



**The Land Conservancy**  
Celebrating 15 years of People Protecting Places

FALL 2012

LANDmark

Special Places. Forever, for Everyone.

# What a Difference 15 Years Can Make



Conservation Holiday shoreline clean-up  
at South Winchelsea Island Photo TLC Files

Enthusiastic, determined and courageous are words to describe the first five individuals who gathered 15 years ago to create The Land Conservancy of British Columbia. This group had a bold and focused vision: to create a National Trust for B.C. that would protect and care for our province's special places in perpetuity, and for everyone. They believed in themselves, and they had an even stronger belief that there was a need in our province for the kind of organization they were proposing to build. They were convinced that once people saw the results, they would rally around the cause.

Within days of its founding on May 1, 1997, TLC was engaged in its first project, the acquisition and protection of South Winchelsea Island. It was a risky venture but, against all odds, the group was able to find the support and arrange the financing necessary to ensure that this remarkable site would be protected forever.

Other projects followed quickly on the heels of South Winchelsea Island. People began to take notice, and to show their support. One success led to another, and TLC continued to grow and to inspire more people to get involved. The combination of hard work and determination, complimented by a positive attitude



Talking Mountain Ranch Photo Barry Booth

became members. Together, TLC has raised about \$85 million in conservation funds, and has leveraged an estimated \$130 million more from partners.

The results are shown most clearly in the properties protected to date. Through donations, partnerships, outright purchases or long-term leases, TLC has helped protect over 300 properties, covering more than 125,000 acres. It is estimated that about 120,000 people each year visit TLC sites throughout the province, helping to reinforce the importance

of the work and to strengthen TLC's foundation.

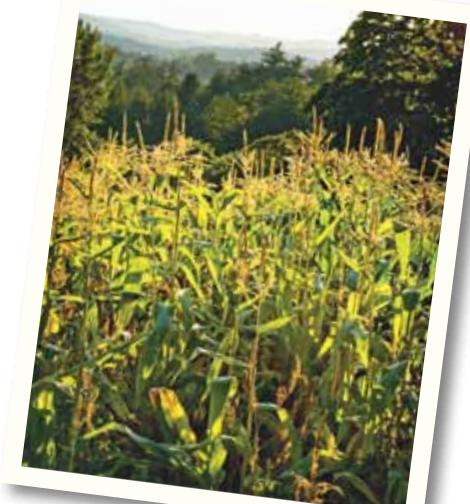
TLC has also led the way in the use of conservation covenants as a tool for protecting special places. Working with property owners, developers and municipalities, TLC has registered covenants on over 250 sites in B.C., and has become a well-known expert in this area.

One of the distinguishing features of national trusts, and one of the most important factors in their success, is the breadth of their mandate. People who care about the quality of their environment also care about the quality of their communities, as well as things like the security of their local food base. TLC's work has embraced this principle: the special places we've protected address a wide range of important values.

Properties such as Wycliffe Wildlife Corridor and Talking Mountain Ranch protect large areas of significant wildlife habitat, while properties such as the Horsefly River Riparian Conservancy Area and Centre Creek focus more specifically on salmon habitat. Sites like the Sooke Potholes and Wildwood provide opportunities for people to connect intimately with nature, while Ross Bay Villa and Hardy Mountain Doukhobor Village provide opportunities for people

to connect with history and strengthen the bonds within their communities. Madrona and Lohbrunner Farms help build local food security, and sites like Abkhazi Garden and Eagles Estate Heritage Garden help to nurture our spirit. And the list goes on...it's a legacy all TLC Members and donors should be proud of, and it's just the first 15 years.

It's no secret TLC has had



Madrona Farm  
Photo Frances Litman

some growing pains along the way. Currently, we are taking a hard look at the way we do things. There are financial challenges ahead. Economic times are tough for non profits, especially in the conservation sector. The path forward calls for new ways of working and we are committed to the long-term success of TLC. As we navigate the road ahead, it is profoundly important that we take a moment to reflect not only on what we've accomplished during this first phase of our journey, but also on the impact we are having, and can continue to have in communities across B.C.

Membership is the key to a sustainable future for the organization. Thank you for standing by us for 15 years. ■



Children at Eagles Estate Heritage Garden  
Strawberry Sunday Social Photo TLC files

## TLC's Annual General Meeting in Victoria

Saturday, November 3, 2012  
1 - 4 p.m.  
UVic, Student Union Building  
Michele Pujol Room

Pay parking  
behind the  
book store

## Give a Wild Gift

Save an Acre in honour of your friends and family and make a lasting difference for B.C.'s special places.

[tlc4bc.ca](http://tlc4bc.ca)

# Message from TLC

As an organization, TLC has dared mighty things and has succeeded where others may have failed. Over the past year, however, our financial circumstances have not allowed us to achieve all we might want to. Three months ago, we began a restructuring process that will allow us to create a solid foundation from which we can once again save the special places we all care about. But we need your support during this transition to make the vision a reality.

Since our inception in 1997, TLC has taken pride in the fact we are an organization that stands up for the protection of B.C.'s most special places. We have quickly and effectively purchased properties of natural, cultural and agricultural significance when others said it was impossible. We have worked with local people and communities to save more than 300 properties throughout B.C. We could not have accomplished so much without the generous and heartfelt support from our members and donors.

We have faced difficult financial situations before, but the current economic situation demands we take an innovative and bold look at the way we do everything.

We are now in a period of transition. We have already taken many steps over the past few months to address the ongoing

financial challenges, including: making significant cutbacks in staffing and operations; moving our head office; reorganizing and streamlining operating and governance practices; refocusing our priorities; and concentrating on core functions and revenue generating activities. These changes have reduced the size and scope of the organization while we get TLC on a sustainable footing.

Currently, we are working together on a sustainability plan to:

- Rebuild TLC and the public trust in our management of finances
- Eliminate short-term debt
- Cap long-term debt and reduce it over time
- Reduce operational and management costs
- Build on membership as a core foundation for operational costs
- Monitor and maintain properties to the highest standards and where unable to, find the best options for managing these properties.

The sustainability plan has two phases. Phase One is a short-term transition phase which has already been initiated as of June 2012 to immediately cap short-term debt and bring operational costs down. Phase Two will include research and development of a long-term plan, initiated after the 2012 AGM with the intention of presenting

it to the membership at the 2013 AGM. The plan will be put into place by a working committee of Board and staff and will include consultation with members, partners, professionals, and comprise of research from best practices around the world when it comes to conservation to meet our goal of long-term sustainability. We have been invited to work in collaboration with other land trusts across B.C. to find the best co-operative management/ownership models for the protection of our lands. We want you to be part of this conversation.

This year's AGM has been moved to November 3, 2012 in order to enable us to report more fully to the membership about these steps and to solicit feedback.

As we make these changes, we must also raise the funds needed to survive during this transition. As a member and donor, you have shown that you believe in what TLC has accomplished over the last 15 years. You have shown that you care about the health and well-being of your children, grandchildren and your community. Now we need you to stand with us as we build a stronger foundation for the future.

Your support through this transition is critical. First, we need your ideas on how to make the organization a leader in sustainability. Second, we need you to help eliminate the capped short-term debt, so we can quickly get back into the job of saving

places. Finally, your continued membership is also vital to us and will provide the basis for a sustainable future - so ask your friends to join us and together we can continue the vision of TLC protecting B.C.'s special places forever, for everyone. ■

Sincerely,



A. Craighead

Al Craighead, TLC Board Chair



Kathleen Sheppard

Kathleen Sheppard  
TLC Acting Executive Director

## Give a Hoot this Holiday!

Adopt an owl for someone you love, and save B.C.'s special places.

[tlc4bc.ca](http://tlc4bc.ca)

### TLC's Head Office has moved

Thanks to a space donated by the Capital Regional District, TLC's head office is now located at the **Gonzales Observatory, 302 Denison Rd, Victoria**. A weather station for 75 years, the observatory now stands as a heritage building in the Gonzales Hill Regional Park.

Mailing address:  
PO Box 50054 RPO Fairfield Plaza,  
Victoria, BC V8S 5L8

Please note: All mail to 301-1195 Esquimalt Road will be automatically forwarded to the new address.

  
**Salmond Ashurst**  
LAWYERS NOTARIES PUBLIC  
**Derek E. Ashurst**  
BA, LLB

1620 Cedar Hill X Rd.  
Victoria, BC V8P 2P6  
tel: (250) 477-4143  
fax: (250) 477-4451  
[derek@salmondashurst.com](mailto:derek@salmondashurst.com)

**A proud supporter of TLC!**

## Joy Kogawa House: A "Place that Matters"

Vancouverites voted and the Historic Joy Kogawa House was nominated as one of Vancouver Heritage Foundation's (VHF) 125 Places That Matter. The project, celebrating Vancouver's 125<sup>th</sup> birthday, asked the public to help identify sites commemorating people, places and events that have helped shape the city.

Since being saved by TLC in 2006, the Historic Joy Kogawa House has been



bustling with activity. The ongoing vision for the house is for it to stand as a literary landmark and symbol of hope, healing and reconciliation for all Canadians. Thanks to our partnership with the Historic Kogawa House Society, several writer-in-residence sessions have taken place over the years, and many literary events and workshops have breathed new life into the home. Ongoing restoration work also continues to bring the home back to its original state.

Canadian author Joy Kogawa, who spent several years as a child living in the house, was in attendance to uncover a commemorative plaque at an event held on June 26. ■



Photo Monica Miller

## All in a Day's Work at Monks Point

By Dianna Stenberg  
Web Communications Coordinator

Monks Point Park in Tofino was blessed with many helping hands this summer when Conservation Holiday participants and volunteers took to rebuilding the old footbridge. West Coast weather had taken its toll on the old bridge, so volunteers gathered to reconstruct it, completing the trail that follows the waterfront edge of the property.

Located minutes from the center of Tofino, Monks Point Park was a perfect location for a Conservation Holiday. Participants were able to explore this special area of B.C. while learning some construction skills and helping TLC accomplish a maintenance project to enhance access on the property.

"I attend conservation holidays to meet new people, take on a project from start to finish, hang out in fantastic B.C. weather and learn new skills," says one participant who has been on others in the past including the Annual Shoreline Clean-up on South Winchelsea Island.

Volunteers stayed in the beautifully situated Monks Point Cottage. Perched on the cliffs overlooking Duffin Cove, the vacation cottage sleeps six guests and allows for fantastic views of the ocean with a



From TLC's Monks Point Cottage, you can explore all the attractions that Tofino has to offer. To book your stay, please contact TLC Enterprises at 1-888-738-0553. Photo top, TLC files; bottom, Nicole Haddad

gorgeous west-facing cedar deck.

The waterfront property was generously donated to TLC by Harold Monks with the wish that the property would be protected and shared with his community.

Although Harold passed away in 2008, his dream lives on at the beautiful home he so cared for. Last fall the cottage on the property opened for rentals, allowing those near and far to experience the beauty of this unique property. ■

## Update From Keating Farm Estate

By Amanda Hansen  
Member Care Coordinator

Not unlike the native bee colonies it sustains and promotes, Keating Farm Estate has been a hive of activity for the Cowichan Valley community this year. From native pollinators to biodynamic agriculture to apple pressing, the farm has certainly kept its visitors busy as bees.

All the buzz about bees is not without reason: because of habitat destruction, environmental chemicals, and pests - such as mites - bee populations around the globe are struggling. As pollinators, bees are vital to the success of any farm or orchard, and Keating Farm Estate is doing its part both to promote healthy native pollinator colonies, and in educating the public about the bounty of the bee.

This spring and summer, Keating Farm Estate offered two guided walks and demonstrations about creating successful habitat for native pollinators. In September, guests had the opportunity to reap the benefits of the Keating bees' labour when beekeeper Matt Tooley offered a bee keeping demonstration.

That's not to say that it's all "bees"ness at Keating: in June, biodynamic farmer John Ehrlich gave



In April this year, TLC hosted its first ever Easter Egg Hunt at Keating Farm Estate. Families enjoyed an afternoon hunting for ducks and learning more about this historic site. Photo Jill Patterson

a talk about the value of using crop rotation to keep soil healthy, and of the farm as a community centre. In October, visitors to Keating will be able to press - and taste - fresh apple juice from the Keating Farm Estate heritage apple orchard. While you're at it, feel free to check up on the bees' handiwork: if an apple has been properly pollinated - mainly by bees - it will have no fewer than 10 seeds.

Keating Farm Estate is a model for how agricultural properties can belong to everyone, forever. Like the native bees who create buzz and community, Keating Farm Estate brings South Islanders together. ■

## New Homes for Little Brown Bats



TLC joined forces with the Kootenay Community Bat Project and the local community to install bat houses on a TLC property just south of Fauquier. It's important for the public to learn about bats, including options for safely removing bats in buildings and how landowners can create habitat opportunities on their own properties. Photo Juliet Craig

You may recall reading about Bill Laux and his Castle of Bats in the last edition of the LANDmark. The 112-acre property was donated to TLC in 2004 to protect significant ecological values, including a large maternity colony of approximately 1,500 little brown bats.

Last year, an abandoned building on the property caught fire and forced a large number of bats to lose their homes. At the time, a simple structure was built to provide basic temporary shelter for roosting bats.

This past spring, thanks to a grant from the TD Friends of the Environment Fund, TLC was able to work with a local bat biologist to build and install a variety of bat houses on the property. The project also provided a perfect opportunity to involve the community, combining environmental education with habitat restoration. Not only did the community come out to help put up the bat houses, but they will also be assisting with future monitoring of the site. ■

An interpretive evening, hosted by TLC and the Kootenay Bat Project, offered an opportunity to de-bunk batty myths, engage the audience with fascinating bat facts, and show the group how to eavesdrop on bat echolocation calls. "There are many myths about bats including that they usually have rabies, that they get caught in your hair, or that they are blind," says Juliet Craig, Program Biologist for the Kootenay Community Bat Project. "People are often amazed when they learn more about these amazing creatures".

Located on the shores of the Lower Arrow Lake in the Kootenays, TLC's Laux property is prime bat habitat. With the approaching threat of White Nose Syndrome, a disease that is decimating bat populations in eastern North America and spreading westward, little brown bats are one of three species that were recently given the unlucky title of 'endangered' by Committee on the Status of Endangered Wildlife in Canada. ■

**GREGGS**  
Furniture & Upholstery

- Re-upholstery
- Slip covers
- Draperies
- Custom Furniture



250-388-7365  
[www.greggsfurniture.com](http://www.greggsfurniture.com)  
2333 Government St. Victoria, B.C.



**saving the world,  
one investment at a time**

At the Pinch Group, we combine a passion for social and environmental issues with the best practices of sensible investing. And we've been doing it successfully for more than 20 years. Learn more at: [www.pinchgroup.ca](http://www.pinchgroup.ca)

**The Pinch Group**  
BC's leaders in socially responsible investing

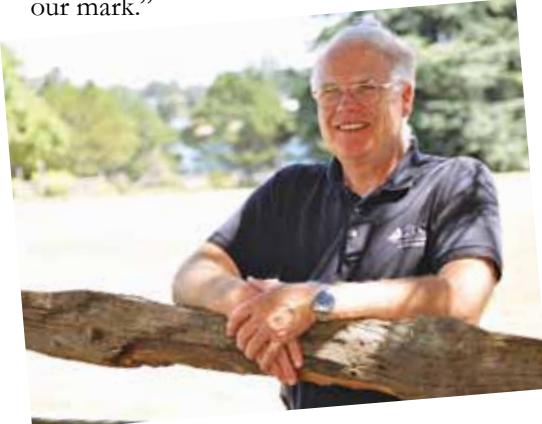
Toll free: 1-866-515-2420 Email us: [pinchgroup@raymondjames.ca](mailto:pinchgroup@raymondjames.ca)

**RAYMOND JAMES** Member CIPT

# The Man Behind TLC: Founder Bill Turner

By Amanda Hansen  
Member Care Coordinator

**R**enowned Renaissance artist Michelangelo Buonarroti said that "the greater danger for most of us lies not in setting our aim too high and falling short; but in setting our aim too low, and achieving our mark."



As founder and former Executive Director of TLC, Bill Turner has definitely spent his life avoiding that danger.

## A True Victorian Gentleman

Bill's roots in the Victoria area rival those of the Garry oak tree. From a young age, Bill was an active supporter of the South Island community. Having graduated from Victoria's public school system, Bill became first a reserve officer and then a cadet in the Saanich Police Department. All together, Bill spent over a decade with the department, working with the canine and motorcycle units, as a detective, and as a corporal in the traffic and community relations divisions before achieving the rank of Acting Patrol Sergeant.

Although Bill retired from law enforcement, his desire to serve his community continued. After working as a computer systems consultant for 12 years, Bill went back to school to become an Accredited Land Consultant and Realtor. Many of his clients were involved in the development of hotels and resorts, both locally and internationally.

As contradictory as it sounds, this exposure to commercial development helped foster Bill's interest in conservation. "Resort developments are different from subdivision developments because resorts have to maintain tourists' desire to go there. I could see where the damage was

being caused, and where it wasn't," he says. Further, it was through his real estate work that Bill became involved with Tourism Victoria, and it was his work there that ultimately led to the formation of TLC.

## The Seed of Conservation is Planted

In 1992, Bill was made chairperson of Tourism Victoria's Environment Committee. The committee was asked to look into a development proposal in the Finlayson Arm area. In 1994, park proponents who included Bill, local government officials and the Nature Conservancy of Canada brokered an \$18 million deal to purchase a large chunk of land along the Saanich Inlet near Brentwood Bay. The resulting Gowlland Tod Provincial Park is now a popular destination for hikers and picnickers.

## A Provincial "National" Trust

After the success of the Gowlland Tod venture, Bill was hooked on conservation. "I began as a volunteer with the Nature Conservancy, and they hired me on for a couple of days a week. With the Nature Conservancy, I gained an awareness of the issues," says Bill. However, at the same time, Bill became troubled by the hole he saw in Canada's conservation system: "Canada is the only G8 or commonwealth country without a national trust."

Given his commercial real estate knowledge and familiarity with national trusts, Bill decided to move forward with TLC. He recruited four other individuals who he knew would support such an endeavour because of their work in conservation and the Gowlland Tod project. Each of the five contributed \$100 and The Land Conservancy of British Columbia registered as a non-profit organization in May 1997.

## Giving B.C. Some Much Needed TLC

Since its formation 15 years ago, TLC

has had an unprecedented impact on the natural, agricultural and cultural landscape of B.C. Through its more than 300 projects, TLC has saved over 125,000 acres of land threatened by development. Bill credits a variety of factors for TLC's success, including a flexible mandate, strong economy up to 2008, significant partnerships with businesses and local government, and specific knowledge of real estate and property law.

However, the most significant factor in TLC's success over the years is volunteers. "Volunteers are important because TLC is all about engagement. Without volunteers, we couldn't do anything," says Bill. TLC has made concerted efforts to create a framework where volunteers are entrusted with responsibility, and also given the opportunity to excel in a mutually beneficial relationship.

Bill's vision over the years has impressed not only B.C. and Canada, but also the international conservation community, as his numerous honours stand testament. In 2005, Bill was appointed to the Order of Canada, which is Canada's highest civilian honour. In 2007, the University of Victoria recognized Bill's contribution

to conservation in B.C. with an Honorary Doctorate of Laws. Just this spring of 2012, Bill was also awarded the Queen's Diamond Jubilee Medal. Currently, Bill sits on the Executive Committee of the International National Trusts Organisation,

which coordinates national trusts around the world.

## All in the Family

While Bill, as founder, usually gets the credit for TLC, British Columbians actually have Gerie Turner, his wife, to thank. When Bill's new role as Executive Director of TLC proved to be too time consuming to allow for his work in real estate, Gerie encouraged Bill to focus on TLC full time, and became the sole income



earner. Not only has Gerie supported Bill and TLC financially over the years, but she and Susan, their daughter, are active volunteers as well.

## The Future for Bill Turner and TLC

In late June, TLC announced Bill's retirement from the role of Executive Director. A succession plan has been in the works for five or six years, but economic circumstances and TLC's plans for reorganization created an opportunity for Bill to shift roles. "We wanted to build a system where staff can advance, without a glass ceiling. This is an excellent opportunity for Kathleen Sheppard to become Executive Director, and for the renewal of TLC," says Bill.

As part of the restructuring process, Bill is also taking on a new role, this time as Volunteer, Partnership Development. This new portfolio will comprise of Bill's work with the International National Trusts Organisation (INTO), the push for a Canadian National Trust, ongoing partnerships to protect migratory birds, and future land negotiations.

TLC would like to thank Bill for his years of service and wish him all the best in his retirement! ■



## Give B.C. some extra TLC

To help continue saving special places, I'd like to make a donation of:

\$50       \$75       \$100       \$\_\_\_\_\_

With this gift, I would like to renew my TLC Membership.

My preferred method of payment is:

Visa       Mastercard       Cheque. Please make payable to The Land Conservancy.

Card # \_\_\_\_\_

Name on Card \_\_\_\_\_

Expiry Date \_\_\_\_\_

Signature \_\_\_\_\_

My contact details:

Name: \_\_\_\_\_ Members # (if known): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Thank you!

Please return completed form to: TLC, PO Box 50054 RPO Fairfield Plaza, Victoria, BC V8S 5L8

TLC respects your privacy. We will never sell, trade or rent your name to another organization.

Due to CRA Regulations, the first \$35 of your membership gift (\$50 for families) is not tax receiptable. Charitable registration #88902-8338 RR0001

## TLC is honoured to be the recipient of donations in memory of:

Michael Dennis Armstrong  
Stewart Boddy  
Angela Evans  
Norm Kaiser  
Jean McBean  
David McPherson  
Margaret Oke  
Noel Richardson  
William Teed  
Cordula Vogt

To remember your loved one with a special gift, call 1-877-485-2422 or visit conservancy.bc.ca

**HART Legal**  
Redefining Conflict Resolution™

**Lynda Cassels**, B.A., LL.B.  
Accredited by the Law Society of British Columbia as a Family Law Mediator

250 388 9477 fax: 250 388 9470  
email: LCassels@HART-Legal.com  
[www.HART-Legal.com](http://www.HART-Legal.com)

300 - 1001 WHARF STREET,  
VICTORIA BC V8W 1T6

## Honorary Patron

His Honour,  
Steven L. Point, OBC  
Lt.-Governor of B.C.

## Board of Directors

Alastair Craighead	Briony Penn
Nitya Harris	Francis Pugh
Gary Holman	Mary Sanseverino
Mel Lehan	Tom Watson
Nicole Mackay	Todd Wong
Fred Newhouse	

## Editors

Wendy Innes, Heather Skydt

## Graphic Design

Jenn Hobson

## Advertising

For advertising rates and information, please e-mail [winnes@conservancy.bc.ca](mailto:winnes@conservancy.bc.ca)

## Printing

Nanaimo Daily News on 100% post-consumer recycled paper.

