You can help our — yours and my — organization by giving to any project or to TLC itself by a one-time (or multiple) tax-deductible donation(s), or as I do, by a monthly deduction from your bank account.

We want TLC to be a vital, respected organization in this province a hundred years from now, with hundreds of thousands of acres protected and many heritage buildings preserved. It will be possible if we all contribute our time and our money.

**TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA**

**BALANCE SHEET**

**AS AT APRIL 30, 2001**

	General Funds	Restricted Funds	<u>2001</u>	<u>2000</u>
<b>ASSETS</b>				
<b>CURRENT</b>				
Cash and short term deposits	\$ 48,270	\$ -	\$ 48,270	\$ 143,650
Accounts receivable	61,850	8,890	70,740	9,811
Short term investments (Note 3)	-	178,431	178,431	350,000
Prepaid expenses	13,846	6,168	20,014	8,901
Inventory	29,000	-	29,000	32,485
Deposits on land (Note 4)	-	70,000	70,000	164,950
	<hr/>	<hr/>	<hr/>	<hr/>
	152,966	263,489	416,455	709,797
<b>INVESTMENTS (Note 5)</b>	95,010	20,000	115,010	115,000
<b>DUE FROM TLC THE LAND CONSERVANCY (ENTERPRISES) LTD. (Note 5)</b>	33,779	20,744	54,523	-
<b>CAPITAL ASSETS (Note 6)</b>	<hr/>	<hr/>	<hr/>	<hr/>
	29,822	11,117,318	11,147,140	4,120,461
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>\$ 311,577</b>	<b>\$ 11,421,551</b>	<b>\$11,733,128</b>	<b>\$ 4,945,258</b>
<b>LIABILITIES</b>				
<b>CURRENT</b>				
Accounts payable and accrued liabilities	\$ 16,700	\$ 119,121	\$ 135,821	\$ 47,368
Due to (due from ) other Fund	(27,277)	27,277	-	-
Current portion of long term debt (Note 7)	<hr/>	<hr/>	<hr/>	<hr/>
	190,000	1,549,185	1,739,185	537,452
	<hr/>	<hr/>	<hr/>	<hr/>
	179,423	1,695,583	1,875,006	584,820
<b>LONG TERM DEBT (Note 7)</b>	-	4,155,586	4,155,586	1,462,273
<b>FUNDS HELD IN TRUST (Note 8)</b>	<hr/>	<hr/>	<hr/>	<hr/>
	95,000	-	95,000	95,000
	<hr/>	<hr/>	<hr/>	<hr/>
	274,423	5,851,169	6,125,592	2,142,093
<b>FUND BALANCES</b>				
Invested in capital assets	29,821	5,532,548	5,562,369	2,420,686
Externally restricted	-	37,834	37,834	314,424
Unrestricted	<hr/>	<hr/>	<hr/>	<hr/>
	7,333	-	7,333	68,055
	<hr/>	<hr/>	<hr/>	<hr/>
	37,154	5,570,382	5,607,536	2,803,165
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>\$ 311,577</b>	<b>\$ 11,421,551</b>	<b>\$11,733,128</b>	<b>\$ 4,945,258</b>

**APPROVED ON BEHALF OF THE BOARD:**

\_\_\_\_\_ Executive Director

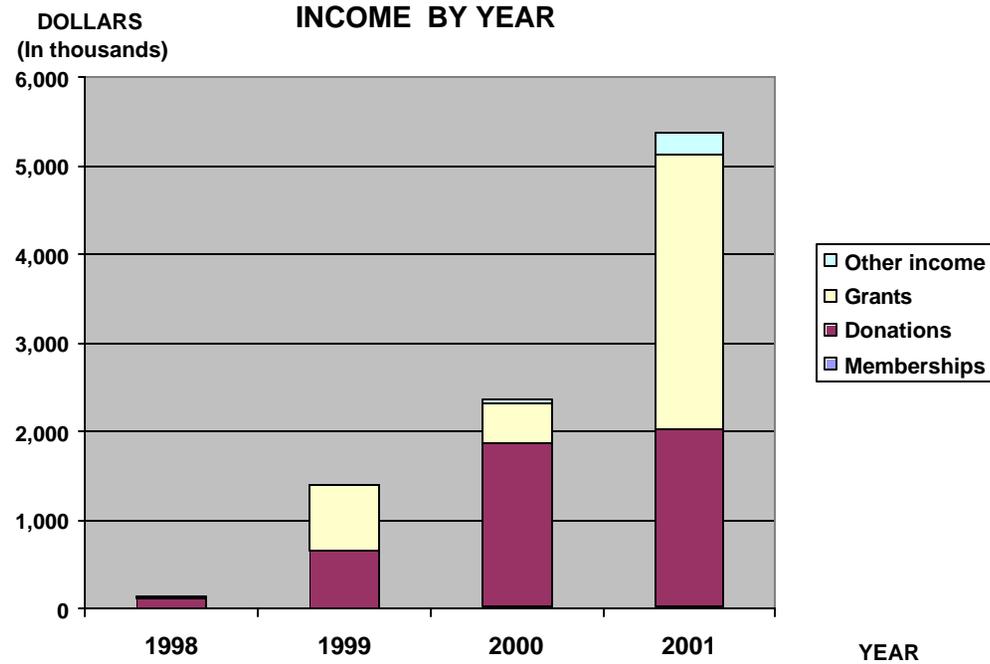
\_\_\_\_\_ Treasurer

TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA

STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED APRIL 30, 2001

	General Funds		Restricted Funds	2001	2000
	Administration	Program Delivery			
<b>REVENUE</b>					
Memberships	\$ 35,600	\$ -	\$ -	\$ 35,600	\$ 23,240
Donations in kind	52,175	-	261,697	313,872	414,176
Donations	311,073	9,715	1,350,446	1,671,234	1,437,592
Grants	108,499	18,400	2,980,871	3,107,770	437,944
Rental income	-	-	208,705	208,705	11,740
Interest and other income	4,815	-	34,266	39,081	31,826
Merchandise sales	-	-	-	-	4,999
	<u>\$ 512,162</u>	<u>\$ 28,115</u>	<u>\$ 4,835,985</u>	<u>\$ 5,376,262</u>	<u>\$ 2,361,517</u>



TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA

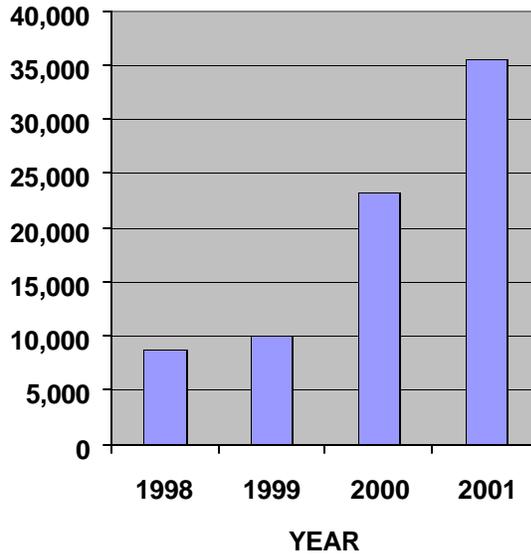
STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED APRIL 30, 2001

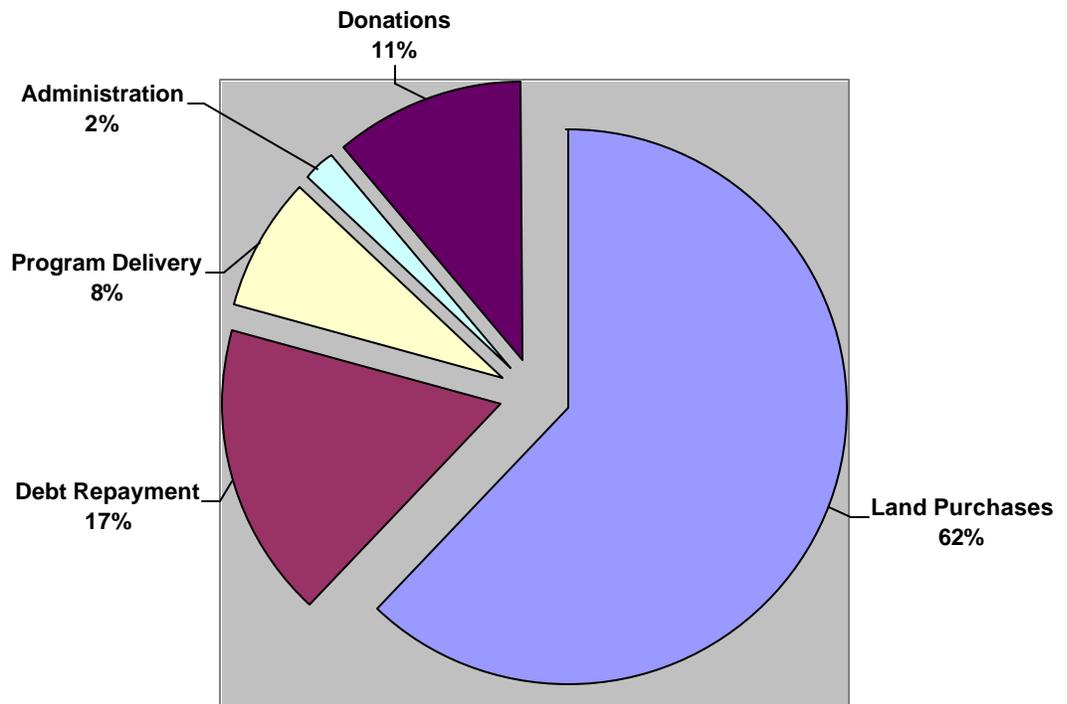
	<u>General Funds</u>		<u>Restricted Funds</u>	<u>2001</u>	<u>2000</u>
	<u>Administration</u>	<u>Program Delivery</u>			
<b>EXPENSES</b>					
Advertising and promotion	\$ 1,875	\$ -	\$ 60,326	\$ 62,201	\$ 15,215
Amortization	6,209	1,260	20,461	27,930	19,285
Charitable donations	-	36,500	1,222,331	1,258,831	203,316
Conferences and seminars	2,211	8,065	4,546	14,822	9,858
Consulting	1,786	6,454	23,444	31,684	2,688
Cost of goods for resale	-	-	-	-	9,081
Fund raising expenses	1,082	-	30,555	31,637	13,866
Interest and bank charges	6,538	-	188	6,726	6,447
Interest on long term debt	-	2,920	220,034	222,954	111,526
Insurance	2,500	5,778	-	8,278	3,712
License, dues and fees	837	3,169	1,263	5,269	4,126
Memberships	-	2,988	47	3,035	1,640
Office expenses	24,197	6,049	15,133	45,379	35,802
Postage	9,393	2,348	2,917	14,658	5,938
Professional fees	14,234	-	61,175	75,409	23,540
Property appraisals and commissions	-	1,062	81,214	82,276	49,168
Property taxes	-	-	14,280	14,280	6,567
Rent and utilities	8,547	-	12,975	21,522	9,196
Repairs and maintenance	17,621	3,167	28,108	48,896	28,341
Salaries, benefits and subcontract	93,680	259,787	147,857	501,324	226,938
Telephone	13,020	8,680	5,219	26,919	15,197
Travel	7,483	22,448	37,930	67,861	34,500
	<u>211,213</u>	<u>370,675</u>	<u>1,990,003</u>	<u>2,571,891</u>	<u>833,259</u>
EXCESS OF REVENUE OVER EXPENDITURES	300,949	(342,560)	2,845,982	2,804,371	1,528,258
FUND BALANCES, beginning of year	<u>78,765</u>	<u>-</u>	<u>2,724,400</u>	<u>2,803,165</u>	<u>1,274,907</u>
FUND BALANCES, end of year	<u>\$ 379,714</u>	<u>\$ (342,560)</u>	<u>\$ 5,570,382</u>	<u>\$ 5,607,536</u>	<u>\$ 2,803,165</u>

# TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA

**DOLLARS MEMBERSHIPS BY YEAR**



**HOW OUR MONEY WAS SPENT**



**TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA**

**STATEMENT OF CHANGES IN FUNDS INVESTED IN CAPITAL ASSETS**

**FOR THE YEAR ENDED APRIL 30, 2001**

	<u>General Funds</u>	<u>Restricted Funds</u>	<u>2001</u>	<u>2000</u>
<b>Investment in Capital Assets, Beginning of year</b>	\$ 10,710	\$ 2,409,976	\$ 2,420,686	\$ 1,230,428
Additions to capital assets	26,580	7,049,557	7,076,137	2,077,821
Disposition of capital assets	-	(21,529)	(21,529)	(353,634)
Amortization of capital assets	(7,469)	(20,461)	(27,930)	(19,285)
Additions to (reduction in) Deposits on land	-	(94,950)	(94,950)	136,950
Additions to debt relating to Asset purchase	-	(5,531,182)	(5,531,182)	(1,241,041)
Debt Principal repayments	-	1,741,137	1,741,137	589,447
<b>Investment in Capital Assets, end of year</b>	<u>\$ 29,821</u>	<u>\$ 5,532,548</u>	<u>\$ 5,562,369</u>	<u>\$ 2,420,686</u>

**STATEMENT OF CASH FLOWS**

**FOR THE YEAR ENDED APRIL 30, 2001**

	<u>General Funds</u>	<u>Restricted Funds</u>	<u>2001</u>	<u>2000</u>
<b>CASH FLOWS FROM:</b>				
<b>Operating activities</b>				
Excess of revenues over expenses	\$ (41,611)	\$ 2,845,982	\$ 2,804,371	\$ 1,528,258
Amortization of capital assets	7,469	20,461	27,930	19,285
Net change in non-cash Working capital items	(59,830)	79,726	19,896	(33,686)
<b>Net cash generated through Operating activities</b>	<u>(93,972)</u>	<u>2,946,169</u>	<u>2,852,197</u>	<u>1,513,857</u>
<b>Financing and investing activities</b>				
Loan proceeds	110,000	5,531,182	5,641,182	1,354,041
Loan principal repayments	(5,000)	(1,741,137)	(1,746,137)	(589,447)
Due to (from) other Fund	(20,411)	20,411	-	-
Purchase of land and capital assets	(26,580)	(7,049,557)	(7,076,137)	(2,077,821)
Donation and sale of capital assets	-	21,529	21,529	353,634
Deposits on land	-	94,950	94,950	(136,950)
Due to (from) TLC The Land Conservancy (Enterprises) Ltd.	(33,779)	(20,754)	(54,533)	-
Purchase of long-term investments	-	-	-	(5,000)
<b>Net cash used in financing And investing activities</b>	<u>24,230</u>	<u>(3,143,376)</u>	<u>(3,119,146)</u>	<u>(1,101,543)</u>
Net (decrease) increase in cash	(69,742)	(197,207)	(266,949)	412,314
Cash, beginning of year	118,012	375,638	493,650	81,336
<b>Cash, end of year</b>	<u>\$ 48,270</u>	<u>\$ 178,431</u>	<u>\$ 226,701</u>	<u>\$ 493,650</u>
<b>Cash balance represented by:</b>				
Cash	\$ 48,270	\$ -	\$ 48,270	\$ 143,650
Short term investments	-	178,431	178,431	350,000

\$ 48,270      \$ 178,431      \$ 226,701      \$ 493,650

## TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA

### NOTES TO THE FINANCIAL STATEMENTS

APRIL 30, 2001

**1. NATURE OF ORGANIZATION**

TLC The Land Conservancy of British Columbia is incorporated under the Society Act of British Columbia and is a charitable organization as defined under the Income Tax Act of Canada. Its purpose is to protect plants, animals, natural communities and landscape features that represent diversity of life on Earth, by protecting the lands and waters they need to survive, and to protect areas of scientific, historical, cultural, scenic or compatible recreation value. This is accomplished by acquiring protective control of these lands and waters through ownership of the land, long term leases or Conservation Covenants.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

(a) Measurement

The financial statement of the society have been prepared in accordance with Canadian generally accepted accounting principles. Because a precise determination of many assets and liabilities is dependent on future events, the preparation of financial statements for a period necessarily involves the use of estimates which have been made using careful judgement.

The financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and within the framework of the significant accounting policies summarized below.

(b) Fund Accounting

The organization follows the restricted fund method of accounting for contributions.

The General Fund

The general Fund accounts for the organization's administrative and operational activities. This fund also reports donations received for which there are no restrictions attached by the donor.

The Restricted Funds

Funds that are restricted are subject to externally imposed instructions specifying how the funds are to be used.

(c) Investments

Short term investments are recorded at the lower of cost and market value. Long-term investments are carried at cost and are written down when there has been a loss in value that is other than temporary.

(d) Inventory

Inventory is valued at the lower of cost and net realizable value

(e) Capital Assets

Capital assets are recorded at cost. Amortization is provided annually at rates calculated to write-off the assets over their estimated useful lives as follows:

Office furniture and equipment	- 20% diminishing balance
Equipment	- 20% diminishing balance
Vehicle	- 30% diminishing balance
Computer equipment	- 30% diminishing balance

Buildings - 5% diminishing balance

(f) Revenue Recognition

Contributions, donations and pledges are accounted for when received. All other revenue and expenses are accounted for on the accrual basis of accounting.

**6. SHORT TERM INVESTMENTS**

	<u>2001</u>	<u>2000</u>
Term deposit bearing interest of 4.73%, maturing May, 2000	\$ -	\$ 350,000
Term deposit bearing interest of 3.05% maturing May 30, 2001	178,431	-
	<u>\$ 178,431</u>	<u>\$ 350,000</u>

**4. DEPOSITS ON LAND**

During the year, the society made the following deposits on land purchases:

	<u>2001</u>	<u>2000</u>
Deposit on purchase of Salt Spring Island property PID 024-548-821 Lot 1 of Sections 63 and 64 South Salt Spring Island Cowichan District Plan VIP69136. Completion date for the purchase is to be September 30, 2001.(see also Note 11)	\$ 50,000	\$ -
Deposit on the purchase of property known as Thwaytes Landing comprised of 19 lots. Negotiations are ongoing.	20,000	10,000
Deposit on purchase of Harper property. Purchase completed December 31, 2000.	-	12,550
Deposit paid on the purchase of The Nanaimo River-Fry Road Property. Purchase completed June 27, 2000.	-	131,400
Non-refundable deposit paid on the purchase of Atkins Road property. This deposit, along with an additional \$64,000 was donated to the CRD for the purchase of this property.	-	11,000
	<u>\$ 70,000</u>	<u>\$ 164,950</u>

**6. INVESTMENTS**

	<u>2001</u>	<u>2000</u>
95 units in Northern Star Hedge Fund. A condition of the donation is that these units be retained for 10 years in Trust for the Greenway and Blueway Foundation. TLC possesses a letter indemnifying them of any loss in the value of the investment.	\$ 95,000	\$ 95,000
The following donations are required to be held for 10 years:		
Term deposit bearing interest of 5.35%, maturing August, 2004.	15,000	15,000
Term deposit bearing interest of 4.6%, maturing March, 2002	5,000	5,000
Investment in TLC The Land Conservancy (Enterprises) Ltd. Recorded at cost	10	-
	<u>\$ 115,010</u>	<u>\$ 115,000</u>

**6. CAPITAL ASSETS**

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net 2001</u>	<u>Net 2000</u>
Office furniture and equipment	\$ 8,105	\$ 3,331	\$ 4,774	\$ 4,774
Equipment	9,939	1,132	8,807	-
Vehicle	1,412	212	1,200	-

Computer equipment	23,108	8,067	15,041	5
General funds totals	<u>42,564</u>	<u>12,742</u>	<u>29,822</u>	<u>10</u>
Covenants	37,501	-	37,501	-
Land	10,749,291	-	10,749,291	3,829
Buildings	316,189	26,537	289,652	239
Computer equipment	10,616	1,592	9,024	-
Office furniture and equipment	5,182	1,378	3,804	-
Equipment	<u>38,401</u>	<u>10,355</u>	<u>28,046</u>	<u>40</u>
Restricted funds totals	<u>11,157,180</u>	<u>39,862</u>	<u>11,117,318</u>	<u>4,109</u>
Total Capital Assets	<u>\$ 11,199,744</u>	<u>\$ 52,604</u>	<u>\$ 11,147,140</u>	<u>\$ 4,120</u>

## 7. LONG TERM DEBT

	<u>2001</u>	<u>2000</u>
Non-interest bearing note, due on demand	\$ -	\$ 5,000
Non-interest bearing note, unsecured. No specified terms of repayment	350,000	50,000
Non-interest bearing note unsecured. No specified terms of repayment.	50,000	50,000
Promissory note bearing interest of 4.5%, unsecured. Due August 31, 2001	50,000	-
Promissory note, bearing interest at prime + 1/2 %, unsecured repayable in blended monthly payments of \$500.	79,280	79,700
Promissory note, secured by personal assets of executive director, bearing interest at 7%, due September 23, 2001.	30,000	30,000
Mortgage secured by South Winchelsea Island property, 8% interest, repayable in semi-annual payments of \$50,000 plus interest due December, 2002	195,000	295,000
Mortgage payable to Pacific Coast Savings Credit Union, secured by real property, 6.7% interest, repayable in blended monthly payments of \$619 due April 2004.	86,843	88,446
Mortgage payable to Kamloops Mortgage Corporation, secured by real property, 14% interest, repayable in blended monthly payments of \$1,788 due May, 2001	-	148,840
Mortgage payable to the Abkhazi Garden Preservation Society, secured by real property, 7% interest, repayable in quarterly installments of \$25,000 plus interest, due February 2005	900,000	1,000,000
Mortgage payable to Pacific Coast Savings Credit Union, secured by real property, 7.2 % interest, repayable in blended monthly payments of \$1,620, due April, 2002.	185,625	188,891
Mortgage payable secured by Wildwood property, bearing interest of 7.5%. Repayable in monthly payments of \$20,000 plus interest. Balance due June 20, 2003.	520,000	-

## 7. LONG TERM DEBT (continued)

	<u>2001</u>	<u>2000</u>
Mortgage payable secured by Wildwood property, bearing interest of 8.0%. Repayable in annual payments of \$10,000 plus interest. Balance due December 20, 2009	90,000	-
Mortgage payable, secured by Nanaimo river property, bearing interest of 7.0%. Repayable in three annual payments of \$41,667 plus interest. Due June 26, 2003 (Refer also to note 12 )	125,000	-
Mortgage payable secured by Nanaimo River property, bearing interest of 7.0%. Repayable in three annual payments of \$3,333 plus interest. Due June 26, 2003	10,000	-
Mortgage payable secured by Harper property, bearing interest of 6.5%. Repayable in four semi-annual payments of \$50,000 plus interest, due December 31, 2002	200,000	-
Mortgage payable secured by Cowichan property, bearing no interest. Repayable in two annual payments of \$16,666	33,332	-
Mortgage payable, secured by Abkhazi Property #2, bearing no interest. Repayable in quarterly payments of \$800. Balance due February 9, 2006	80,000	-
Promissory note payable to the District of Saanich, bearing no interest, unsecured, due September 15, 2003	392,850	-
Mortgage payable secured by Sooke Hills property, bearing interest of 8.65%. Repayable by annual principal payments of \$600,000, interest paid monthly. Balance due April 1, 2005. (Refer also to Note 10 )	2,400,000	-
Loan payable to Ducks Unlimited, non-interest bearing.	60,000	-
Mortgage payable to Pacific Coast Savings Credit Union, secured by real property, 7.6% interest, repayable in blended monthly payments of \$1695, due September 2001.	56,841	63,848
	<u>5,894,771</u>	<u>1,999,725</u>
Less current portion	<u>1,739,185</u>	<u>537,452</u>
	<u>\$4,155,586</u>	<u>\$ 1,462,273</u>

Principal payments required in each of the next five years are as follows:

2002	\$ 1,739,185
2003	1,165,313
2004	1,246,938
2005	769,868
2006	120,085
Thereafter	<u>853,682</u>
	<u>\$ 5,894,771</u>

## 8. FUNDS HELD IN TRUST

95 units of the Northern Star Hedge Fund are held for the Greenway and Blueway Foundation. TLC possesses a letter indemnifying them of any loss in the value of the investment.

**9. RELATED PARTY TRANSACTIONS**

During the year, the company entered into the following transactions with related parties:

- (a) TLC The Land Conservancy (Enterprises) Ltd.

The Society leases both South Winchelsea Island and Abkhazi Gardens, land and buildings to TLC The Land Conservancy (Enterprises) Ltd, a wholly owned subsidiary of the Society. The leases for the properties are negotiated on an annual basis. Lease income received by the Society for 2001 for both properties was \$1. Inventory purchased for resale carried on the Society's books at a cost of \$3,485 and equipment with a net book value of \$21,529 were sold to TLC The Land Conservancy (Enterprises) Ltd. on May 1, 2000 for the carrying value of the assets.

At year end, a receivable in the amount of \$ 54,523 (2000 \$NIL) was due from TLC The Land Conservancy (Enterprises) Ltd. This receivable bears no interest and has no specific terms of repayment.

- (b) Real Estate Commissions

Mr. William Turner, volunteer Executive Director of the society, also acts as the society's Realtor and has done so for the past four years enabling the society, in many instances, to forego real estate fees. During the year, the Sutton Group Westcan Realty and Mr. Turner, as their employee, received a gross commission on the purchase of the Sooke Hills (Seraphim) property of \$75,000. Mr. Turner, in turn, donated \$50,000 of this commission back to the society.

**10. AGREEMENT FOR SALE**

On February 14, 2001, the society entered into an agreement with the Capital Regional District for the sale of lands held by the society in the Malahat, Otter and Sooke Districts (known as "the Sooke Hills"). the total purchase price for the properties is \$3,000,000. Title to the properties will transfer to the Capital Regional District as payments are received by the society. During the year, the society transferred Parcels 1, 2, 3, 4, 5, and 9 of the property and received \$600,000. The remainder of the property will be transferred as follows:

<u>Transfer date</u>	<u>Land parcel</u>	<u>Proceeds per agreement</u>	<u>Cost</u>
April 1, 2002	Parcels 6, 7, 8 and 17	\$ 600,000	\$ 673,100
April 1, 2003	Parcels 11 & 13	600,000	1,038,800
April 1, 2004	Parcel 12	600,000	1,240,200
April 1, 2005	Parcels 10, 14, 15, and 16	600,000	1,319,700
		<u>\$ 2,400,000</u>	<u>\$ 4,271,800</u>

**11. SUBSEQUENT EVENTS**

- (a) Subsequent to April 30, 2001 negotiations relating to the purchase of the Salt Spring Island property, came to an impasse. The negotiations are being continued by the Province of British Columbia. \$10,000 of the \$50,000 deposit made by the society on this property will be forfeited, while the remaining \$40,000 will be returned to TLC.
- (b) On May 28, 2001, the society contracted for the purchase of the High Street property, PID 004-880-773, Lot 2, Plan 5296 and PID 004-875-923, Block 1, section 916, Plan 1407. The contract requires payment of a \$10,000 deposit on or before June 15, 2001 with the remaining \$440,000 due on August 13, 2001. The society negotiated on behalf of, and assigned the contract to, the District of View Royal.

**12. COMMITMENTS AND CONTINGENCIES**

- (a) Nanaimo River property lease.

During the year, the society entered into a ninety-nine year lease with the Regional District of Nanaimo for the Nanaimo River property (PID 008-996-369 West 25 Acres of Section 6, Range 8, Cranberry District, except part in Plan VIP70831, and PID 008-996-318, Section 7,

Range 8, Cranberry District, except part in Plan VIP70950). Under the terms of this lease, the society received \$200,000 on June 26, 2000 and will receive future lease payments, designed to coincide with payment requirements of the mortgage on the same property as follows:

June 26, 2001	\$ 50,000
June 26, 2002	50,000
June 26, 2003	50,000
	<u>50,000</u>
	<u>\$150,000</u>

(b) High Street property.

As stated in Note 11, the society assigned the purchase of the High Street Property to the District of View Royal. Under the terms of the contract, the society is obligated to fulfill the terms if the District of View Royal defaults on its commitment. The total contract price is \$450,000.



## Provincial Project Map Legend

 Properties purchased by TLC

 Projects in which TLC provided technical support

 Properties covenanted by TLC

 Active Projects

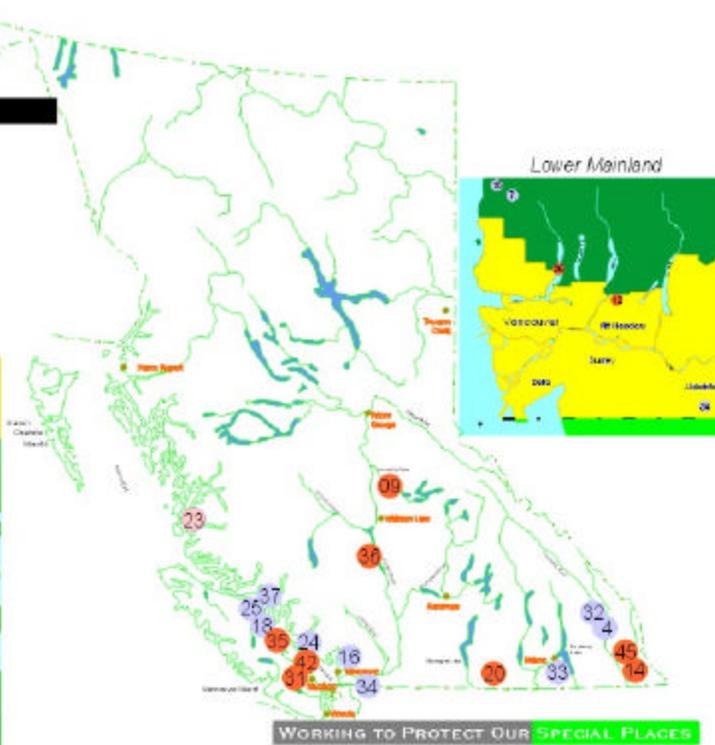
Location #	Project	Location
1	Abkhazi Gardens .....	Victoria
2	Abkhazi Gardens Lot 2.....	Victoria
3	Achilles Covenant.....	Salt Spring Island
4	Annis Covenant.....	Near Invermere
5	Atkins Road .....	Victoria
6	Ayum Creek.....	Near Sooke
7	Barnfield Farm.....	Whistler
8	Bailin Property.....	North Saanich
9	Black Creek Ranch .....	Near Horsefly
10	Brooks Point.....	Pender Island
11	Christmas Hill Nature Sanctuary .....	Saanich
12	Codd Island Wetlands .....	Pitt Meadows
13	Cowichan River .....	Near Duncan
14	Elizabeth Lake .....	Cranbrook
15	Elkington Property.....	Near Duncan
16	Emerald Forest.....	Whistler
17	Esquimalt Covenants .....	Esquimalt
18	Fran Johnson .....	Comox
19	Gowlland Point.....	Pender Island
20	Harper Property.....	Keremeos
21	Kingco .....	Greater Victoria
22	Knockan Hill (101 High St.).....	Greater Victoria
23	Koeye.....	Near Bella Bella
24	Kwel Nature Reserve .....	Lasquiti Island
25	Linnaea Farm.....	Cortes Island
26	Thwaytes Landing.....	North Vancouver
27	Trincomali Nature Sanctuary.....	Galiano Island
28	Matthews Point.....	Galiano Island
29	Mcfadden Creek Heronry.....	Salt Spring Island
30	Morton Property .....	Salt Spring Island
31	Nanaimo River.....	Near Nanaimo
32	Newhouse Covenant.....	Near Invermere
33	Paradise Valley.....	Winlaw
34	Pincott .....	Abbotsford
35	Qualicum Bat House.....	Near Qualicum Beach
36	Reynold's Talking Mountain Ranch .....	Near Clinton
37	G. Robertson .....	Cortes Island
38	Ross Bay Villa .....	Victoria
39	Ruby Alton .....	Salt Spring Island
40	Salt Spring Oaks .....	Salt Spring Island
41	Sooke Hills.....	Near Sooke

- 42 South Winchelsea Island ..... Near Lantzville
- 43 Stewart Mountain Road..... Greater Victoria
- 44 Wildwood .....Near Ladysmith
- 45 Wycliffe Wildlife Corridor..... Near Kimberley

**Provincial Project Map**



*Provincial Project Map*



# KEY TO CODES



Open to Public



Open to the Public 24 Hours



No Public Access



Limited Public Access



Parking



Visible From Road



Gift Shop



Tea Room



Dogs on Leads Permitted



Dogs not Permitted



Wheelchair Access



A Garden



A Heritage House



Kayak Rentals Available



Parking Available



Walking Trail



Entry Charge



Wildlife Viewing



Dock Available



Covenant



TLC Owned



Park



Outhouse Facilities



No Camping



Working Holiday Camp



Research / Educational Site



Rental Cottage



Fish Habitat Protected



Guided Tours Available



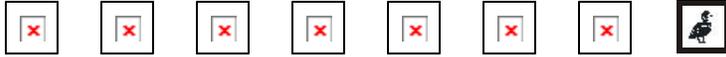
Bike Rack Available



**How to Get There**

# TLC Projects and Covenants Summary

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## Abkhazi Gardens

0.6 Hectares

Located in Victoria, Purchased in 2000



**Garden Open:** 2001 March 1 to September 30, Wed, Thur, Fri, Sun 1-4pm.  
2002 March 1 to September 30, Wed, Thur, Fri, Sat, Sun 1-4pm.



**Gift Shop Open:** 2001 March 1 to September 30, Wed, Thur, Fri, Sun 1-4pm.  
2002 March 1 to September 30, Wed, Thur, Fri, Sat, Sun 1-4pm.  
Gift Shop also open for Holiday Shopping November 15<sup>th</sup> to December 22



**Tea Room Open:** 2001 March 1 to September 30, Wed, Thur, Fri, Sun 1-4pm.  
2002 March 1 to September 30, Wed, Thur, Fri, Sat, Sun 1-4pm.



Available on request, call (250) 598-8096.



\$7.00



1964 Fairfield Rd, Victoria. Enter Victoria along Blanshard St., then turn left on Fairfield.

This purchase and protection of Prince and Princess Abkhazis' garden has been important in helping preserve a part of Victoria's rich history and culture. February 17<sup>th</sup>, 2000 will be a date to remember for Canadian garden enthusiasts. On that day The Land Conservancy of British Columbia (TLC) purchased the Abkhazi Garden in Victoria, Canada's "City of Gardens". Only a few months earlier, neighbours had learned of a developer's plan to bulldoze the world-renowned garden of just over one acre to build twelve townhouses. TLC, supported by local volunteers, embarked on a three-month fundraising campaign, which miraculously raised the \$1.4 million in funding required to finance the purchase. Donations amounting to \$400,000 came from all over the world, and in the final week, sixteen individuals loaned TLC the \$1 million still needed to rescue the Abkhazi Garden. *Over \$900,000 is still needed to ensure that this irreplaceable garden treasure will be protected for future generations to enjoy.* An additional \$300,000 must be raised to contribute to the appropriate restoration, preservation, and maintenance of the garden and house.

Prince and Princess Abkhazi began creating their garden in 1946 after their separate internment during World War II. They maintained and improved the garden throughout their life together and it grew to feature native Garry Oak, ornamental evergreens, significant rhododendrons, rock and alpine plants, naturalized bulbs and good examples of Japanese maples and weeping conifers. The property is slightly more than one acre and is given shape and topography by dramatic outcropping of glaciated rock. The Abkhazi Garden is the first preservation of a historic private garden in Victoria.



## Abkhazi Gardens Lot 2

0.133 Hectares Located in Victoria, Purchased in 2001

This vacant lot next door to the Abkhazi Garden was once a part of the garden. It will be returned to the garden and in addition will provided space supplies, access to Foul Bay Road and parking for several service and volunteer vehicles.

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**Achilles Covenant**      12.3 Hectares      Located on Salt Spring Isl., Covenanted in 2001

The Achilles Covenant is a heavily forested property on Salt Spring Island. It contains 2 ponds, a rocky outcrop and bluff area which hosts rare and endangered vegetation. The forest on the property is mostly mixed coniferous and deciduous forest, with varied understory vegetation. Many wildlife trees are present, and the ponds provide habitat for birds and amphibians (as well as Cutthroat Trout which were introduced to the ponds).

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**Annis Covenant**      24 Hectares      Located near Invermere, Covenanted in 2001

The property is situated on the "Toby Benches" a rolling 35 km<sup>2</sup> plateau which lies at the foot of the Purcell Mountains, near Invermere, BC. According to the ecosystem classification used in British Columbia, it is in the East Kootenay Trench ecosection of the Southern Rocky Mountain Trench ecoregion, which is part of the Southern Interior Mountains ecoprovince. Since fire suppression has been in general practice for the last half of the century there has been a general trend toward forest in-growth on sites that were formerly grassland, grass-shrublands and open forest. Two unconnected ponds lie within the covenant and together with the forested areas, provide habitat for a variety of wildlife species, including the red-listed Bager. This property provides an important corridor for wildlife and refuge for wild plant species.

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**Atkins Road**      2.02 Hectares      Located in Victoria, Covenanted in 2000



**297 Atkins Road, Victoria. Exit Hwy 1 onto Hwy 14 (Exit #10), turn right onto Atkins Rd.**

This property was originally purchased by The Land Conservancy of BC in partnership with CRD Parks and is now CRD Park and significantly contributes to the Galloping Goose Regional Trail. The Land Conservancy now holds a conservation covenant on this land.

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**Ayum Creek**      7 Ha. (total)      Located near Sooke, Covenanted in 1997,1998,2000



**Drive towards Sooke along Sooke Hwy., Ayum Creek Park is located along the road.**

TLC purchased and donated 2 parcels of land containing portions of Ayum Creek and donated them to CRD Parks. TLC holds three covenants in partnership with Habitat Acquisition Trust surrounding Ayum Creek near Sooke, BC. The Land Conservancy also owns a small rental property next to the park. This rental property will likely be added to the park when the mortgage is paid off. The covenants ensure the health of a salmon-bearing stream, Ayum Creek. The areas protected connect with Ayum Creek Regional Park to the south, therefore continuing the protection of Ayum Creek North from the Sooke Harbour to the

Galloping Goose Linear Park and north towards the Sooke Hills. It provides a vital link between the two parks and plays an important role in the “Sea to Sea green belt “ vision. Stream restoration on Ayum Creek is being carried out under the direction of the Society for the Protection of Ayum Creek.

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### **Barnfield Farm**      1.932 acres      Located near Whistler, Covenanted in 1997



**Drive past Whistler village towards Pemberton, turn left at Lorimer Road. Follow Lorimer Road until Crabapple Drive and turn left. Follow the road until the Barnfield wooden bus stop. On the left side of the road, is a sign for the Blueberry trail. To visit the covenants, follow the Blueberry trail.**

The Barnfield Farm is three covenants, protecting a wildlife corridor for black bears and other mammals traveling between the River of Golden Dreams and parkland on the east shore of Alta Lake, in Whistler. The covenants also protect a stand of old growth conifers at the north end of Blueberry Trail. The properties are now owned by the Resort Town of Whistler and protected by a Conservation Covenant held and monitored annually by the Conservancy. The land was donated to the Town by the developer. Of the full 24 acres in this development site, 4 have been earmarked for a 23-unit employee housing development. A further 12 acres were set aside for 8 low-density single-family residences. The remaining 8 acres, or one-third of the original development parcel, now form the protected area.

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### **Bailin Property**      3.24 Hectares      Located in North Saanich, Covenanted in 2000

The property is located in the District of North Saanich in the Capital Regional District on Vancouver Island. The property is 8 acres (3.24 hectares). This property lies within the Coastal Douglas-fir biogeoclimatic zone. Medium density as well as semi-open Douglas-fir canopy cover dominates the property. Western red cedars are the dominant canopy cover along the northeast and east portions that travels throughout the lot from north to south. Wildlife trees and nurse logs are located throughout the property. They provide and enhance habitat for many species of plants and animals. They may be distinguished by age, structure, abundance and location. Within the northern portion of the property, a burned-out cedar provides habitat for bat species (not identified at time of baseline) and pileated woodpeckers (*Dryocopus pileatus*). Riparian areas are located at the southeast corner and southeastern portion of the property. TLC and the Habitat Acquisition Trust hold the conservation covenant on the property. The purpose of this covenant is to ensure protection of the land in perpetuity. Management of this purpose will be maintained and encouraged by the landowner and monitored on an annual basis by the Covenant Holders.

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### **Black Creek Ranch**      313.5 Hectares      Located near Williams Lake, Purchased in 1999



**From the town of Horsefly drive across the blue bridge down Patenaude to Black Creek Guest Ranch. TLC does not own the Ranch Operation itself. If you follow along for 3km more you will come to an interpretive area for the River.**

This 800-acre property is located on the Horsefly River and contains some of the most valuable fish spawning and rearing habitat in the world. It also provides moose winter range and waterfowl habitat. Species include salmon, rainbow trout, trumpeter swan, great blue heron, sandhill crane, wolverine, red fox, river otter, beaver, marten, ermine, long-tailed weasel, mink, cougar, bobcat, lynx and grey wolf. The area is known for its high density of black bears, bald eagles and osprey, which gather to feed on spawning sockeye in the fall. The primary objective of the acquisition by The Land Conservancy of BC is the

preservation of fish and wildlife habit. Funding for this project was provided by Habitat Conservation Trust Fund, Mountain Equipment Co-Op, BCCF, and Department of Fisheries and Oceans. This land is leased to the BC Government for Wildlife Management and to Black Creek Ranch for agricultural use.

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**Brooks Point**      4 Hectares Located on Pender Island, Became parkland in 2000

 Day use only.



On South Pender Island, along Kloshe Road.

The Land Conservancy played a role in securing the future of Brooks Point on Pender Island. We provided financial support which allowed the CRD to extend its option on this property for 1 year. This allowed the purchase of the property to complete in January 2000.

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**Christmas Hill Nature Sanctuary**      7.8 Hectares, Located in Saanich, Protected in 2001



811 Rogers Ave., Victoria. Exit Patricia Bay Hwy. onto McKenzie Ave., turn left on Quadra St., turn left on Woodhall Dr.

TLC The Land Conservancy of British Columbia has completed an important acquisition and addition to the Christmas Hill Nature Sanctuary in the Municipality of Saanich on Vancouver Island. The Conservancy has been working on this project in partnership with local Saanich schools and residents. This acquisition involves four large lots, of almost one half acre each, on the north side of the hill. The lots, which contain significant amounts of Garry Oak, are part of a parcel know as Rogers Farm. This property is currently undergoing subdivision. In a ground breaking arrangement, the Municipality of Saanich agreed to advance TLC a three-year interest free loan of almost four hundred thousand dollars to acquire the property. In return, TLC agreed to make the lots part of the adjacent Christmas Hill Nature Sanctuary. The sanctuary has been recognized as an ecologically significant remnant of Garry Oak Meadow, one of the rarest and most threatened native plant communities in Canada.

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**Cowichan River**      2 Hectares      Located near Duncan, Purchased in 2000, 2001



Turn off Island Hwy. onto Trunk Road in Duncan, turn left onto Sherman Rd., turn left onto Cowichan Lake Rd., left at Stolz Rd., trun right at T intersection, take first left. Access the cabin by the footbridge.

TLC has been working in partnership with BC Parks and local residents to create a corridor of protected area along the Cowichan River. TLC has provided technical and financial support in the acquisition of properties adjacent to the designated heritage river, namely the Strand and Moore properties thus far. In the fall of 2000 TLC acquired it's first project along the Cowichan with the purchase of lands owned by Pearson College. A conservation covenant is now held on the property owned by TLC by the Province of BC and the Cowichan Community Land Trust.

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## Elizabeth Lake

0.614 Hectares

Located in Cranbrook , Donated in 1998



1<sup>st</sup> & 15<sup>th</sup>, Cranbrook. Follow Hwy. South out of Cranbrook, the trails and parking are on the left just outside of town.

Located in Cranbrook, BC, the Elizabeth Lake property provides trail access for residents and visitors to the Elizabeth Lake wetlands. The wetlands provide nesting opportunities for many species of birds. This property was generously donated to The Land Conservancy of BC by its previous owners.



## Elkington Property

Located near Duncan

This project is located in the Cowichan Valley and was a partnership of the Cowichan Community Land Trust and the Nature Conservancy of Canada. It protects a very important area of Garry Oak and received support from the Federal Government and from the Habitat Conservation Trust (a provincial government conservation fund).

The initial work on this project was done by TLC. Bill Turner and Jonah Mitchel made the initial contact with the owners, negotiated with them not to renew their option with the developers and TLC commissioned and directed the appraisal of the property. This involved on going negotiations with the owners to keep them 'on-side' with the process. The appraisal was greatly assisted by a donation from the Friends of Ecological Reserves. The project was passed over to the Nature Conservancy of Canada because they expressed sincere interest and had money available to make it happen.



## Emerald Forest

56.3 Hectares

Located in Whistler, Covenanted in 2000



Drive past Whistler village towards Pemberton, turn left at Lorimer Road. Follow Lorimer Road until it ends. Park on the side of the road and walk across the bridge over the River of Golden Dreams.

Located in Whistler, the property is 139 acres and is called the 'Emerald Forest'. Once it becomes entrusted to the municipality of Whistler, a covenant will be co-held by the Land Conservancy and the municipality. The area is made up of wetlands and old growth forest. A system of trails is already established in the forest and anyone interested in visiting can call the Vancouver office to ask for directions.

The Emerald Forest is located quite near the Barnfield Farms subdivision where TLC already holds three covenants that protect a wildlife corridor. While in Whistler visiting the Emerald Forest, these properties were monitored for the first time and found to be well used by both humans and wildlife (including black bears).



## Esquimalt

0.3 Hectares

Located in Esquimalt, Covenanted in 1999

TLC holds a covenant in partnership with the Municipality of Esquimalt to protect a valued piece of Garry Oak habitat in Esquimalt from development. This particular ecosystem is one of the most endangered ecosystems in Canada, and particularly those sites in urban areas must be identified as a protection priority.



## Fran Johnson

1.2 Hectares

Located in Comox, Covenanted in 1999

This property is located in Comox, BC and is a mixed Douglas Fir forest sloping south toward Comox Bay. The northern boundary and panhandle contains a spring and swamp area. This undeveloped land was purchased in 1979 by Frances M Johnson from Ronald George Wetz. The land was logged in the early years of the century. The Land Conservancy of BC holds a conservation covenant to protect the ecological features of the property.



## Findlay Lake

6.7 Hectares

Located on Galiano Island, Covenanted in 2001

This covenant protects the majority of one of the island's largest lakes. The property is located within the Coastal Douglas-fir biogeoclimatic zone, and "ecosystem at risk" in BC. The forest has thick underbrush and extensive riparian areas. The lake contains plenty woody debris and supports a variety of plant and insect life. A wide variety of flora and fauna reside there, including the blue-listed Red-legged frog.



## Gowlland Point

0.87 Hectares

Located on Pender Island,

Covenanted in 2000



**9903 Kloshe Road, Pender Island.**

The Land Conservancy of British Columbia (TLC) purchased South Pender Island headland known as Gowlland Point. The property, next door to the recently protected Brooks Point, is crucial to the completion of a conservation vision aimed at preserving the very beautiful and ecologically sensitive landscape at the southern tip of South Pender.

TLC's acquisition of this property for parkland builds on the work of the Pender Island Conservation Association, Friends of Brooks Point, Islands Trust Fund, Habitat Acquisition Trust, Nature Conservancy of Canada, Wildlife Habitat Canada, TLC, and CRD Parks who together with tremendous support from the community succeeded in raising the funds required to purchase and protect the neighbouring 4 hectare (9.79-acre) Brooks Point property at the beginning of 2000.

The area has been identified as an acquisition priority by the Capital Regional District (CRD) in its Parks Master Plan. It has great natural beauty and very high wildlife values and the site is known by the community as one of the finest recreational areas in the Gulf Islands.

It is easily accessible to people of all ages. From its spectacular shoreline of wave eroded rock Mt. Baker dominates the southeastern horizon and seabirds such as harlequin ducks, surf scoters, Heerman's gulls, terns, jaegers, oystercatchers, murrets, murrelets, and auklets can be easily viewed.

Pods of killer whales are often seen offshore and seal, mink, and otter are commonly sighted. The grassy headland also supports an abundance of rare native plants including one of the most profuse shows of chocolate lilies on the Gulf Islands.



## Harper Property

51.4 Hectares

Located near Keremeos 2001



**From Hwy. # 3 turn onto Nighthawk Rd., then onto Sumass Rd., it is the last property before the Canada/US border.**

The Harper property consists of 51 hectares along the east side of the Similkameen River in the south Okanagan Valley. The South edge of the property is on the Canada-U.S.A. border. The Harper property lies within the south Okanagan bunchgrass region. Biotic features associated with the bunchgrass region include unique ecotypes of bitterbrush and grassland where several plant and animal species unique to

Canada are found in a very restricted range. Most of these areas have been extensively developed for agriculture and settlement and there are very few remaining areas in a close-to-natural state or protected as park or reserve. The Harper property is only partly developed and it presents an important and relatively scarce conservation opportunity.

Although small in area, the Harper property contains a relatively wide array of habitat types. A narrow band of floodplain and riverine habitats are adjacent to the Similkameen River. Adjacent to the riparian habitats, there is an elevated terrace of old river sediments. The terrace features varied forest and ground cover and several large, old growth Ponderosa pines. Elsewhere the terrace supports open, second growth pine and Douglas-fir stands with an understory of bunchgrasses, elderberry, Saskatoon berry, rabbit bush, balsam root, Oregon grape and mariposa lily. Portions of the terrace appear wetter and support a wider mix of grasses, shrubs and low deciduous trees, mainly willows and cottonwood. To the east, the terrace gives way to steep, rocky slopes, scree and talus piles of angular rocks. Here, vegetation varies from Ponderosa pine and bunchgrass, Douglas-fir and non-vegetated rock.

The general vicinity of the Harper property has very high potential to include a number of threatened and endangered wildlife species. These include numerous species of bats and several reptiles and amphibians such as Painted Turtle, Gopher Snake and Western Rattlesnake. The area also supports a wide range of interesting birds, especially birds of prey, woodpeckers and passerine birds. Common mammals include Mule Deer, Black Bear, mountain Vole, Cougar and Coyote.

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### **Kingco**

**20.9 Hectares**

**Located in Victoria, Covenanted in 1999**

Located in the Highlands area of Greater Victoria, BC, the Kingco property is protected under conservation covenant by The Land Conservancy of BC and the District of Highlands. This lot covers a variety of habitat types, including Douglas Fir forest, Arbutus meadows and riparian areas. These habitats are home to a variety of wildlife and vegetation species. As urban influences increase in the area, it is important to protect areas of refuge for displaced wildlife.

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### **Knockan Hill (101 High Street)**

**1.05 Hectares**

**Located in Victoria, 2001**

The Town of View Royal and Friends of Knockan Hill Park now hold protection over a property called Knockan Hill in View Royal (Greater Victoria area). TLC agreed to provide technical assistance and help in maintaining the integrity of the wildlife, birds and flora that reside there. The property has been identified as a conservation priority in the Conservation Data Center's Sensitive Ecosystem Inventory. The area contains a rare rocky bluff with dwarf Garry Oaks and Garry Oak meadow. It not only houses this rare ecosystem, but also provides a buffer for Knockan Hill Park which is adjacent. Furthermore, the property is one with a rich cultural significance involving both native use and early settlers.

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### **Koeye**

**74 Hectares**

**Located near Bella Bella, Protected in 2001**



**Near Bella Bella, very difficult access, mostly by kayak.**

TLC partnered with the Raincoast Conservation Society, Ecotrust and the Heiltsuk Nation to purchase a very special piece of property at the mouth of one of the most extraordinary examples of rare old growth ecosystem- the Koeye River Valley.

The Koeye watershed lies within the Great Bear Rainforest Conservation Proposal. The valley has long been recognized as a top priority for protection as a grizzly - salmon stronghold both by government and non-government organizations. The Department of Fisheries and Oceans lists

Koeye as a Class 1 river in terms of its importance for salmon habitat. The Ministry of Environment also identified Koeye as a top priority for protection for its grizzly values. As such, the valley was recently afforded protected status in the central coast /Great Bear Rainforest announcement.

TLC and its partners recently seized the opportunity to purchase a 74-hectare private lot and accompanying lodge at the mouth of the Koeye River with the intent of re-establishing First Nations stewardship, cultural heritage and conservation objectives within the valley. Presence and ownership at the mouth of the river is crucial for safeguarding the ecological and wildlife values within the valley.

The vision is to convert this contentious fishing lodge into a conservation, research, and cultural healing center under the direction of the Heiltsuk people.

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### **Kwel Nature Reserve**    21 Hectares    Located on Lasquiti Island, Covenanted in 1998



**Main & Tucker Rd. on Lasquiti Island.**

This 21 hectare property is located on Lasqueti Island, BC and is varied topographically and ranges from little above sea level to high escarpments to the north. This is a Coastal Douglas Fir forest and represents a number of forest types including Pine-Arbutus, Salal-Oregon Grape, and Swordfern ecosystems with the varied communities of the understory which reflect and support the emerging forest. Ecosystem mapping has been completed on the property. In addition the site contains wildlife habitat (osprey and eagle have been sighted on the property over the years), rock outcrops, sandy areas, escarpments, and scenic vistas. At the top portion of the property significant view exists over the Georgia strait and the mainland. TLC holds a conservation covenant for this property owned by Islands Trust Fund.

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### **Linnaea Farm**    127 Hectares    Located on Cortes Island, Covenanted in 1999



**From Cortes ferry turn right onto Carrington Bay Rd., carry on along Whaletown Rd., turn right onto Seaford Rd.**

Linnaea Farm is located on Cortes Island, one of the discovery islands in Georgia Strait approximately 150 miles north of Vancouver, BC. Linnaea Farm, which currently consists of 314 acres, has always been central to the history and development of the Cortes Island community. Produce from the gardens has been sold and traded, milk was delivered while the dairy was in operation, and camps with horse-riding activities were available to young people from Cortes and beyond. Trails through the property are still commonly used for horseback riding, hiking or simply as shortcuts for the Cortes residents and tourists. There include trails to Cortes Bay, Easter Bluff, Larson's Meadow, and the lakeside trail to Hague Lake. Linnaea Farm also provides access to the pristine waters of Gunflint Lake for swimmers, boaters and fishers. The diversity and beauty of the landscape, the flora and fauna, and the exceptional vistas have always made this property a popular destination for lovers of nature. There is a history of use of the buildings and facilities by the larger community as well. This property is important for research development and teaching stewardship of the land and its resources within an ecological context and their utilization in the areas of food production, crops, livestock, appropriate technology, building maintenance techniques. TLC works in partnership with the Linnaea Farm Society to ensure this vision. It is important to develop and provide public education programs which encourage intellectual, personal and creative development, and teach values and skills for ecological stewardship of the planet. The Land Conservancy of BC holds a conservation covenant on this Farm with the Quadra Island Conservancy to help to preserve these qualities for future generations to enjoy and learn from.

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## Matthews Point

14.6 Hectares

Located on Galiano Island



Located along Bluff Rd. on Galiano Isl., east of Georgeson Beach.

Located on the South end of Galiano Island. This property is a vital piece in the preservation of Active Pass. It contains ½ of Matthews Point (36 acres) and is a natural, unaltered Gulf Island landscape. Millions of visitors experience this area annually. It contains spectacular bluffs, a large portion of natural forest and a quarter mile long sand beach. Recreational opportunities include a beautiful setting that is accessible by foot for hiking, bird/whale-watching and photography. Tall ridges, and draped Arbutuses provides relaxing atmosphere for kayaking and canoeing. There is an excellent trail system for both novice and experienced hikers, and a pristine white sand beach. Biological features of the property include sensitive Coastal Douglas fir/Garry Oak ecosystems, rare dry-zone vegetation, essential migrating bird habitat, Bald Eagle nesting zone, and intertidal and beach areas. The area is home to Threatened Species such as: Sharp-tailed Snake, Northern Goshawk, Marbled Murrelet, Townsend's Big-eared Bat, and Ermine. Galiano Island is the only major island in the CRD which is lacking a regional park. TLC and Habitat Acquisition Trust Fund hold a conservation covenant on this property to ensure the protection of this important property.



## Mcfadden Creek Heronry

4 Hectares

Located on Salt Spring Isl, Protected in 1997

This valuable piece of Heron habitat is located on Salt Spring Island. TLC provided \$10,000 in financial support to aid in protecting the habitat to Wild Bird Trust of British Columbia.



## Morton Property

9.4 Hectares

Located on Salt Spring Island, Covenanted in 2000

The property is located near Fulford Harbour on Salt Spring Island, British Columbia. This 9.373-hectare property contains a flat, uniformly forested area supporting deep, rich soils, and areas marked by steep hillsides. There is also a small ravine located in the southeasternmost portion of the Morton property. During wetter months, small ephemeral streams exist through the middle of the property. The property is generally a mix of deciduous and coniferous trees. Red alder, western red cedar, Douglas fir, and bigleaf maple trees are found in the wet areas, namely the pond area. There are also a few arbutus and wild holly trees in this area. Understory and groundcover of the pond region include Nootka rose, lady fern, horsetails, skunk cabbage, loosestrife, vanilla leaf, and twinflower. Located nearby the driveway are two wildlife cedar trees. Wildlife trees provide a valuable habitat for local flora and fauna such as ravens, bald eagles, and woodpeckers. Black-tailed deer and cougars have also been seen in the area. Nurse logs, also visible throughout most of the property, provide evidence of logging. TLC, along with the Salt Spring Island Conservancy hold a conservation covenant on this property.



## Nanaimo River

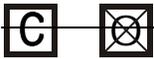
56 Hectares

Located near Nanaimo 1999 & 2000



Turn off the Trans Canada Hwy. onto Fry Rd., about 1km downstream.

The Nanaimo River Flood-Plain project consists of 56 hectares (140 acres) of old growth Douglas-fir forest and is an important area ecologically and for commercial and recreational fisheries values. The coastal Douglas-fir forest ecosystem is classified as one of the top four most endangered ecosystems within the whole of Canada. In BC this ecosystem occurs only on southeast Vancouver Island and on the Gulf Islands. Only a tiny fraction of Douglas-fir stands remain in a relatively unaltered condition. Because this property is an unstable flood-plain (making logging a challenge), a large stand of trees has been left intact. An important riparian zone, such as this, forms a necessary transition between aquatic and terrestrial environments. This area provides water, food and shelter; three critical habitat elements for salmonids and waterfowl. The Nanaimo River is rated as one of the top steelhead rivers for anglers on Vancouver Island. The Land Conservancy of BC purchased these two parcels to ensure the protection of this sensitive Salmon habitat forever. Partners include the Regional District of Nanaimo, Nanaimo Fish and Game Club, Trout Unlimited, Fisheries and Oceans Canada and Habitat Conservation Trust Fund. Funding is still needed to cover covenant costs and as well as for the maintenance and restoration efforts of certain areas.



**Newhouse Covenant**      **0.8 Hectares**      **Located near Invermere, Covenanted in 2001**

The covenant held by TLC The Land Conservancy of BC, applies to the area of the property that is marshland. The marsh is an open water area surrounded by bulrushes and cattails. The biogeoclimatic zone for the property is Kootenay Dry Mild variant of the interior Douglas Fir Zone (IDFdm2). The marsh area provides breeding and rearing habitat for a variety of waterfowl and songbirds. American Bitterns have been noted here, as well as Western Toads and spotted frogs. The covenant will now establish a level of protection on the wetland area allowing natural succession to occur there.



**Paradise Valley**      **62.7 Hectares**      **Located near Winlaw, Covenanted in 2000**

Located along Paradise Valley Road near Winlaw, BC, this property is wooded with mixed conifers. There are also some Cottonwood found along Dumont Creek. The land has been subject to light logging since the early 1900's and consequently there are few large trees. The largest trees are found along Dumont Creek. There are Lodge Pole Pine to the west of Paradise Valley Road and most of the trees are 20 meters in height and 150 mm to 300 mm at the butt. Approximately 25% of the trees are standing dead and there are fallen trees and a small area of blow down in this section of the land. There is no indication of Bark Beetle. Wildlife on the property is mixed and include black bear, moose, deer, cougar, bobcat and small mammals of various kinds. Grouse and other birds are viewed but not plentiful. Ducks sometimes use the Lily Pond for nesting. Larger mammals probably do not actually reside on the property. Night Hawks inhabit the rocky pormorntory at the northwest corner of the property. The Land Conservancy of BC holds a conservation covenant on the property.



**Pincott**      **0.42 Hectares**      **Located in Abbotsford, Covenanted in 2000**

This property is located in Abbotsford, BC. The property's current use is residential. The non-covenanted area consists of two residential houses and decorative gardens, which cover about one-third of the two parcels. A gazebo and two small, man-made ponds are included in the decorative gardens. The covenanted area is almost entirely forested. Located in the Coastal Western Hemlock biogeoclimatic zone, the forest is mixed deciduous/coniferous with regenerating second growth. The most significant feature of the property is the small wetland in the northeastern corner. This area includes the blue-listed Pacific waterleaf. Overall, the significance of this property derives from the fact that it is a relatively undisturbed second growth forest in a district that is rapidly losing its natural areas due to urban expansion. It is an important site since it provides habitat for many species of wildlife.



### **Qualicum Bat House      0.61 Hectares      Located near Qualicum Beach, Purchased in 1999**

In September of 1999 The Land Conservancy of B.C. purchased a property in Qualicum specifically to protect a nursing colony of the Blue-Listed Townsend's Big-Eared bat that is suspected to reside there. The Townsend's Big-Eared bat is threatened throughout much of its original range and populations are dropping markedly with roost disturbance appearing to be a decisive factor in this bat's decline. A bat nursery is located in derelict house near Qualicum Beach. Though the house is beyond human habitation it is a perfect home for Townsend's Big-Eared bats and must be protected and strengthened to provide a long lasting bat nursery site.

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### **Reynold's Talking Mountain Ranch 30760 Ha., Near Clinton, Purchased 1999**



**Turn onto Moha Rd. in Lillooet, turn right onto West Pavillion Forest Service Rd., drive about 90 km along the FSR, then turn right.**

Reynolds Ranch, located on the west side of the Fraser River about 30 km West of Clinton, presents a unique opportunity for those who care about preservation of ecologically significant land in B.C.'s Central Interior. The Land Conservancy has purchased nearly 1000 acres of this property. Attached to the fee simple land is 75,000 acres of Crown range land, secured by tenure, located on the west side of the Fraser River between Lone Cabin Creek and Watson Bar Creek. The landscape encompasses a diversity of ecosystems and habitats. Grasslands, riparian zones, wetlands, brush and transitional to sub-alpine forested slopes are all represented. Associated species include the common poorwill, Lewis' woodpecker, prairie falcon, western rattlesnake, pallid bat, mule deer, grizzly bear and cougar. The backdrop of towering hoodoos, limestone sinkholes and imposing canyons increases the allure of the area. The Land Conservancy continues the operation of this ranch. Conservation remains the highest priority to the operations. The ranch serves as an example to the public as to how ranching can be an environmentally compatible endeavor. TLC will open the ranch to the public for education and research opportunities. Maintaining the grazing tenure increases the area under protection to nearly 76,000 acres. Preserving ranches is an effective means of protecting large continuous spaces supporting many species. As a majority of grassland areas in this province are privately held (especially low elevation and riparian sites) the opportunity for public access to research or inventory these sites is rare. This ranch will serve as an example of how ranching can be an environmental endeavor. TLC hopes that management of the Reynold's property will prove that ranching and conservation are not the mutually exclusive activities that many perceive them to be.

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### **G. Robertson      16.9 Hectares      Located on Cortes Island, Covenanted in 2001**

TLC holds a covenant to protect 16.9 Hectares on Cortes Island in partnership with Silva Forest Foundation. The property contains pristine Coastal Douglas Fir ecosystem and provides valued habitat to a variety of wildlife species. Furthermore, parts of the property are used as research plots for ecologically sensitive logging practices.

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## Ross Bay Villa

0.11 Hectares

Located in Victoria, Purchased in 1999



1490 Fairfield Rd, Victoria. Enter Victoria along Blanshard St., then turn left on Fairfield.

Ross Bay Villa is located at 1490 Fairfield Road, Victoria B.C. Ross Bay Villa is a rare survivor, being one of fewer than dozen 1860's houses left in the City of Victoria. Built in 1865, the one-story residence is remarkably intact, retaining almost all of its original detailing, both inside and out. The design of the house is in the Gothic revival style with exterior elements including modest but finely-made wood Gothic trefoil detailing on the porch (now closed), unusual chamfered detailing on the exterior window frames, decorative turned finials at the roof peaks and a rare double-flue chimney. In the summer that Ross Bay Villa was built, Francis Roscoe and his family moved into the house, where they lived until 1878. Roscoe was Liberal M.P. for Victoria from 1874 to 1877. His riding was taken over by Sir John A. MacDonald. In 1884, George Winter Sr. rented the Ross Bay Villa for his hack and livery business, moving his family into the home in 1892. Mr. Winter was a coachman for Colonial Governors Kennedy and Seymour and later Lieutenants -Governor Trutch, Richards and Cornwall. George Winter Sr. died in 1911 and the estate was subdivided in 1912. Stonemason John Mortimer, the founder of Mortimer's Monumental Works, moved into the house in 1912. Mortimer was responsible for many of the headstones and monuments in the Ross Bay Cemetery. After John Mortimer's death in 1921, several different owners lived in the Ross Bay Villa. The last owners who lived there were John and Elizabeth Hewison who purchased the property in 1952 and kept it trim and well repaired until they sold it in 1988. The Land Conservancy purchased Ross Bay Villa in partnership with the Hallmark Society, Old Cemeteries Society, and the Province to ensure restoration and protection of this historically significant site for now and for future generations.



## Ruby Alton

13.6 Hectares

Located on Salt Spring Island, Covenanted in 1998

The property is located near the head of Fulford Harbour of Salt Spring Island. This 33.6 acre property contains a small watershed and ravine which serves two residences with household water. The lower end of the ravine has not been logged. The ravine contains old Red Cedar and Douglas Fir trees. The larger part of the property was selectively logged approximately 50 years ago and now contains second growth Grand Fir and Red Alder with some Douglas Fir. The property is significant as it is in the ALR and also is a target area being protected by a group of national, provincial and local conservation organizations. Species documented from the property include Red Cedar, Douglas Fir, Grand Fir, Red Alder, Big-Leaf Maple, Salal, Oregon Grape, and Sword Fern. The property contained a Heronry in the past. The Land Conservancy of BC and the Salt Spring Island Conservancy hold a conservation covenant on the property.



## Salt Spring Oaks

Approx. 205 Ha.

Located on Salt Spring Isl., Protected in 2001

This property is held by Nature Trust to see that the endangered Garry Oak ecosystem there is protected. TLC provided aided in this acquisition by providing technical assistance and paid for the appraisal.



## Sooke Hills

1380 Hectares

Located near Sooke, Purchased in 2001



Drive towards Sooke along Sooke Highway, turn right onto Harbourview Rd., drive to the end of the road, park within the concrete barrier lot.

The Sooke Hills are located west of Victoria, between the western communities of Langford, Metchosin and the Village of Sooke. In accomplishing the vision of the Sea To Sea Green Belt, The Land Conservancy (TLC) of British Columbia has purchased 3400-acres in the Sooke Hills. TLC's successful purchase of this land will complete a critical link between Sooke Hills Wilderness Regional Park and Sooke Mountain Provincial Park. Protection of this land has been proposed and supported for years by a broad alliance of local conservation groups. Working together these groups hope to link existing parks from Salt Spring Island to East Sooke and create a 200 sq. km. corridor of permanently protected land and marine area on the western boundary of the Capital Region. These critical lands include:

- 1,507 acres of forested hills on the northern boundary of Sooke Mountain Provincial Park;
- 1,899 acres on the park's southern boundary;
- A 1-acre area along the Galloping Goose Regional Trail at Sooke Basin;
- Mt. Manuel Quimper (and many of the other Sooke Hills);
- Three beautiful lakes; and
- Large sections of both Ayum Creek and Charters River valleys.



### **South Winchelsea Island**      10.4 Ha.,    Located near Lantzville,    Purchased in 1988



**You must take a water taxi from either Schooner Cove or Snaw Naw As Marina.**

South Winchelsea Island is one of 19 islands that make up the Ballenas - Winchelsea Archipelago. The archipelago is located off the East Coast of Vancouver Island running north from the Lantzville area and Nanoose Harbour to Rath Trevor Beach near Parksville. South Winchelsea Island was purchased by The Land Conservancy of BC. The island is recognized as having national and international significance for its biodiversity values. Its 10.4 hectares (approximately 25 acres) are largely undisturbed Garry Oak-Arbutus ecosystem. The island is a nesting and resting place for many species of birds. California and Steller Sea Lions frequently use the shores around the north end as a haul out area. The Island is being managed as an ecological reserve. Visitors are allowed provided they respect the fragile nature of the plant communities and provided they do not have fires or camp. Anyone intending to visit the island is strongly encouraged to contact The Conservancy in advance. A three-bedroom home, located at the North end of the island, is available to rent, with the income going to help pay off the mortgage. The Conservancy organizes work parties and interpretive tours at appropriate times. Volunteers are welcome to join the work parties. The Islands Trust Fund and Nanaimo and Area Land Trust hold the conservation covenant on this property.



### **Stewart Mountain Road**      29.1 Ha. (total),    Located in Victoria,    Covenanted in 1998

Located in the Highlands area of Greater Victoria, BC, 26 lots along Stewart Mountain Road are protected under conservation covenant by The Land Conservancy of BC and the District of Highlands. These lots cover a variety of habitat types, including Douglas Fir forest, Arbutus meadows and riparian areas. These habitats are home to a variety of wildlife and vegetation species. As urban influences increase in the area, it is important to protect areas of refuge for displaced wildlife.



## Trincomali Nature Reserve 12 Ha., Located on Galiano Island, Covenanted in 2000

TLC The Land Conservancy of British Columbia has purchased and protected approximately 12 hectares of land on Galiano Island, BC. This property is located along the southwestern portion of Galiano Island along Trincomali Channel. The property's isolated steepplands and bluffs provide important shelter and nesting sites for bird species. As well, the land contains areas of mature Douglas Fir and Arbutus ecosystems and associated plant communities within and along headlands adjacent to the marine shore. The Land Conservancy holds a Conservation Covenant on the land in to ensure the protection of this important habitat.

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### Wildwood

28.3 Hectares

Located near Ladysmith, Purchased in 2000



Tours 1:00-3:00 p.m. on the last Saturday of each month.



Driving north on TransCanada Hwy., turn right onto Cedar Rd., turn right onto Yellowpoint then left onto Crane Rd.

Located near Ladysmith on southern Vancouver Island BC, Wildwood is a forest that has been managed using 'ecoforestry methods'. Ecoforestry is a sustainable alternative to clear-cut logging. The essence of ecoforestry is to perceive what the forest can supply us with without altering its basic ecological functions. Over the years Wildwood has become a worldwide meeting place for foresters and students interested in alternatives to the industrial forestry that dominates British Columbia. Wildwood preserves a precious resource for future generations while yielding income in the present. Mr. Wilkinson has harvested the property to enhance its health and spacing. Subsequently, this has increased the production of timber at Wildwood. Currently, Wildwood has more wood on it today than when owner, Merve Wilkinson began managing the forest in 1938. It is the vision that through a partnership with the landowners and the Ecoforestry Institute that the land be maintained and protected in perpetuity as an important heritage site. This will be a tribute to Merve Wilkinson's work and a model to all who practice ecoforestry. The Land Conservancy of British Columbia and the Ecoforestry Institute are committed to carrying on this legacy to Merve Wilkinson's work by working together to raise the one million dollars needed to purchase Wildwood. On December 20th, 2000 The Land Conservancy became the owners of Wildwood.

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### Wycliffe Wildlife Corridor

Located near Kimberley, Purchased in 2001



Drive north on the highway from Cranbrook to Kimberley, the property is on the right of the highway after the St. Mary's River.

Wycliffe lies in the Rocky Mountain Trench of southeastern British Columbia, between the communities of Kimberley and Cranbrook in BC's East Kootenays. Historically, the Trench contained a significant component of dry, low-elevation open forests and grassland habitats. These open forests and grasslands are rapidly being lost to sub-division and development, as well as to forest in-growth and encroachment due to fire suppression.

Grassland ecosystems support a diversity of threatened or endangered species and are being developed at an alarming rate. Protection of the Wycliffe Wildlife Corridor is critical for long-term conservation

strategies in the East Kootenays, where there are almost no protected areas with grassland habitats. The Wycliffe property are used extensively by elk, however, are highly desirable for development of residential properties and golf courses. This property contain Class 1 winter range for elk and mule deer and is home to a diversity of threatened species, including yellow badgers, wild licorice, and Lewis' woodpecker. A long-term management plan for the area will be developed in conjunction with the Ministry of Environment and the ranchers who currently lease the properties. Grazing management plans will be adopted and will ensure that existing wildlife values are not compromised by conflicting practices. TLC will conduct restoration work on areas where there is significant forest in-growth. These lands will be held under the guardianship of the Conservancy.

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