

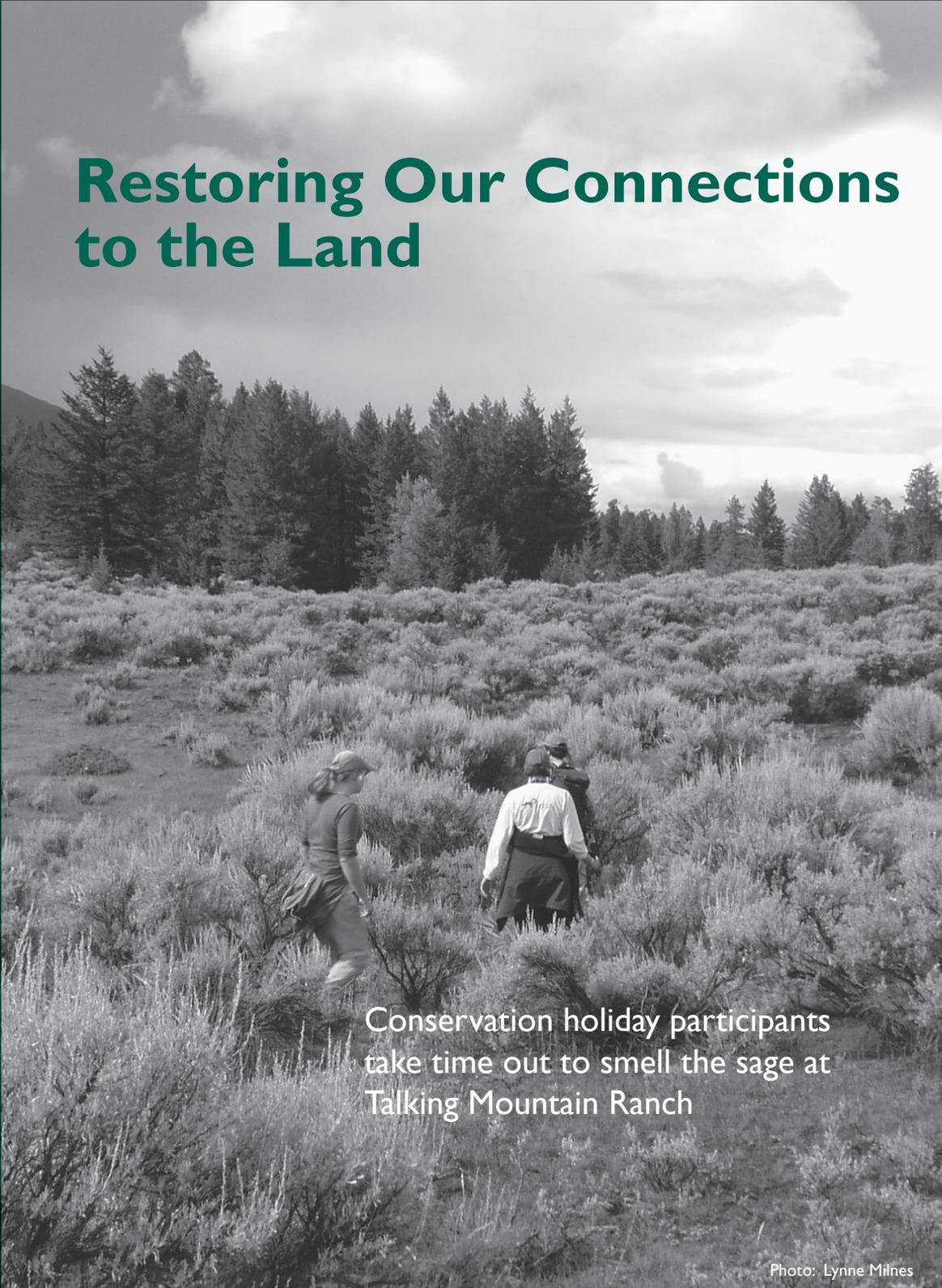
SUMMER 2005

NEWSLETTER OF *TLC* THE LAND CONSERVANCY OF BRITISH COLUMBIA

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Restoring Our Connections to the Land



Conservation holiday participants take time out to smell the sage at Talking Mountain Ranch

Photo: Lynne Milnes

EDITOR'S NOTE

This edition of the LandMark is built around the theme "Restoring Our Connections to the Land." It's about participation and explores a variety of ways that people can become involved with TLC's work. From volunteering time, to making a donation, to protecting a family property with a covenant, there are many ways for people to participate. TLC is a dynamic organization that gets its energy from the people who work with us. We will meet some of those people and celebrate their contributions.

LETTERS TO THE EDITOR

To provide another opportunity for you to engage with TLC, we will be introducing a Members Forum in our next newsletter (October). Through Letters to the Editor, you will have the opportunity to comment on anything you read in the LandMark or on anything else that TLC is doing. We hope to stimulate some interesting dialogue and raise some new ideas.

Please send your letters to me at the address below. Please try to keep them under 200 words. Longer letters are certainly welcome, but may have to be edited for space.

ADVERTISING

To provide additional space for the Members Forum and other features, we are planning to increase our newsletter from 16 to 20 pages. To help us offset the cost of this expansion, we are also planning to offer advertising space to our members and partners who want to make their products and services available to other members. Advertising space will be limited, so as not to overwhelm or change the nature of our newsletter. Advertising rates and specifications can be received by contacting the address below.

Editor, TLC LandMark,
2709 Shoreline Drive, Victoria V9B 1M5
You can also email (this is best) to
editor@conservancy.bc.ca.

Ian Fawcett

A Message from Bill Turner, Executive Director

TLC and Community Building

I recently attended a gathering of business and community leaders at the Vancouver Board of Trade, at which Managing Director Darcy Rezac spoke about the importance of social capital and community involvement. Darcy, himself a best-selling author, referred to a book by Robert D. Putnam called "Bowling Alone." This book explores the downward trend in public participation in civic life all across North America over the past 50 years, and the implications this can have for a healthy society.

In "Bowling Alone", Putnam points out that our "social capital" is declining and this does not bode well. He defines social capital as the "connections among individuals – social networks and the norms of reciprocity and trustworthiness that arise from them." Social capital, in itself, is neither good nor bad. It is, simply, capital and like any other capital it can be used in good or bad ways. But without it, our communities are much poorer.

The statistics are dramatic. Since 1950, there has been a 60% fall in attendance at club meetings, a 53% fall in service by individuals as officers or committee members of local groups and at the same time a 60% increase in families that customarily dine apart. There has also been a huge reduction in the number of volunteers and volunteer hours when all factors are considered. "In short, Americans have been dropping out in droves, not merely from political life, but from organized community life more generally," Putnam says.

However, I am delighted to say that TLC is working against this trend. We are growing and involving more people every day. From 5 members in May 1997 to nearly 4,000 members in May 2005. From 7 active volunteers in May 1997 to more than 500 in May 2005. Of course, we would like those numbers to be even larger, but I believe we must be doing something right.

By involving the community in every aspect of our work we are directly building social capital. Of course, it's important to protect cultural and natural heritage sites for their physical values, but without community involvement they are not whole. It is the community which actually determines whether a particular place has value. Heritage is really not about age or scarcity, it is about what we, as a community, choose to value. It is a collective judgment.

With every project that TLC undertakes, whether it's a cultural icon like Abkhazi Garden or a wild natural area in the interior, it is our "method" to involve our members and the public – now and forever. We are building a network of communities around these sites and around the protection of these sites. This is much more than 'saving' something important, it's also designed to build community, to build collective involvement, to build collective ownership, to build friendships and to empower. This is what gives me hope for the future, and this is why we love our work. Thank you for being a member and being a part of our community.



Participation and Volunteering

It's People Who Make the Difference

by Ian Fawcett, Deputy Executive Director

Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has.

Margaret Mead

One of the true measures of success for The Land Conservancy is the way that we involve people in our work. As much as we depend on the financial support provided by our members and donors, so do we depend on our volunteers, the many groups we work with in partnership and, of course, the public who visit our sites, attend our workshops and provide the community support to enable our work to flourish.

“People are an integral part of *TLC*’s operations,” says Bill Turner, *TLC*’s Executive Director. “I believe that it is our role – as an organization, and as staff – to find ways to enable people to participate directly in achieving something worthwhile. When people become passionate about protecting our natural and cultural heritage, then we know we are on the road to success.”

From the outset, *TLC* has focused its energies on encouraging participation in our work. Based on the experiences of the National Trust over the past 100 years, we know that a strong membership base and volunteer force are critical if we are to be able to sustain a high level of activity and intensity over many years.

Our work doesn't stop after the first few months when we are raising awareness and raising funds to acquire a property.

In fact, that's when the lion's share of the work really begins. Once acquired, we need to ensure that the property is well cared for in perpetuity. It must be monitored regularly and opened to the

that *TLC* itself is sound – well financed and well organized – so that we will be around for the long term, and can continue to be effective for many years to come. That requires help with such things as our administration, fundraising, computer work, promotions and special events.

All of this takes people power – in a big way. There are currently about 500 active volunteers working with *TLC* during the year. We estimate (conservatively) that they contribute



Craigflower Schoolmaster Charles Clark (also known as volunteer Dave Hitchcock) teaches a local elementary school class about school life in the 1850s. Dave's acting skills are invaluable to help make history come alive for these lucky students.
Photo: Marc Dugas

public. In some cases, interpretation programs, gift shops and tea rooms are developed. In other cases restoration work must be undertaken, as well as maintenance and upkeep. And it's not just work directly on our properties that's important. We also must ensure

at least 90,000 hours of work per year. This has a cash value of well over \$1 million – we couldn't hope to achieve the amount of work we do if it were not for the generosity and dedication of these wonderful people.

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The opportunity to participate in *TLC*'s work and helping to achieve something of lasting value is of great importance to our volunteers. Over and over again they tell us how keen they are to be able to spend their energies on something worthwhile. There are many reasons that people become volunteers – to contribute something back to their community, to build job skills and resumes, to keep fit and active, to meet new people and learn new things – but the common thread is always the knowledge that they are truly helping to make a difference, to make a better world around them.

Participation with *TLC* is not just about volunteering. There are many who simply cannot participate in this way, but can still be a big part of what we are trying to accomplish. We have, for example, always stressed the importance of membership, and have encouraged everyone who believes in what we are doing to take that extra step and become a member. Not only are there tangible benefits to the member (such as free admission to our sites and discounts on our programs) but, more importantly, membership is a commitment to stand up and be counted. It's another way of participating that provides many advantages to *TLC*. It strengthens our voice in so many ways, especially when we are dealing with government or with funding agencies. It provides a strong and enduring connection to the community and helps us to stay on track and be responsive to the community's priorities.

Working as part of the community is also fundamental to *TLC*'s success. We need the community to understand and appreciate what we do, and ultimately to support our activities by becoming directly involved. Bringing the public into our work at all steps is important. Of course we need their help to protect



Volunteers learn to make living "wattle fences" out of willow to stabilize the eroding bank at our Cowichan River site. Photo: Paula Hesje

the sites that are important to them, and to help us care for them, but we also want to ensure that, as much as possible, people have access to those properties to be able to appreciate first-hand the value of our work.

"It's all about rebuilding the connections between people and the land," explains Bill Turner. "As our society becomes increasingly urbanized and increasingly caught up in the demands of modern life, people are becoming more disconnected than ever from their heritage and their environment. We are living amidst an exploding consumer culture that measures our security, wealth and happiness according to the size of our bank accounts, that measures progress in terms of economics and that bombards our children with up to 30,000 advertising messages every week. Faced with such an onslaught, it's no wonder that we sometimes ask ourselves "how can we make a difference?"

In 2002, almost 400 acres of farmland

and forests across North America were being bulldozed for development every hour. Even though conservationists and land trusts such as *TLC* are working feverishly and have been able to conserve millions of acres, we simply cannot – on our own – compete with that rate of loss. Our best hope is to achieve a shift in people's thinking. By focusing on education and direct experience (including participation with *TLC*) we can inspire people to see different possibilities. We can inspire a culture of conservation, rather than exploitation. Every project we take on which protects our natural and cultural heritage becomes a compelling story in itself, and reinforces Margaret Mead's message that we can, in fact, change the world."

This is why we put so much of our resources into education and into making our properties accessible. Whether it's attending a workshop or lecture, speaking with our volunteer interpreters at Abkhazi Garden, picking up a brochure or simply taking a walk in the woods, when people take that step to participate it opens up a whole world of possibilities.

VISITING *TLC* PROPERTIES

Abkhazi Garden

Wed. to Sun. 11:00 to 5:00 pm
\$7.50 adults • \$5 Student/Srs • \$20 Family

Craigflower National Historic Sites

Wed. to Sun. 1:00 to 5:00 pm
\$5 adults • \$3 Student/Srs

Wildwood Ecoforest

Tours: Sat. and Sun. 1:30 pm
\$7 adults • \$5 Student/Srs • \$20 Family

Admission is free for *TLC* Members,
with your Membership Card

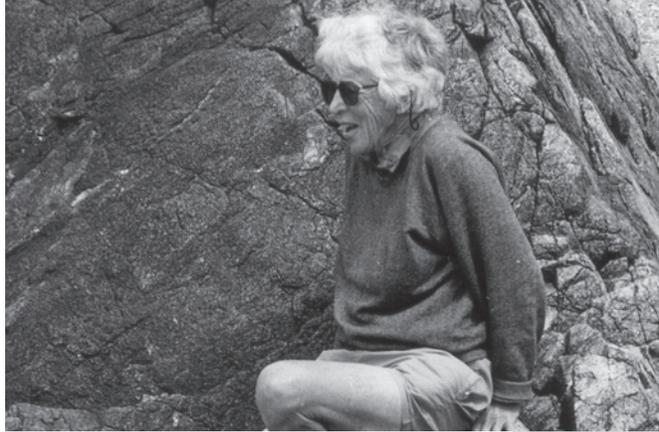
Also, see the Members Handbook
for other sites to visit

MAKING A DIFFERENCE

A planned gift can create a legacy to celebrate a life of passion and accomplishment

Melda Buchanan: A Portrait of Generosity and Dedication

by Carla Funk, *TLC Development Officer*
(Planned Gifts)



Melda Buchanan enjoys the benefits of a Conservation Holiday at South Winchelsea Island.

Photo: Margret Smith

Natural land is rapidly disappearing all over British Columbia. Many people care but don't feel that their efforts can make a difference. Melda Buchanan made a difference.

Melda was born in Drumheller, Alberta, in 1924. When she was eight years old she and her family moved to the Comox Valley on Vancouver Island. She had many opportunities to explore the natural beauty of the Comox Valley and grew to love it deeply.

She went on to obtain a Master's degree, studying Math and Physics at the University of British Columbia and the University of Toronto. At that time, educated women did not have a lot of employment opportunities. They were still expected to fulfill domestic duties and only the truly brave ventured into the workplace. Melda was one of the brave. She was likely Canada's first meteorologist working with commercial airline pilots. The ex-World War II pilots let her know they thought an airport control tower was no place for a woman. One can only imagine the strength of spirit it took to survive as a woman in that kind of male-dominated environment, but Melda persisted.

After returning to the Comox Valley in the sixties, and settling in a beautiful spot that overlooked Tree Island, Melda became involved in political and environmental issues. "Her first love was always nature," says her friend

Frank Hovenden of the Comox Valley Naturalists. It became her passion in life to protect the natural paradise in which she lived.

To that end she became the co-founder of the Comox Valley SPCA, helped fund the North Island Wildlife Centre, got involved in the creation and expansion of Sealbay Park (where there is now a commemorative plaque in her name) and also supported the protection of the Macdonald Woods in Comox. She participated in the 6-week blockade at Strathcona Park, and later became a board member and financial supporter, to ensure the maximum protection of the Park land.

Melda joined *TLC* in 1998, became an active volunteer, and went on a Conservation Holiday to South Winchelsea Island only two years ago. Her support of *TLC*, however, did not stop there. Before her death last year, Melda made a significant bequest to *TLC* in her will.

Her land along Willemar Bluffs was left to *TLC*. However, in keeping with her

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ARE YOU INTERESTED IN MAKING A PLANNED GIFT TO THE LAND CONSERVANCY?

Planned Gifts can take many forms – from the donation of a property, to life insurance to annuities to bequests. There are many creative ways that you can plan your financial affairs both to benefit your family and to help protect BC's special places as well.

If you are contemplating making such a gift, we encourage you to contact our Planned Giving officer, Carla Funk at 250-479-8053. Although we cannot provide financial advice, Carla can give you more information about the options that may be available for you.

TLC works, in the strictest confidence, to help you achieve your objectives in making a planned gift. We can target your gift into areas that have the most meaning to you and work the best for your family. We do encourage you to speak with us before finalizing your plans, particularly if you have very specific intentions, to ensure we are able to comply with your wishes.

style and her love of the natural world, she was very deliberate in her bequest and left careful instructions. *TLC* was to place a conservation covenant on the property ensuring that the land would remain in its natural state, with specific building restrictions for a single residence. *TLC* would then sell the land and, with the proceeds, purchase land within BC to benefit wildlife and native ecosystem habitat. At Melda's request, the first option to purchase the property was given to two of Melda's friends. We are delighted that they have agreed to the purchase and we can be sure the property will be well looked after.

"Melda was an extremely active environmentalist" says Eileen Palmer,

Vancouver Island/Coast Regional Manager for *TLC*. "The signature of her life, her tireless efforts and personal commitment, have ensured that special places in the Comox Valley have been protected. What an incredible legacy to leave the community and the people of British Columbia! *TLC* is truly honored to have earned Melda's trust and to receive the bequest that will be her final environmental statement."

Proceeds from the sale of the property will be used toward the Christmas Hill Garry Oak Meadow project in Saanich, the acquisition of the Little Qualicum River Estuary, the protection of the Sooke Potholes, and the acquisition of the Horsefly River Riparian Conservation Area. A contribution will also be made to *TLC*'s endowment fund

to enable us to continue our covenant monitoring work on her property and others.

Melda's life had true meaning. She is proof that one person can make a difference. The individual, Melda Buchanan, may have died in April, 2004, but her spirit very much lives on in the memory of all those whose life she touched and inspired, and through the legacy of the protected lands she leaves behind. *TLC* strives to maintain the high values that defined Melda's life and we feel privileged to be a part of ensuring that her passion for the land will live on in future generations through this generous donation.

Melda Buchanan left this world a better place, and we thank her.

Donation from Shaw Communications Completes Sooke Potholes Acquisition

Just over a year ago, *TLC* launched its public appeal for funds to acquire and protect the Sooke Potholes property. Working in partnership with the Capital Regional District, we raised \$3.1 million of the \$3.3 million required to complete the acquisition (\$2.4 million contributed by the CRD, through the Parks Acquisition Fund, and \$700,000 contributed by over 2600 individual donors). The \$200,000 shortfall had been covered by loans from some generous (and patient) investors.

Last month *TLC* was delighted to receive a tremendous donation of \$200,000 from Shaw Communications Inc. which allowed us to complete the acquisition. This contribution – the largest single corporate donation that



Photo: Dennis Powers

TLC has ever received – meant that we were able to achieve our initial fundraising target, and could now turn our full attention to getting the new Sooke Potholes Regional Park ready to open for visitors this summer.

In making the donation, JR Shaw, Executive Chair Shaw Communications Inc., said "We are proud to support this work and partner with organizations who share our commitment to our communities. *TLC* is taking great strides to ensure that our children and future generations will continue to have access to special places like Sooke

Potholes and we congratulate them on their phenomenal efforts to date."

Executive Director Bill Turner said that *TLC*'s relationship with Shaw is very good and getting better all the time. "Shaw is very community-focused in its programming, and they have been very helpful to us on many occasions - from sponsorship of our Great Gorge Rubber Duck Race last year to their "telethon" to help us raise funds for the Potholes project. It's a relationship which, we believe, works well for both parties and we look forward to continuing to work together.

TLC Attracts Volunteers from Around the World

LIVING IN THE GLOBAL VILLAGE

by Valerie Tabone, Head Office
Administrative Assistant

Every volunteer brings his or her own special skills and talents to their work at *TLC*. They also bring their own stories and backgrounds. *TLC* has been fortunate to benefit from the contributions of so many people over the years and to learn from their stories. Among our volunteers are some who come from far and wide around the world, bringing with them new and fascinating perspectives that help us broaden our understanding and confirm that the desire to protect our natural and cultural heritage is shared everywhere. We may act locally, but we are truly working in a global context.

We would like you to meet a few of the “international” volunteers who have been working with us recently:

Metin Yildirim recently moved to Victoria from Turkey, where he worked as a treasurer for a large corporation. He also enjoyed being a heritage tour coordinator in his country. When he learned about the volunteer opportunities at *TLC* he contacted us to offer his help. Metin’s experience includes administrative duties and accounts processing, and he is currently helping out in those areas. But he is interested in many other facets of *TLC*’s work as well: eco-tourism, stewardship, conservation holidays, and museum restoration and operation. He has become a *TLC* member and is excited about seeing our other properties, gardens and museums. Volunteering with *TLC* has also given Metin an opportunity to speak English within an office environment.



Guillaume makes friends with water buffalo at Fairburn Farm in Duncan.

Photo: Ramona Scott

Guillaume Marty is a second year university student from Bordeaux in south-west France, where he is studying biology, agronomy and economics. Conservation and sustainability are very important to the economics of this area, famous for its wines, cuisine, castles and old villages. While attending a winter semester at McGill University in Montreal, Guillaume came across *TLC*’s website. He contacted us to ask about setting up an eight week work/study program over the summer before he returns to France in September. He is working with Ramona Scott on our Conservation Partners Program, gaining hands-on experience in the conservation of ecosystems on farmlands. He’s also helping to prepare communications and promotional materials for the program.

Phillippe Holstein is also a student from France, although his home is, as he puts it, “a distant French island, lost in

the Indian Ocean between Madagascar and Mauritius. The island is so small that nobody knows it, but it is called Reunion Island.” Searching for a place to do his internship work, he heard about *TLC* through a friend who was following Nancy Turner’s introductory course in environmental studies and so he decided to take a chance. “And it worked!” Choosing to come to Canada was a way to improve his English and discover a great new country.

Phillippe is working as a warden in the Vancouver Island region, focusing primarily on developing an invasive species management plan for South Winchelsea Island. He has also prepared a re-vegetation plan for Garry Oak ecosystem sites, which will help *TLC* with several restoration projects.

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Norikazu Sato (Nori), Takuya Kebukawa (Tak) and Miyamoto Tsuyoshi (Yoshi) are from Japan. Their employer has a branch office in Vancouver. Through corporate sponsorship, arrangements were made for the three of them to attend the University of Victoria's ESL program to improve their English language skills. UVic's ESL Outreach Coordinator offered a selection of agencies for these young men to volunteer their spare time. They chose to work with *TLC*, helping primarily with outdoor maintenance around the Head Office, Craigflower Manor and Schoolhouse. They were a huge help as we prepared for the 150th Anniversary of the Craigflower Schoolhouse – gravel pathways were refreshed, fence posts and pickets were repaired and repainted, weeds removed, and parking lots and gardens were cleaned up in preparation for the big event. They also took the opportunity to visit some of our sites, like the Sooke Potholes, and made a point of letting us know how important they felt it was that “*TLC* is protecting what it can of this very large and beautiful land.”

Helen Hall is a wildlife specialist from Bristol, England. Her work involves implementing biodiversity action plans for wildlife sites, nature reserves and heritage estates. During a year long leave of absence from her work, Helen volunteered her time with *TLC*.



Tak, Nori and Yoshi at Craigflower Schoolhouse to celebrate Morrie's wedding. Photo: Sheila Braun

She was particularly interested in the Conservation Partners Program, so she spent three months participating in everything from writing funding bids, to drafting standards for programs, to attending farm events. Helen has also had the opportunity to work with similar agencies in other parts of the world, so she was able to provide considerable comparative advice that provided new insights for our future plans.

Morrie Gunn is Australian, and his Canadian partner is a good friend of a *TLC* staff member. Morrie came to Canada in September of 2004 to get married. While waiting for government papers to be processed, he decided to volunteer his time to *TLC*. He became involved with the 150th Anniversary of Craigflower Schoolhouse, along with Nori, Tak and Yoshi. The four of them assisted Marc Dugas, Manager of Craigflower at that time, in preparing the Schoolhouse for this community affair. After so much work to make the anniversary a huge success, Morrie felt very much attached to this historical building and its beautiful setting on the Gorge Waterway. He requested permission to be married on the Schoolhouse grounds. Of course, we were delighted to oblige.

Eliyahu Daniel (Eli) recently arrived in Canada from Israel. He volunteers long hours out at the Sooke Potholes property where clean-up crews are making hazardous areas safe, and preparing the campground for opening in late June.

Walker Montgomery hails from the southern United States. He has been a regular summer visitor to BC and to *TLC* over the past couple of years. With a background in real estate and a passion for conservation, he understands very well what *TLC* is all about. Walker has offered us an abundance of his time and the benefits of his many talents, working on many different projects – from organizing events, to developing water management systems at one of

our cottages, to insulating the roof in our head office. Now that the warmer weather is back, we await his arrival.

Ji-Hoon Song (Hoon) is a Korean student at UVic. He heard about the experiences of Nori, Tak, and Yoshi, so he came out to volunteer with *TLC*. Hoon wants to spend more time with English speakers while keeping busy with hands-on tasks, or office work. During his first day at the office, he proved his handyman skills by replacing the broken mounts on the banister in our main entrance. He is keen to help wherever he can, especially while spending time listening to and speaking English with others. (Ah, here's a perfect candidate for stuffing envelopes!)

Wherever they call home, whatever their personal motivation, *TLC* is truly fortunate to be able to benefit from the energies and talents of so many people. When people work together like this, we can make great things happen. Thanks to all of our volunteers.

VOLUNTEER OPPORTUNITIES AT *TLC*

There are many ways you can participate directly in *TLC*'s programs and activities. We have many opportunities for you to volunteer your time, your energy, your experience and your skills. Opportunities include:

Field Work

- on site maintenance and restoration
- assisting with surveys and monitoring

Site Support

- gardening
- gift shop or tea room service
- interpretation
- site stewardship and monitoring

Office Support

- reception and general office work
- data entry
- computer support
- bookkeeping and accounting

Operations Support

- membership recruitment
- displays and outreach
- fundraising
- helping with special events

To volunteer, please contact any *TLC* office.

Galey Farms, Saanich

Our Newest Conservation Partner on Vancouver Island

by Ramona Scott,
Agricultural Liaison,
Vancouver Island

Photo: Ramona Scott

A major supplier of fruits and vegetables on Vancouver Island, Galey Farms believes in conservation and sustainable agriculture to keep families healthy.

In 1932, Don Galey began clearing land in Cordova Bay, Victoria, and planted his first crops. In 1983, Don's sons Ray and Gordon moved the family egg and vegetable farm a few kilometers to a new site in the Blenkinsop Valley. Ray's son Robert soon joined them and they began expanding the land base of their vegetable operation to include berry production. During this expansion, they were careful to protect some large groves of Garry Oak trees on the property.

The Galey family puts pride, skill and care into all it grows. They also appreciate the co-existence of natural habitat and agriculture, and understand that by restoring and enhancing the natural habitat in the Blenkinsop Valley, the sustainability of both agriculture and the land is enhanced. Working with the District of Saanich and the Swan Lake Nature Sanctuary, the Galeys restored about 700 meters of upper Blenkinsop

Creek on their Farm. Aqua-Tex Scientific Consulting Ltd were hired to design and implement the restoration plan in 2001-2003, and the project won one of the top municipal ecological awards in Canada.

The project relocated and restructured a channel along the west edge of the farm and replanted it with native riparian vegetation, allowing the creek to access its natural floodplain. Now, nearly 2 hectares of the 25-hectare farm is riparian-wetland habitat. The completed project also helps out the neighbouring urban community by enhancing flood water storage. As well, by moving the creek alongside the Lochside Trail, new public viewpoints were added to take advantage of the spectacular views of the both the natural areas and the farming operation.

The replanting program has significantly enhanced native plant species. Wildlife such as river otter,

muskrat, turtles, waterfowl, dragonflies and an array of birds have also been moving in to the area. The green heron (a blue-listed species) nests along the trail and feeds in the creek. The Galeys have also observed that, with the maturation of the riparian vegetation and increased bird populations, reduced pesticide applications on the farm are now possible.

Agri-tourism and education are also important elements at Galey Farms. Galey's Corn Maze and Market are nationally renowned (see their website at www.galeyfarms.com for more details). On the second weekend of each month during this summer, they will be hosting "TLC Membership Weekends" to help promote TLC and our partnership, and will be returning a portion of the gate fees to TLC as a contribution.



When you buy food with our butterfly label, you are supporting farmers who have made a commitment to conservation on their land. This label is provided to the farmer by TLC to indicate their participation in our Conservation Partners Program and to help market their products.

There are currently 43 farms around BC who are conservation partners, with another 3 who are in the process.

COVENANTS 101

What is a conservation covenant and how can it help you protect your land?

A covenant is a voluntary, legal agreement between a landowner and a conservation organization, such as TLC, where the landowner promises to protect the land in specific ways. The promises the landowner makes will be attached on title to the land forever, regardless of who owns the land. In return, the conservation organization agrees to monitor the covenant and ensure that the intentions and objectives of the covenant are being maintained.

Covenants are very flexible documents that can contain a number of provisions from limiting subdivision and development to committing to the removal of noxious weeds. Any terms that the landowner and the land trust agree upon can be included in the covenant. All of the promises made in a covenant apply not only to the current landowner, but also to every future landowner. The terms outlined in a conservation covenant are decided by the landowner. The conservation organization works with the landowner to ensure those terms are enforced, but does not determine what restrictions will be suitable for the property.

Depending on circumstances, there may be tax benefits available from placing a covenant, and there may also be costs – appraisals, legal costs and contributions to Endowment Funds (to ensure that monitoring resources will be available in perpetuity). For more information please see TLC's website or contact any of our regional offices.

An Interview with Dee Bailin

HOW ONE LANDOWNER IN NORTH SAANICH CHOSE TO PROTECT HER PROPERTY WITH A CONSERVATION COVENANT

by Eileen Palmer, Vancouver Island/Coast Regional Manager

It's 8:30 in the morning and I'm sipping my coffee, gazing over Satellite Channel at south Salt Spring Island. The sun is shining and I'm visiting Dee Bailin, a remarkable woman with a remarkable property. While the robins chatter away, we're discussing how she came to this property and subsequently came to place a Conservation Covenant on it in 2000.

"I came up with my husband Eugene and daughter in 1967 and saw the property. It was gorgeous and I said I want to leave California immediately and emigrate to Canada." So they did, but shortly after settling in their new country and new property, Eugene landed a job in Germany and the family moved again. Finally, in March of 1971, they had moved back to North Saanich. They built their house by August of that same year. "We loved

the property. There were old logging trails through the property and we just walked all around everyday."

Dee's property is eight acres of mature Douglas fir forest. It is surrounded by development, in one acre parcels, making her land extremely valuable for its development potential. But to Dee it has even greater value as greenspace – a refuge for both humans and nature. "I think it was always in the back of our minds that we wanted to preserve this property," she says.

In 1984, after serving on the North Saanich Environmental Commission, Eugene got involved in local politics and ran for council. He fought against increased development in the area, because of the rocky terrain and limited water and sewer capacity. Although some intensification did occur, Eugene remained active on council and in the community until his passing from cancer in 1987.

The view from Dee Bailin's property in North Saanich.

TLC File Photo



Live your beliefs and you can turn the world around.

- Henry David Thoreau

“On the night of the memorial service for my husband, I was approached by a developer,” says Dee. “He called and asked if I would be interested in selling my property. I was pretty irate and I said no I’m not interested thank you very much. Shortly after that, I decided I would run for municipal council at the next election – in November 1987 – and I was elected to office.”

Dee says she was always interested in protecting the environment. She said she was appalled by the clear-cut happening in her community, and she wanted to ensure that her property would not suffer the same fate. She considered donating her property as parkland but it didn’t work financially for her. After contacting *TLC* and meeting with Bill Turner, however, she discovered that by registering a Conservation Covenant against the title of the property she could retain ownership of the land but ensure it would be protected – and not be subdivided or logged – in perpetuity.

I can remember sitting at Dee’s kitchen table reviewing the first of many drafts of her covenant. “There were a lot of things we had to discuss,” Dee said. “What would I consider important in the covenant? I hadn’t really given thought to all the details that had to go into it. It took over a year. But it was a good process.”

We started by defining Dee’s vision for her property in 100 years. This allowed us to frame the Rights and Restrictions within the covenant in a manner that would ensure her vision would remain in perpetuity.

She wanted to continue to live on the property, so we set aside her house and garden as an area she could manage, and that would not be affected by the covenant. She wanted to ensure that the whole property could be enjoyed, so we identified areas where trail maintenance would be allowed, and areas where the removal of invasive plants would be encouraged. The remainder of the property would be retained in its natural state. In October 2000, Dee signed the covenant with *TLC* and Habitat Acquisition Trust as the covenant holders (*TLC* always recommends that there be two covenant holders).

Having gone through the process of developing a covenant, Dee says it was a rewarding experience. She recommends that anyone considering placing a conservation covenant on their land be sure to do their homework first. Know what you want, be sure to contact your lawyer and accountant to ensure independent advice, and ensure that your family understands your wishes.

“It was very important to me to protect my land like this. Every time I look at the map of North Saanich and I see that great big hunk of greenspace (that is my property) I know that that is preserved forever – for health reasons, for greenspace, for everybody.”

TLC Makes Bid to Protect Keating Farm Estate (at Koksilah)



Photo: Sheila Carnegie

TLC has negotiated the purchase of a unique property in Koksilah, near Duncan. The 27 acre farm property contains many outbuildings but the most significant feature is the farmhouse designed by renowned architect John Tiarks in the 1870s/1880s. The house contains an absolutely unique feature – a “Great Hall” – built in 1894, which has been preserved largely in its original condition.

In addition to hayfields - with potential for various agricultural products - and a heritage orchard, there is a wetland on site and the property also straddles the old CN railway rightof way, which has future potential as a cycling and recreational trail.

TLC has until the end of September to find partners to help pay for the property. We are looking at many partnership options, including farmers operating the land (which is within the Agricultural Land Reserve), support from the Cowichan Valley Regional District on acquisition of the lands adjacent to the railway and leasing the farmhouse. No matter which partnership option is arranged – or even resale if necessary – *TLC* will work to restore the Great Hall, a priceless treasure for BC’s heritage and will covenant the property to protect it in perpetuity.

Around the Province

Comings and Goings at *TLC*



TLC File Photo

Arthur Erickson's Baldwin House getting ready to be rented as *TLC*'s latest holiday property

Baldwin House was designed by Arthur Erickson and completed in 1965. Sitting on the shores of Deer Lake in Burnaby, this west coast style house is a modern historical gem. The refined glass and wood residence was conceived with an open plan on the lake shore and inspired by the palaces and houseboats of India's Dal Lake in Kashmir.

Since it is such a special place, *TLC* has enlisted the help of Susan Boissonneault, a heritage and design consultant for Donald Luxton and Associates, a heritage firm with specialized experience in all aspects of heritage planning, architectural restoration and cultural resource management. Susan is currently the Vice President of Heritage Vancouver and a Director of the Heritage Society of British Columbia.

We are striving to create a modern "retro" look, based on the 1960's, with influences by Arthur Erickson and the Baldwin family. This period decor will be sure to make the visit of those that stay at the house even more enjoyable.

Both cash donations and in-kind donations of appropriate furniture are being accepted to help complete the furnishing of the house. If you have any furniture (for any type of room – living room, bedroom, kitchen etc.) or art that might be appropriate, please contact Tamsin Baker at 604-733-2313.



Eocene fish fossils from the Horsefly River fossil beds.
Photo: BC Paleontological Alliance

World Class Fossil Site Under Threat

TLC is investigating the possibility of acquiring a site along the Horsefly River which has been identified by paleontologists as one of the world's most significant locations for fossils from the Eocene Epoch (approximately 50 million years ago). The fossils are primarily fish, insects and plants and, according to reports from the BC Paleontological Alliance, "the quality of preservation of the fossils is simply extraordinary".

"The fossil record preserved at Horsefly is not known to exist anywhere else in BC and in fact is one of only a hand-

ful of such sites in the world," says th BCPA. "It would be truly unfortunate if this site was to be collected indiscriminately. It would also be a great tragedy for science if the site was to be collected aggressively (i.e., mined). It would be a wonderful educational tool if the site could be dedicated for interpretive development, either on the site itself or nearby. At Horsefly, people can experience the beauty of the river and the falls, learn about the local gold-mining history, observe the salmon run and other aspects of the modern biota, and of course learn about the fossils and environmental change. Few other fossil sites in British Columbia offer so many options for educational development. It would be critical, however, that such development proceed without damaging the primary goals of conservation and scientific study."

The property containing the fossil beds is currently privately owned, and has been put up for sale. *TLC* is in discussions with the owner to assess the possibility of acquiring the property to ensure we can protect the scientific and educational value of this unique fossil bed. Stay tuned.

Mountain View Doukhobor Museum - Restoration Underway

TLC and our local partners have been busy at the Mountain View Doukhobor Museum in Grand Forks. A Community Liaison Committee has been formed to help guide the management and vision for the site. Merlin Rosser, our project manager is working on a Strategic Plan that will incorporate the community's vision for the site. Volunteers are actively working to clean up the site and prepare for restoration work. Thanks

Around the Province

Comings and Goings at *TLC*

to funding from the Softwood Industry Community Economic Adjustment Initiative, a state of the art dry chemical fire suppression system is being installed to protect the 1912 communal house.

Funds are still required to ensure that *TLC* can continue to protect this important cultural site. If you can help, please contact Shawn Black in our Okanagan office (250-492-0173).



TLC Warden Paula Hesje and consultant Dwayne Smith supervise the removal of fill from the Gorge.
Photo courtesy of John McKay, Times Colonist

Gorge Restoration Project Moves Forward With Removal of Contaminated Fill from the Waterfront

After more than a year of planning, fundraising and awareness building, work on the Gorge restoration project got underway in earnest last month as we began to remove contaminated fill from the site.

Working with the City of Victoria, the University of Victoria, the Capital Regional District, local residents and many other interested groups, *TLC* hopes to demonstrate how a shoreline can be restored to its natural state, making it more esthetically pleasing, recreationally viable and more environmentally beneficial.

During the summer, a retaining wall

will also be removed, the land will be re-contoured for native vegetation, and an intertidal clam beach will be restored.

Many properties along the Gorge could also be candidates for this kind of restoration over the years. The fill that has been used on this site and, we believe, many others, is not heavily contaminated but does have an overabundance of metals - we believe it came from past boatworks in the area. The retaining walls affect the flushing action of the tidal waterway, inhibiting the growth of eel grass needed to support fish and other marine life.

We would like to express our great thanks to Ralmax Developments Ltd., who supplied the equipment and operators at no charge. They have been very generous to *TLC* and we appreciate their partnership.



Art work by Ron Hall

The Great Penticton Riparian Duck Race

Planning and duck sales are at full speed for the great rubber duck race down the Penticton River. In partnership with the En'owkin Centre this fun event is to raise funds for the Okanagan River Cottonwoods project. The big race is on July 16, and tickets are on sale all over Penticton (or call our Okanagan Region Office). "Get your duck soon! "

Conservation Holidays Season in Full Swing

Traditional Ecological Knowledge

A successful Conservation Holiday was held in April on South Winchelsea Island. Cheryl Bryce of the Songhees First Nation joined holiday participants to share traditional ecological knowledge (TEK) about indigenous land management techniques. Cheryl held a slide show demonstrating Camas harvesting from Chatham Island near Victoria. Camas was a major trading item, a form of currency used for trading between First Nations throughout the Pacific Northwest. Participants on the Holiday also helped with invasive blackberry and Scotch broom removal. *TLC* plans to host this Conservation Holiday again next year.



TLC's eco-forester, Jay Rastogi leads holiday at Lehman Springs
Photo: Shawn Black

Reducing Fire Potential

At the May Conservation Holiday at Lehman Springs Conservation Area, *TLC* staff and volunteers were able to thin approximately 4 acres of forest, improving habitat quality and reducing forest fire potential in this special forest. We were also able to tackle the spread of an invasive weed called Hounds Tongue.

TLC: THE NEXT GENERATION



by Kathleen Gibbard,
Director of Development

Art work by students from Willows School in Victoria
Left to right: Sean (gr. 3); Alexei (gr. 4); Katie (gr. 3); and Jack (gr. 3)

Just like Star Trek, when you are planning to be around for a very long time you need to think about the Next Generation. Our children, and their children, will inherit the work we do and will be counted on to continue protecting and caring for British Columbia's special places. Will they be up to the job? If the response to *TLC*'s Eco-Activity Book is any indication, our heritage is in good hands.

In recent years, our children's respect for both the environment and our cultural heritage has certainly grown as school programs have increasingly provided opportunities to build awareness. *TLC* has been an active participant in helping to raise this awareness among our children. We see this as both an obligation and a priority. By providing opportunities for school children to visit our sites such as Wildwood and Craigflower, we can help the schools do their job better and also begin to make the children aware of what we do. We hope that by connecting them to our work they will begin to see the possibilities of what can be accomplished.

One of the most effective ways that we are able to build this connection is through our Eco-Activity Booklet. This booklet features rare and threatened species in British Columbia. It aims to bring the concept of "wildlife at risk" to a local scale, so that children can apply their knowledge to their own

neighbourhood. The booklet is written specifically for elementary school children and their families. Much of the content is also created by school children of all ages and abilities from across the Province. It is designed to fit the school curriculum, by giving teachers a unique and interesting way to augment their art, writing and science classes. In recent years it has also been an educational learning tool used to promote Earth Week. Currently the booklet is distributed in schools throughout Victoria, Kimberly, Penticton and parts of the Lower Mainland.

Each year the Eco-Activity Booklet features a different endangered habitat, and showcases several endangered species that are found in that habitat. In 2005 "grasslands" were featured along with eight threatened species that were identified and researched by children throughout BC: American Badger, Deltoid Balsamroot, Northern Pacific Rattlesnake, Nuttall's Cottontail, Pallid Bat, Sheathed Cotton-grass, Short-Eared Owl and Vesper Sparrow. If you don't know anything about these species, try asking your kids.

In all, more than 50,000 booklets were distributed through the schools – so at least this many children know that our grasslands are some of the most threatened habitat in BC, and that many species depend on these grasslands for their survival.

We are currently busy putting together the plans for next year's Eco-Activity Booklet, which will be its 5th anniversary. In 2006, the booklet will take on an aquatic theme featuring threatened and endangered species that live in our rivers and waterways. Artist Chris Bateman will be providing the initial drawings of the species, for younger children to colour. Our staff and volunteers are compiling the basic information about the species to be provided in the booklet. This information will be provided to teachers who will begin to get their students involved. Later in the school year, the children will be sending in their creations – drawings, puzzles, poems and other gems – that will be included in the booklet and will be displayed at our public events. Prizes will be given to the classes which have the greatest level of participation.

We are also in search of businesses and/or individuals to help sponsor the production of this booklet. If you'd like to be a sponsor - or if you'd like to volunteer your time to help with this program - please contact Kathleen Gibbard at our Head Office.

WELCOME...

Kathleen Gibbard is our newly appointed Director of Development. She comes to us with lots of experience as a fundraiser that will be a great benefit to *TLC*. Please join us in welcoming Kathleen to our *TLC* team.

MEMBERSHIP OUTREACH

Last year TLC began a proactive Outreach program to recruit new members. This program has been very successful, and has increased our membership by over 90% in the last 16 months. We are continuing to expand our outreach capabilities this summer and will be out and about at many events and many different locations around Vancouver Island and the Lower Mainland.

On the Island, our staff and volunteers will be meeting people at our main visitor sites – Abkhazi Garden, Wildwood and Craighflower – to encourage them to become members. We will also be at the Sooke Potholes all summer, where we will soon be setting up an information centre to tell visitors about the Potholes, about TLC and all about the benefits of membership. Watch for us, also, at farmers' markets, community events and other venues around the Capital Region and in other communities such as Duncan, Nanaimo and Port Alberni.

Lower Mainland outreach activities will also focus on community events and farmers' markets as well as other facilities and commercial locations. An additional feature at our Lower Mainland booths is the opportunity for children to build bird houses. For a donation of \$5 (to cover material costs), our staff and volunteers will guide the children through the simple construction process. It's lots of fun for the kids and a great way to engage the family in a discussion about TLC and our work. If you'd like to be notified by email of upcoming TLC events as well as community events where you can build a birdhouse in the Lower Mainland, please send an email to richkenny@conservancy.bc.ca to be put on the mailing list.

BUSINESS SPONSORSHIP PROGRAM

This innovative program brings together a number of professionals, other business services and commercial ventures who want to support *TLC* in a program which is mutually beneficial and sustainable over the long term. Under this program, the businesses involved agree to make a contribution to *TLC* every time a *TLC* member uses their services or purchases their product. In return, *TLC* will encourage its members to use these businesses when they need such services or products. Our members will not only be supporting businesses who support *TLC* (which is a good thing to do anyway), but they'll be supporting *TLC* as well. The following businesses have signed on to this program, to help support *TLC*. We encourage you to use their services when possible.

ACCOMODATIONS, B&B's, RESORTS, LODGES

- Anderson Cove Cottage
Sooke Ph: 250-652-3577
- Sprindrift at Welbury Point
255 Welbury Point
Saltspring Island, BC V8K 2L7
Ph: 250-537-5311

ART GALLERIES

- Brentwood Bay Lodge
849 Verdier Ave, Brentwood Bay
Ph: 250-544-2079

CONSUMER SERVICES

- Energide Home Assessment
Program - City Green
12 Centennial Square, Victoria
Ph: 250-381-9995

DRY CLEANERS

- Elite Earth-Friendly Dry Cleaners
1019 Cook Street, Victoria
Ph: 250-381-2221
www.greendrycleaner.com

FINANCIAL PLANNERS

- Ted Yeates
107-826 North Park St, Victoria
Ph: 250-389-2220
www.tedyeates.com

FIREPLACES AND HEATING PRODUCTS

- Wilkstove Ltd.
160 Burnside Road East, Victoria
Ph: 250-382-5421
www.wilkstove.com

HEALTH SERVICES

- Clover Care Massage
6580 Sooke Road, Sooke
Ph: 250-642-2268
www.clovercare.net

INVESTMENT ADVISERS

- Mike Cochran
HSBC Securities (Canada)
102 - 771 Vernon Ave, Victoria
Ph: 250-405-7260/888-391-9311
- Kathie Thomson/Ron Gibson
RKR Strategy Group
314-19567 Fraser Hwy, Surrey
Ph: 604-533-9827/604-351-0830
www.rkrstrategygroup.com

LAWYERS

- Derek Ashurst
Salmond Ashurst Notary/Lawyers
1620 Cedar Hill X Rd, Victoria
Ph: 250-477-4143
- Daniel Maclsaac
Maclsaac and Maclsaac
2227 Sooke Rd, Victoria
Ph: 250-478-1131

OPTICIANS/SIGHT TESTING

- Will Van Gastel
Goo Goo Goggles
761 Fort St, Victoria
Ph: 250-381-7797

PHOTOGRAPHERS

- Frances Littman Photography
Victoria Ph: 250-383-0206

REALTORS

- Barry Bowes
Bowes Properties
1535 Westall Ave, Victoria
Ph: 250-595-6388
www.bowesandbowes.ca
- Heather Holm
Royal LePage Locations West
484 Main Street, Penticton
Ph: 250-493-2244/800-734-0457

REALTORS (cont.)

- Richard Hughes
Royal LePage Duncan Realty
481 Trans Canada Hwy, Duncan
Ph: 250-746-6621/800-933-3156
- Dirk Loedel
Royal LePage Prince George
1625-4th Ave, Prince George
Ph: 250-564-4488
- Royal LePage Coast Capital
110-4460 Chatterton Way,
Victoria
Ph: 250-477-5353/800-461-5353
 - Norma Campbell
 - Barrie Hewstan
 - Dave Secco
- Royal LePage Coast Capital
120-2945 Jacklin Road, Victoria
Ph: 250-474-3291/800-461-5353
 - Colin Lagadyn
 - Doug Poruchny
- Royal LePage Coast Capital
101-6661 Sooke Road, Sooke
Ph: 250-642-6361
 - June Williams

PUBLICATIONS

- BC Magazine
Vancouver
Ph: 800-663-7611

TRAVEL AGENTS

- Heritage House Travel Plus
1521 Main St, Penticton
Ph: 250-493-7171/800-379-6469

TRUCK CANOPIES

- Hornby's Canopy City
2745 Douglas St, Victoria
Ph: 250-383-3214

MEMBERS DISCOUNT PROGRAM

TLC Members receive discounts at a number of businesses and attractions around the province. A full listing of these businesses can be found in your Members Handbook or on our Website. New additions are:

KOOTENAY REGION

- **Kootenay Lake Lodge and Resort**
12622 Hwy 3A, Boswell
1-250-223-8181 info@kootenaylakelodge.com
www.kootenaylakelodge.com/chalets.html
(10% off deluxe waterfront log chalets)

CAPITAL REGIONAL DISTRICT

- **Clover Care Massage**
6580 Sooke Rd, Sooke
250-642-2268 judy@clovercare.net
www.clovercare.net (10% off)
- **Dirty Girl Clayworks**
5321 Old W Saanich Rd, Victoria
250-413-6782 dirtygirlclayworks@yahoo.ca
(10% off pottery)
- **Eagle Cove Beachfront Guest Suite**
8061 West Coast Rd., Sooke
250-642-4885 info@eaglecove.ca
www.eaglecove.ca (10% Off)

TLC The Land Conservancy
**SOOKE POTHOLES
 CAMPGROUND**



Opening June 27th, 2005
 Come out and enjoy your campground!
 \$20 per night special 25% discount for members for July
 www.sookepotholes.ca or 383-4627

The Sooke Potholes Campground will be operated by TLC Enterprises. It contains 60 campsites. Six of these sites may be reserved for RV's and 24 may be reserved for tenting. The rest are available on a first come, first served basis.

Reservations may be made on-line at our website or by calling our reservations line at 250-383-4627 or at 1-888-738-0533.

The campground will be open every day until October 10. As this campground operates within the confines of a regional park, there are necessarily restrictions on the operations. Please call or check our website for details.

conservationholidays
 2005

Registration for this year's conservation holidays is underway. **BOOK NOW!**

Horsefly River
 Cowichan River
 Wildwood Forest
 Kootenay/Wycliffe
 Qualicum Bat-house
 Eagles Estate Garden
 South Winchelsea Island
 Talking Mountain Ranch
 South Okanagan/Similkameen

To book your holiday, call 1-888-738-0533. For more information, you can also see the Members Handbook or our website.

10% discount with Membership Card

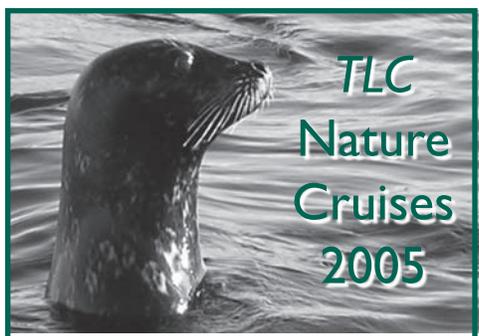


**TLC Holiday Cottages
 Available for Rent**

For those who want to enjoy a relaxing vacation in a "close to nature" setting, consider renting one of TLC's five cottages. South Winchelsea Island, Nimpo Lake, Ayum Creek (Sooke), Cowichan River and, new this year, Baldwin House on Deer Lake in Burnaby.

To book your holiday cottage, call 1-888-738-0533. For more information, you can also see the Members Handbook or our website.

10% discount with Membership Card



BOOK NOW!

Race Rocks Sightseeing Cruise	July 17, Aug 1, Aug 28	1-4 pm
	\$59 + GST	
Indian Arm Sightseeing Cruise	Aug 27	1-4 pm
	\$40 + GST	
Harbour & Shoreline Sightseeing Cruise	Aug 21	1-4 pm
	\$49 + GST	
Western Shore Dinner Cruise	Aug 7	4-8 pm
	\$99 + GST	

To book your cruise, call 1-888-738-0533. For more information, you can also see the Members Handbook, or check out our website.

**Board of Directors
 2004 - 2005**

President: Murray Rankin
 Vice President: Michelle Ellison
 Treasurer: Peta Alexander
 Secretary: Judith Brand

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Richard Hankin	Vicky Husband
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Lee McFadyen	Sue Morhun
Brent Nichols	Briony Penn
Stuart Stark	Kate Stewart
Shannon Williams	Dave Zehnder

Executive Director: Bill Turner

Contact Information

TLC HEAD OFFICE
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 Victoria, BC V9B 1M5
 Phone: (250) 479-8053
 Fax: (250) 744-2251
 admin@conservancy.bc.ca

**VANCOUVER ISLAND/COAST
 REGIONAL OFFICE**
 Gonzales Observatory
 Victoria, BC
 Phone: (250) 479-8301
 Fax: (250) 744-2251
 victoria@conservancy.bc.ca

**LOWER MAINLAND
 REGIONAL OFFICE**
 5655 Sperling Avenue
 Burnaby, BC V5E 2T2
 Phone: (604) 733-2313
 Fax: (604) 299-5054
 vancouver@conservancy.bc.ca

OKANAGAN REGIONAL OFFICE
 201 - 262 Main Street
 Penticton, BC V2A 5B2
 Phone: (250) 492-0173
 Fax: (250) 492-5275
 penticton@conservancy.bc.ca

KOOTENAY REGIONAL OFFICE
 251 Spokane Street
 Kimberley, BC V1A 2E6
 Phone: (250) 427-4711
 Fax: (250) 427-4711 (call first)
 grassland@conservancy.bc.ca

NORTH REGIONAL OFFICE
 Phone: (250) 564-2064
 Fax: (250) 564-2064 (call first)
 north@conservancy.bc.ca

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