



Fundraising campaign

Preserve nature around us



Agenda

- What is Conservation Lakefield
- Land acquisition project in Domaine Lakefield
- Ecological value
- Professional evaluation (December 2021)
- Potential sources of financing
- Expansions & reasons
- New market values (August 2022)
- Financing – update
- Stewardship fund
- Ways to contribute
- Advantages
- Questions



- Non-Profit Organisation created in 2016
- Mission:
 - Conservation Lakefield is a non-profit organization whose mission is to preserve, protect and conserve in perpetuity the natural environments, ecosystems and landscapes of great ecological value in Gore, Mille-Îles and Wentworth.
- Conservation Lakefield is allowed to issue receipts for income tax purposes
- In the event of dissolution of Conservation Lakefield, or distribution of its assets, these will be passed on to Nature Conservancy of Canada.

Volunteer Board Members

Patrick Demars, President

Claude Beausoleil

Catriona McDonald

Pier Blais, Treasurer

Louise Caouette Laberge

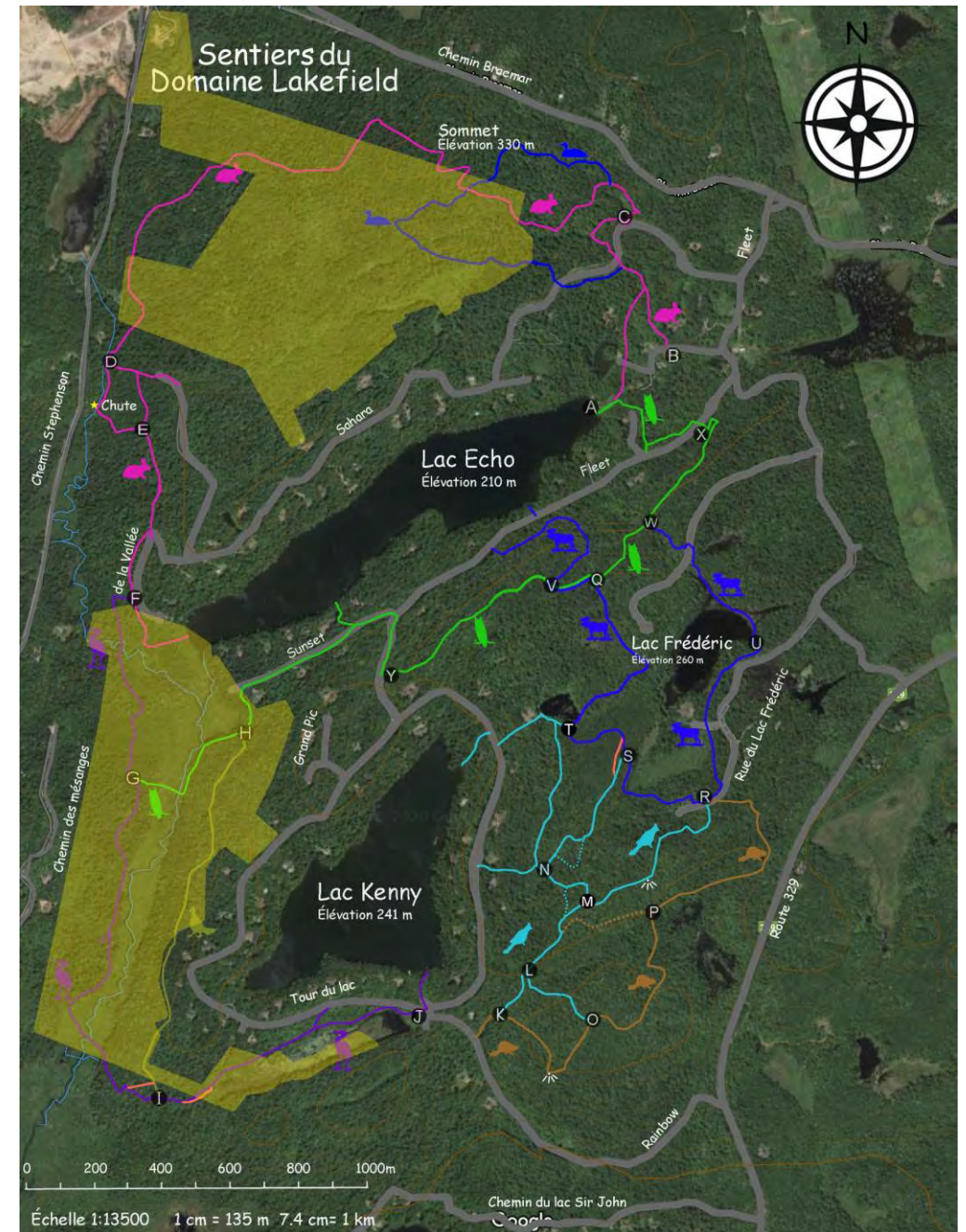
Michelle Durand, Secretary

Catherine Coutu

Scientific advisor/biologist: Mathieu Madison

Co-President fundraising campaign: Jean-Martin Laberge

Land acquisition project in Domaine Lakefield



Ecological value

The land is situated in the Oka-Tremblant corridor, area targeted by Nature Conservancy of Canada (<https://connectiviteecologique.com/explore#59>)

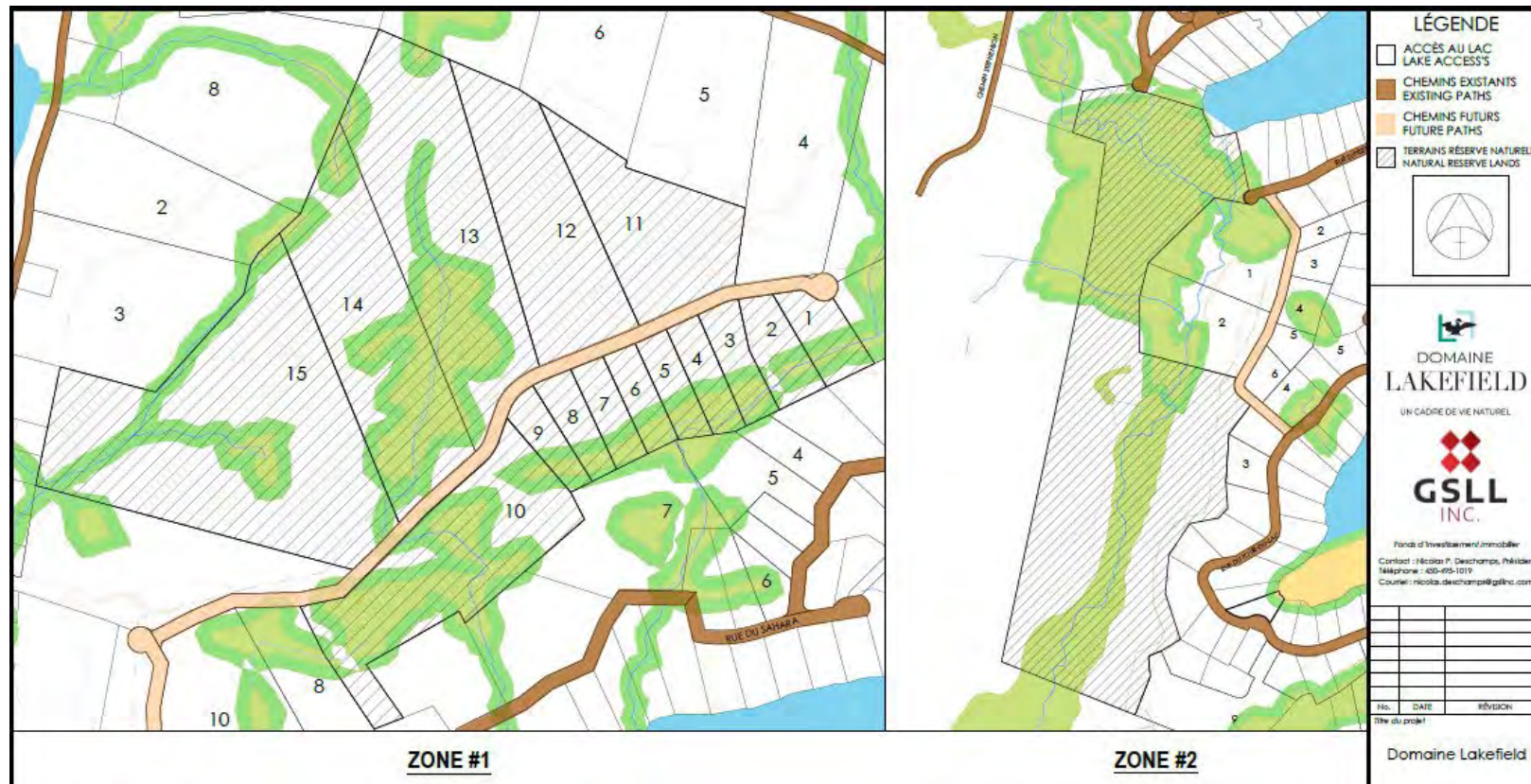
The partner organization Éco-corridors Laurentiens and the MRC of Argenteuil are actively developing conservation cores and ecological corridors (<https://ecocorridorslaurentiens.org/les-eco-corridors/>).

Biologist M. Madison identified the following important features



- Mature forests and exceptional wetlands
 - Variety of habitats and pristine ecosystems
 - 50 species of birds (forest zone) and 40 (wetland zone)
 - Fauna: moose, mink, otter, beaver, amphibians, etc.
 - Diversity of forest stands and flora
 - Species at risk (eastern wood-pewee, Canada warbler, wood thrush, smooth greensnake, etc.)
 - Connectivity with other natural environment
- The forest north of Lake Echo is one of the rare century-old well-preserved forests (age, size and variety of trees)
- The wetland is part of a large wetland of 100 ha connected to the rivière de l'Est, a river of interest at the level of the MRC of Argenteuil. This wetland is exceptional within the watershed area.

Professional assessment (obtained Dec 2021)



Possible Sources of Financing

PPMN (Québec) - Max: 50% of net expenses

FPOC (Canada) - Max: 40% of net expenses

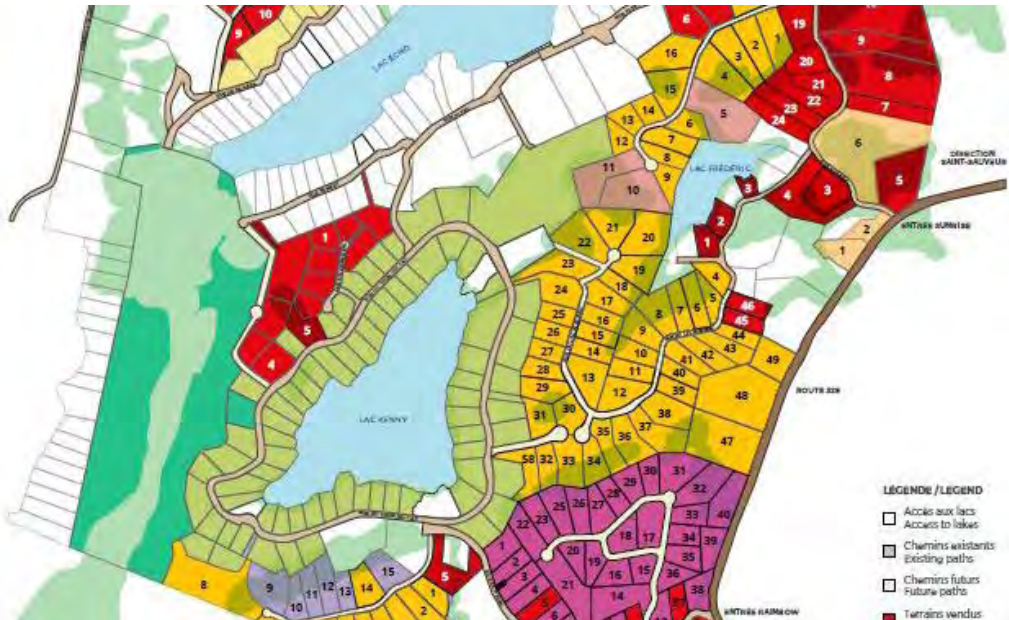
Fundraising (owners +/- corporations +/- others)

Notes:

- 1. PPMN (Projet de partenariat pour les milieux naturels -NCC/provincial grant):**
max. 50% of cost of purchase and stewardship fund and 25% GST&PST
- 2. FPOC (fonds pour organismes de conservation/Volet du Programme de conservation du patrimoine naturel) :** max. 40% of cost of purchase and stewardship fund and 20% GST&PST
- 3. 50% of GST and PST are refundable by Revenue Canada and Québec**

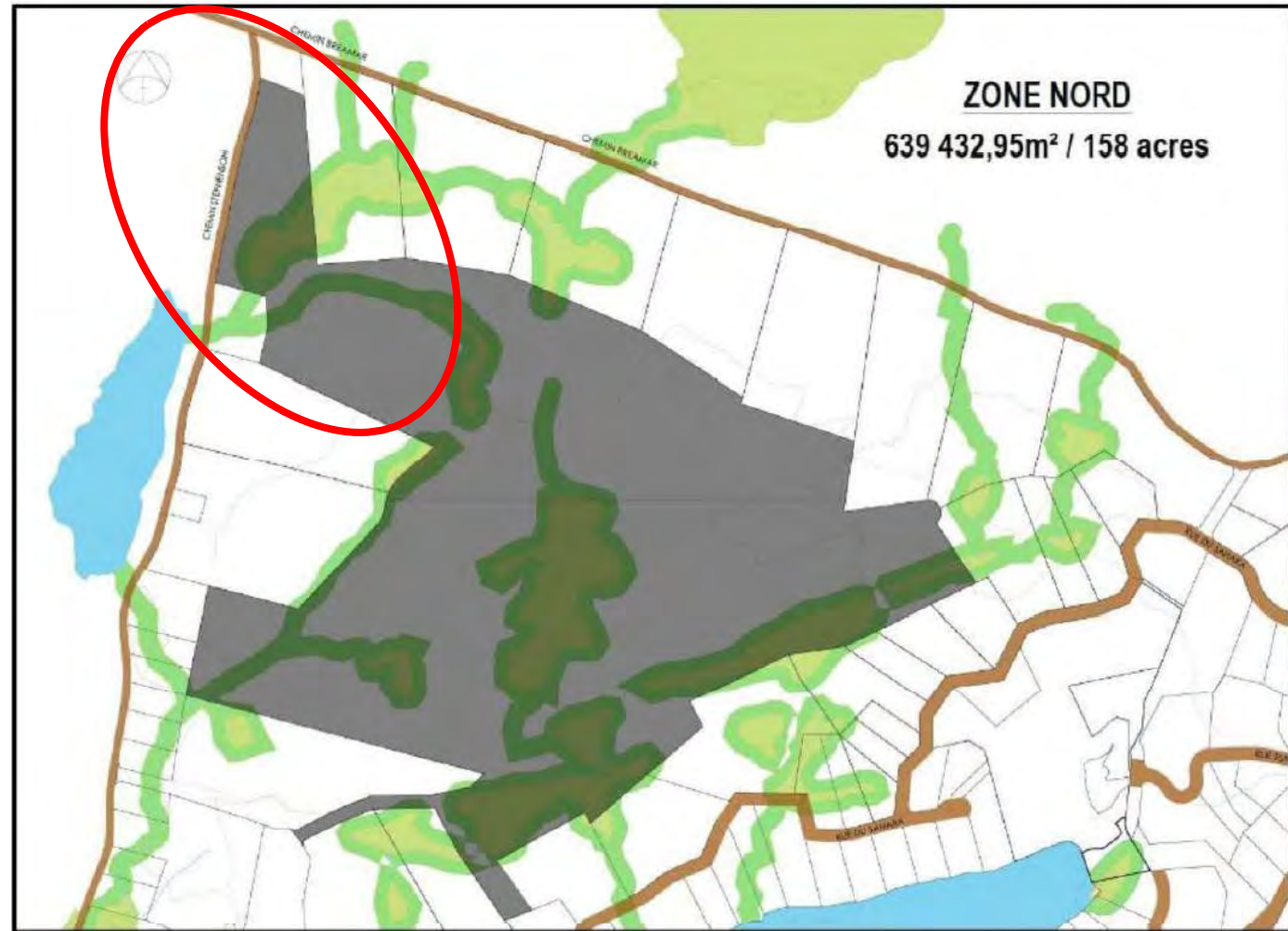
Expansion of the southern zone wetland / rivière de l'Est

- discussion with GSLL January 2022
- Inclusion of part of « Lac Philip » marsh
- June-July: lots cannot be surveyed as planned, need road access and be « constructible »
- Inclusion of 5 hectares with access to Tour du Lac (#4) = new surface 54 hectares



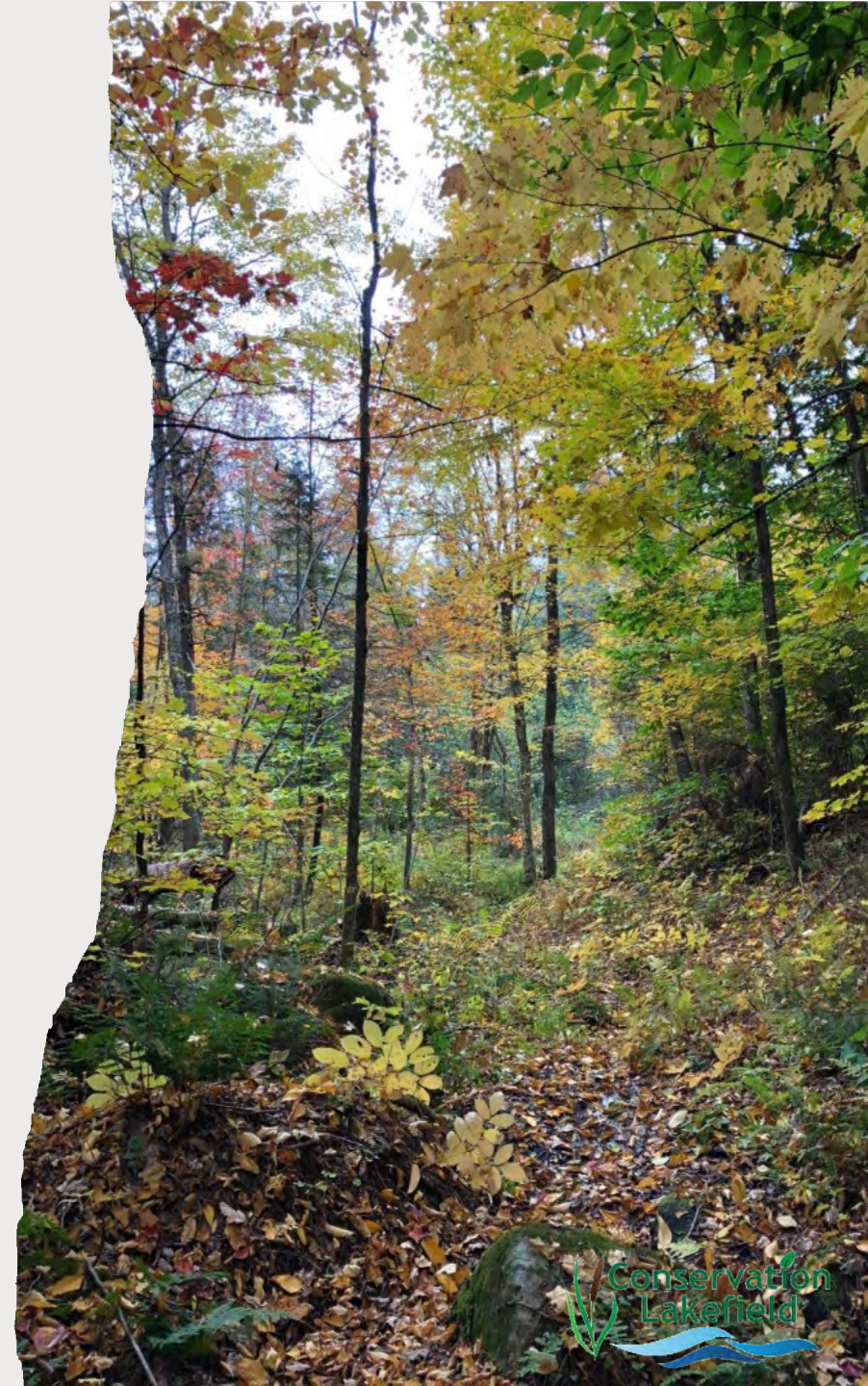
Expansion for the « Old Forest »

- Meeting with Gore July 2022
- A landlocked lot cannot be created (Sahara Rd would have to be extended)
- Derogation possible but delays, meanwhile any new lot request would be blocked w/in Gore
- GSSL agreed to include a lot of 10 hectares with access to Chemin Stephenson
- Surface increases from 53 to 63 hectares



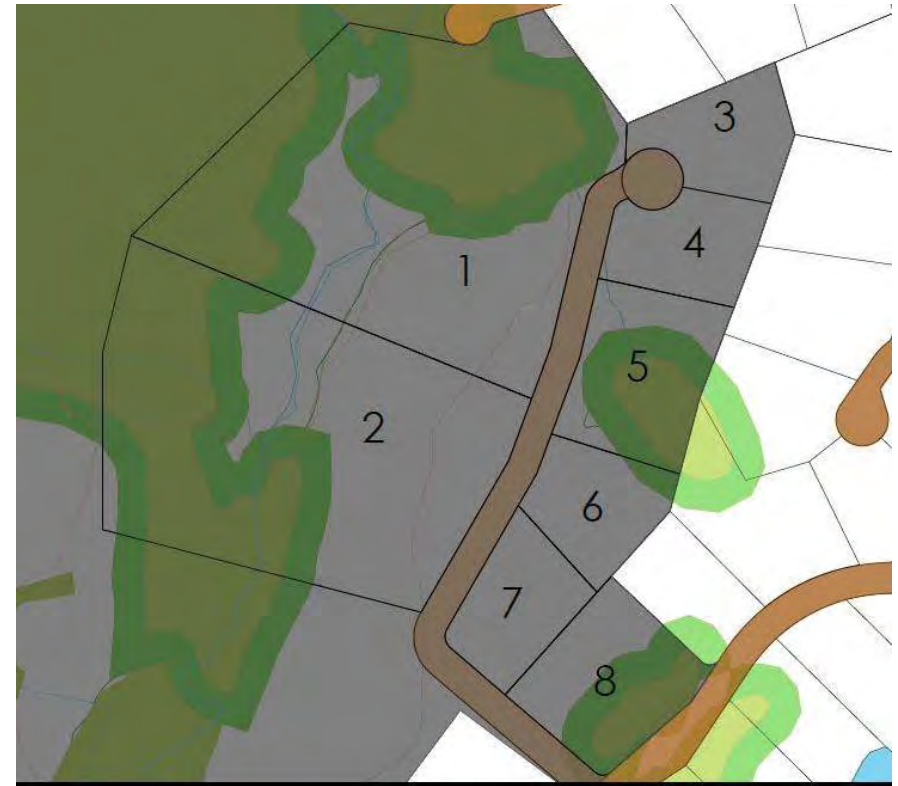
Summary + evolution

- Total Surface 117 hectares (289 acres) = 63 Old Forest + 54 southern zone
- Purchase price adjusted to **782 000\$** after the addition of 15-16 hectares (taxes included)
 - The difference between the new Market Value and the adjusted price will be considered as a donation from GSLL to Conservation Lakefield
- New market values available Aug 17



New market values

- Old forest (63 ha) = 410 000\$ (taxes included)
 - Purchase price identical
- Southern zone (54 ha) = 614 000\$ (méthode de lotissement)
 - Purchase price 372 000\$
- TOTAL: **Evaluation 1 023 000\$**
Purchase price agreed upon 782 000\$



Financing update

- Jan-Feb 2022 Fundraising pre-campaign **200 000\$**
 - contributed by 20 or so owners
- May 2022: **120 000\$** granted by the FPOC for the Old Forest
 - Request for southern zone deemed acceptable but no more funding available
- July 2022: **300 000\$** granted by the PPMN (considered as 1 single project)
 - Confirms the possibility of buying both areas in a single transaction
- Aug 1st 2022 = offer to purchase signed by CL et GSLL (≤ Nov 30)
- Aug 21st 2022: Fundraising campaign SPDL + others

UPDATED FINANCING

| | | |
|--|--|------------|
| | | |
| | | |
| EXPENSES | | TOTAL |
| Acquisition cost (680 000 \$ + 15 % tax) | | 782 000 \$ |
| Stewardship fund (20% of 782 000 \$) | | 156 000 \$ |
| Other (surveying, notary,...) | | 25 000 \$ |
| | | |
| Reimbursement 50% GST + PST (51 000 \$) | | -51 000 \$ |
| Total budget | | 912 000 \$ |
| CONFIRMED FUNDING | | |
| PPMN (Québec) | | 300 000 \$ |
| FPOC (Canada) | | 120 000 \$ |
| Private donations | | 200 000 \$ |
| | | |
| Total funding | | 620 000 \$ |
| MISSING FUNDING | | 292 000 \$ |
| Fundraising campaign SPDL and others | | |
| Echo Foundation = answer pending | | |
| MapleCross Foundation = No | | |

Fonds d'intendance/Stewardship Fund

Required for any conservation organisation

Stewardship expenses include

- **Paying taxes and insurance on the property**
- Defining, enacting and updating conservation plans,
- Marking the property, making on-site visits and archiving observations made during those visits,
- Identifying and following up on trespassing or violations, etc

Management of the fund

- Separate bank account created for stewardship fund to pay expenses related to stewardship activities.
- **The amounts gathered for stewardship are invested in order to preserve the capital** while the income generated serves to cover stewardship expenses.

Ways to contribute

- Web site <https://conservationlakefield.ca>
 - Fill the donation form
 - Interac preferred (« secret » question: name of the Domaine)
 - Or cheque = to avoid fees of 4% from CanaDon
- Employer matching donations
 - Example= Benevity (Lenovo, Google and many others) = **check!**
- Possibility of spreading donations over 2 or 3 years
- Help us to find other sources of financing / convince your neighbors to pitch in
- For any question or to make a pledge:
jeanmartinlaberge@hotmail.com and info@conservationlakefield.ca



Remember!

- Conservation Lakefield is able to issue receipts for income tax purposes
 - Up to 53 % of your donation can be returned as a tax credit – wow!
 - A \$10 000 donation could cost as little as \$4 700, a bargain to preserve 117ha (289 acres) of forest and wetlands!
- Some feel there are more important causes for donations, BUT it is important to:
 - Preserve nature for future generations
 - Fight climate changes
- Donation vs investment
 - 10 000\$ represents 2% of a real estate of 500 000\$ (1% after tax credit)
 - Empty lot worth 75 000\$: 2% = 1 500\$
 - Ecological donation + investment (property value will ↑)

Objective > 90% participation



Benefits

- Protect a century-old forest and several wetlands
- Prevent the extension / construction of new roads
 - Which must be constructed to the municipal norms and would leave large scars in the Domaine
 - 25 new lots avoided
- By limiting development and placing part of the Domaine perpetual conservancy :
 - We limit circulation on our roads
 - We preserve our walking/snowshoeing/cross-country ski trails
 - We limit access to our lakes and green spaces
 - **AND the value of our lots and houses will increase**

Older road vs New road following Municipal norms



C'est maintenant ou jamais!
It's Now or Never!

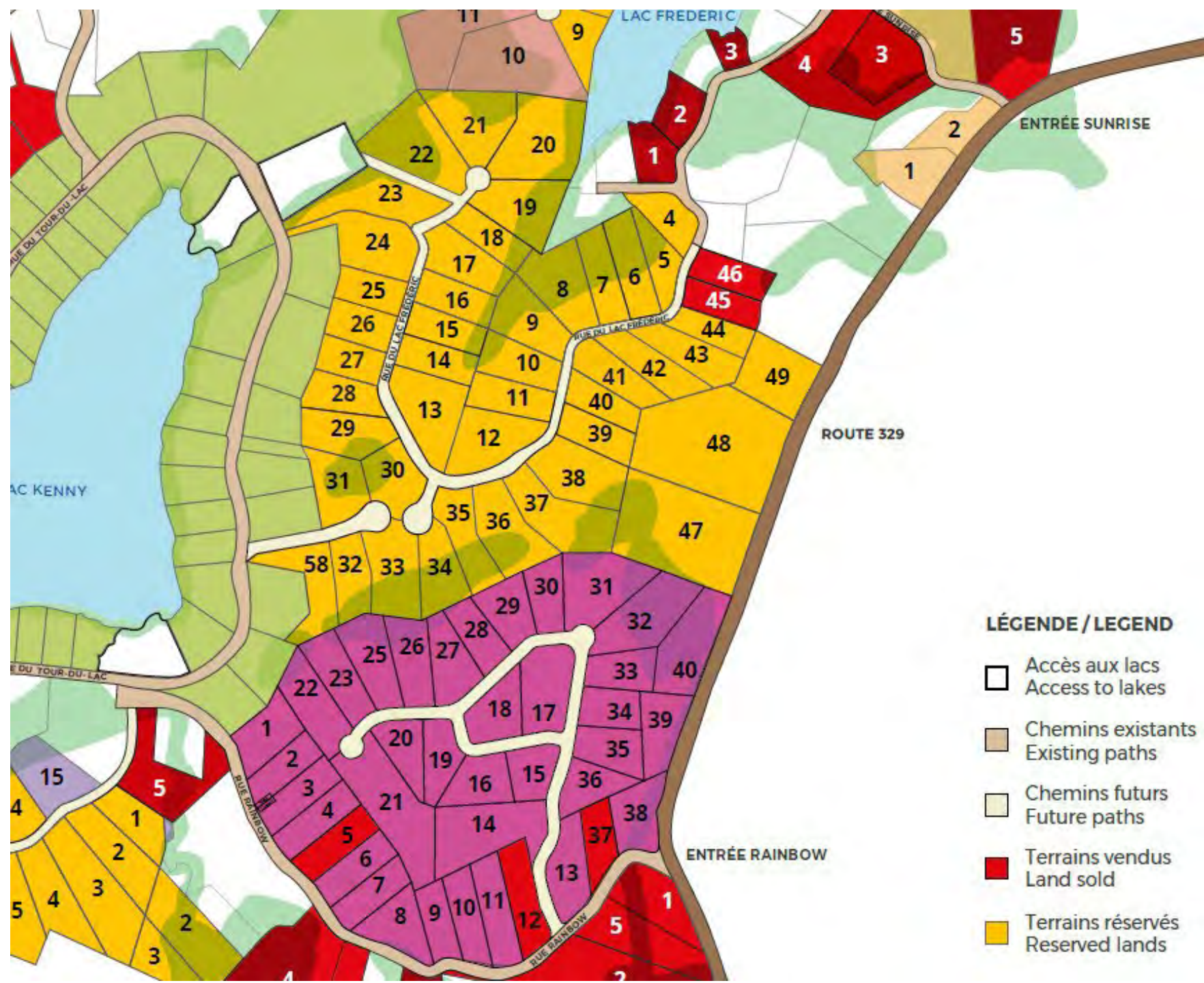
Questions



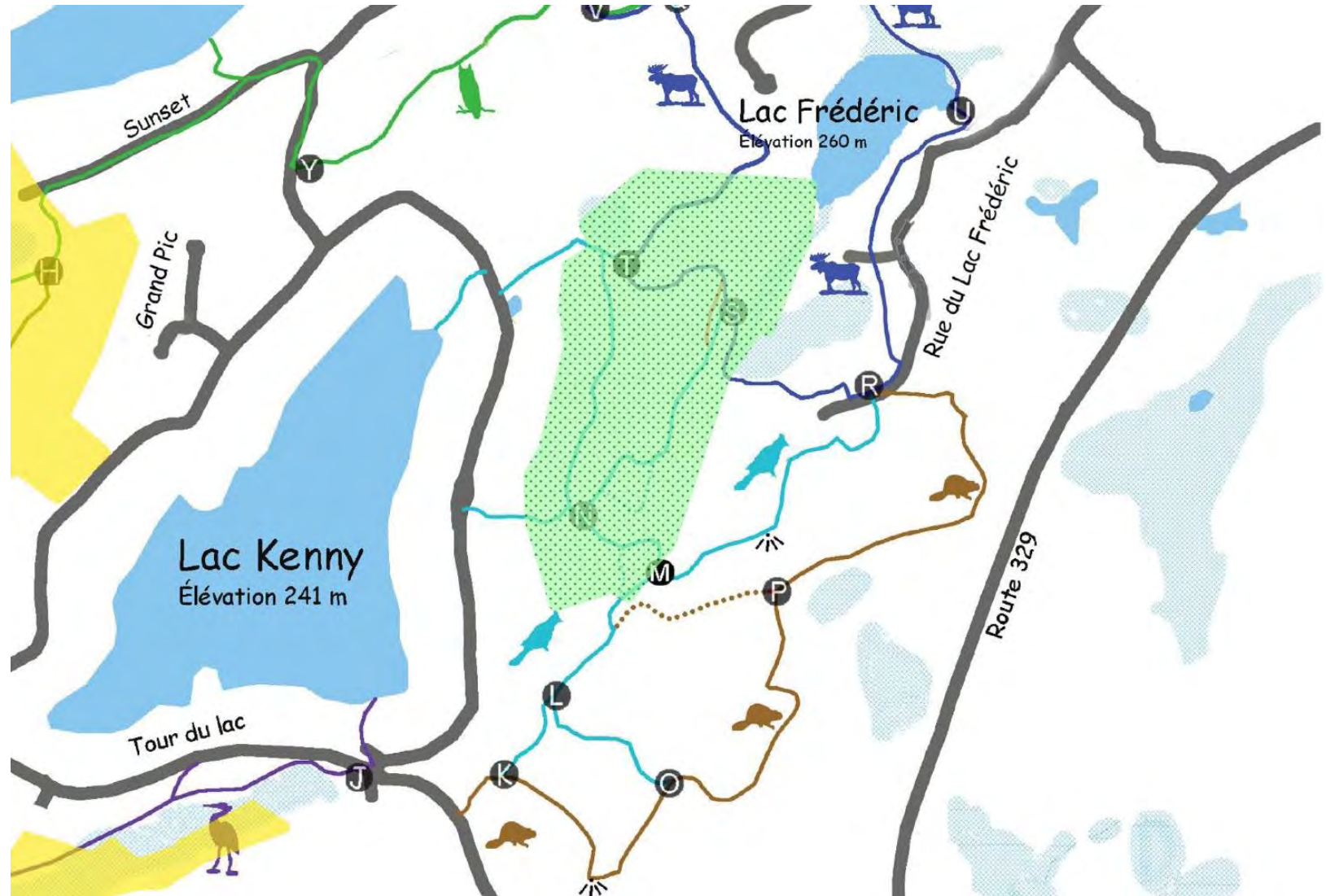
Phase 2...once we have raised
beyond what is required for the 2
areas for which we have had a
purchase option since 2021!



Development Plan 2021 (after modifications)



Undivided lot in the core of the
Domaine
(visible on
InfoLot Aug 19
2022)
Potential of
+/- 20 more lots



What if donation pledges exceed the needs?

- Possibility of maintaining your donation with CL for other acquisitions
 - Within the Domaine
 - Adjacent to the Domaine
 - Within Gore and surroundings
- OR: proportional reimbursement
 - For Example: If we exceed by 20% the amounts required to put in conservation everything that can be bought back from GSLL, 20% of the donation would be reimbursed

You can put conditions on your pledge/donation

Other sector: Les Sommets

- Lot subdivision submitted to Gore
- Construction of the road planned fall 2022?
- Opening from GSLL?
 - Lots already « sold » (N=14) but...

