

## **Land Search and Purchase by Conservation Organization (KHC)**

**Abstract:** A project that summarizes the behind the scenes effort that goes into pursuing land for possible purchase by a conservation organization.

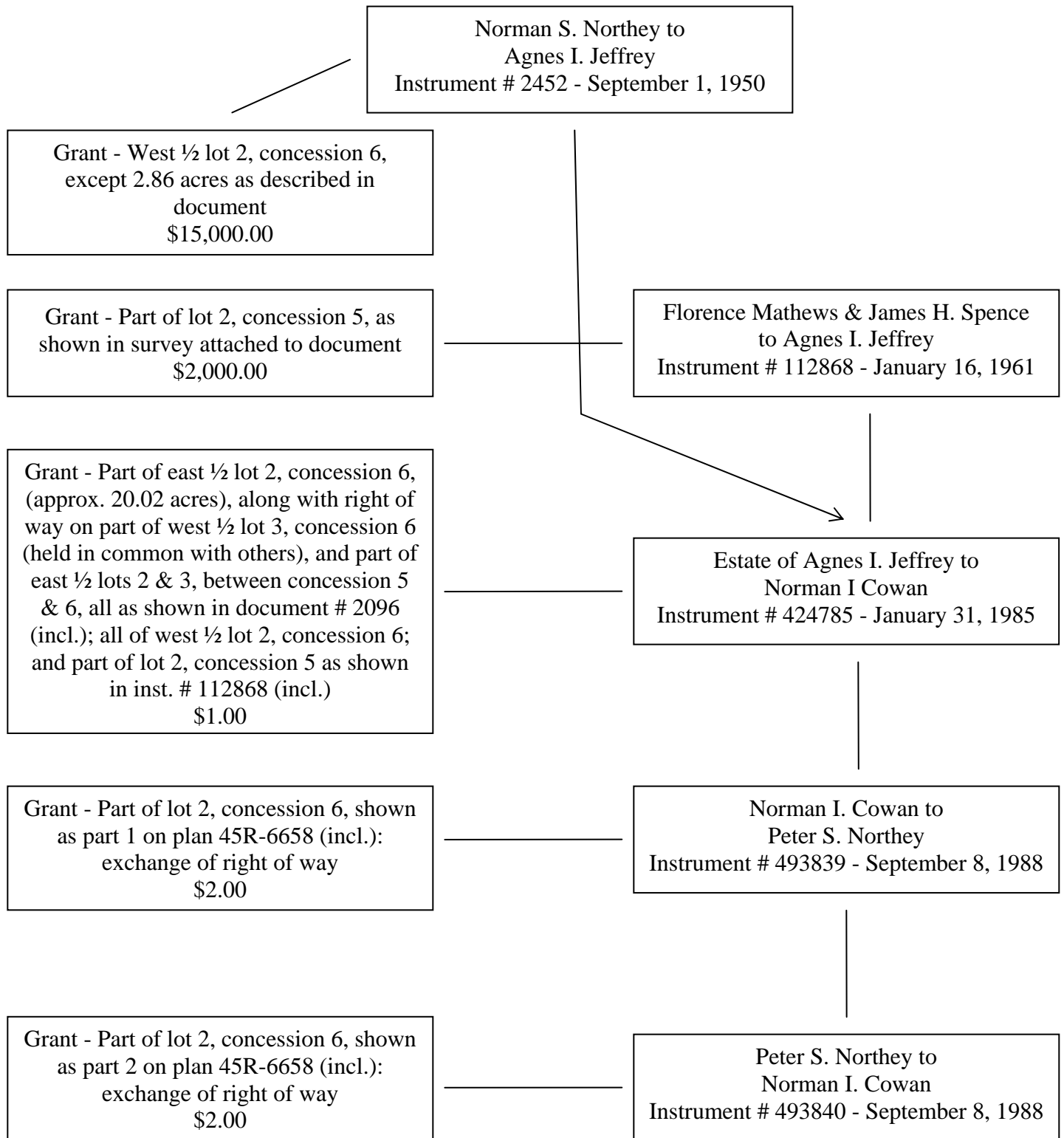
**Keywords:** Peterborough county, chain of title, tax incentive programs, official plan, land purchase, conservation organization

Prepared by: Pam Ruttan  
For: Kawartha Heritage Conservancy  
as part of Advanced Environmental Law  
(ERST 425H) at Trent University  
Trent Instructor: Ian Attridge  
KHC Supervisor: Carol Andrews  
Date: Friday April 20<sup>th</sup>, 2007

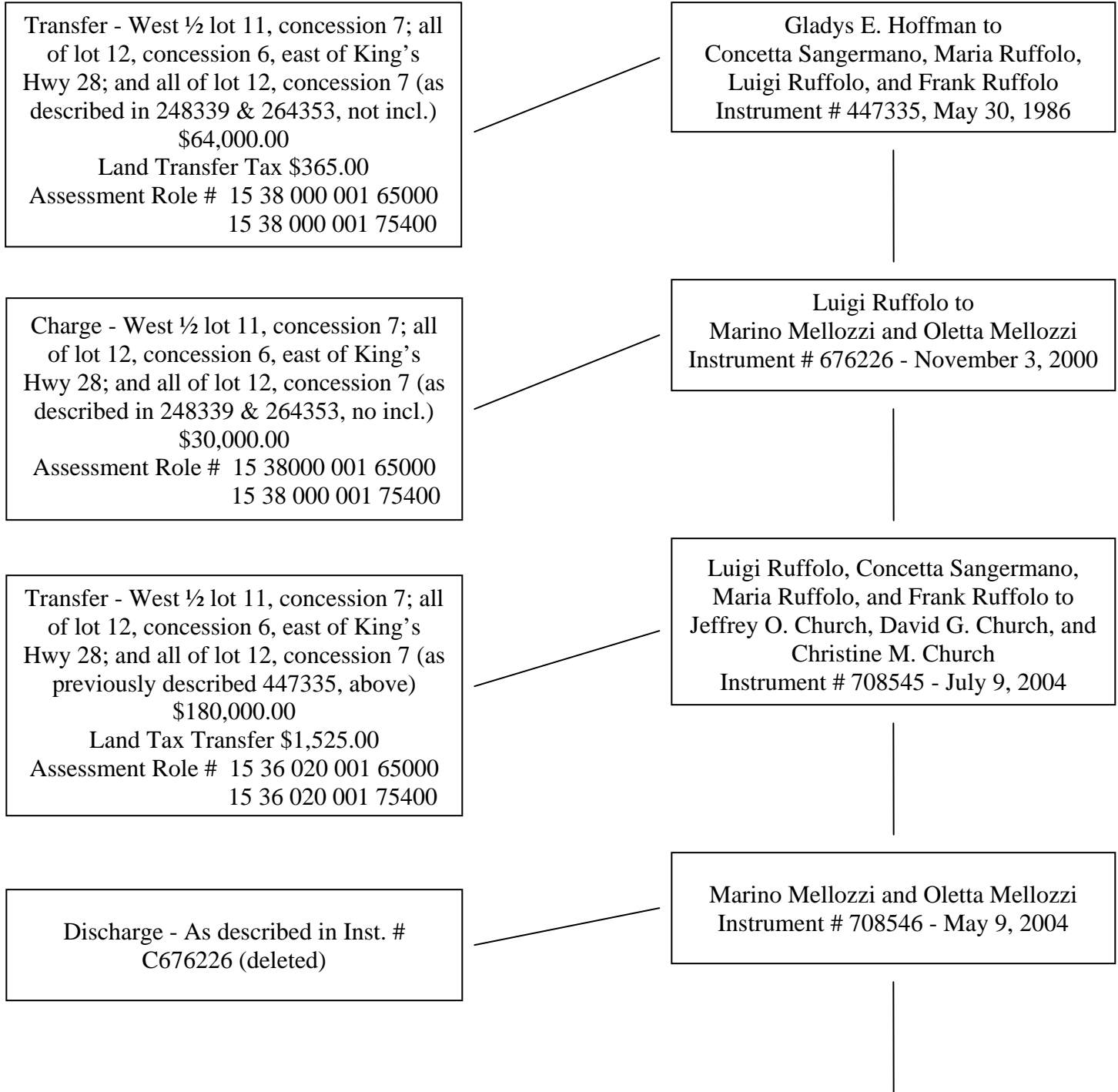
### **Time Spent on Project by Category**

Lindsay Land Search and Chain of Title Documentation	7 ½ hrs
Meetings/Orientation	4.5 hrs
Research Agreement	1 hr
Peterborough Land Registry Office	8 hrs
Organization of Documents	3 ¾ hrs
Chain of Title for Peterborough County Properties	6 hrs
Municipal Offices	3 hrs
Assessment Information	4 hrs
Peterborough County Official Plan	6 ¼ hrs
Tax Incentive Programs	1 ½ hrs
Reflection	1 hr
<b>Total</b>	<b>46 ½ hrs</b>

**Chain of Title**  
West half lot 2, concession 5 & 6  
North Kawartha  
Former Township of Burleigh (South)



**Recent Documentation**  
Lot 12, concession 7  
North Kawartha  
Former Township of Burleigh (south)



Concession 7, lot 12 continued

Transfer - West ½ lot 11, concession 7; all of lot 12, concession 6, east of King's Hwy 28; and all of lot 12, concession 7 (as previously described 708545, above)  
\$202,733.00  
Land Tax Transfer \$1,752.33  
Assessment Role # 15 36 020 001 65000  
15 36 020 001 75400

David G. Church, Christine M. Church, and Jeffrey O. Church to Kawartha Nordic Ski Club Inc.  
Instrument # 734726 - December 19, 2006

Charge - West ½ lot 11, concession 7; all of lot 12, concession 6, east of King's Hwy 28; and all of lot 12, concession 7 (as previously described 708545, above)  
\$61,500.00  
Assessment Role # 15 36 020 001 65000  
15 36 020 001 75400

Kawartha Nordic Ski Club Inc. to David G. Church, Christine M. Church, and Jeffrey O. Church  
Instrument # 734727 - December 19, 2006

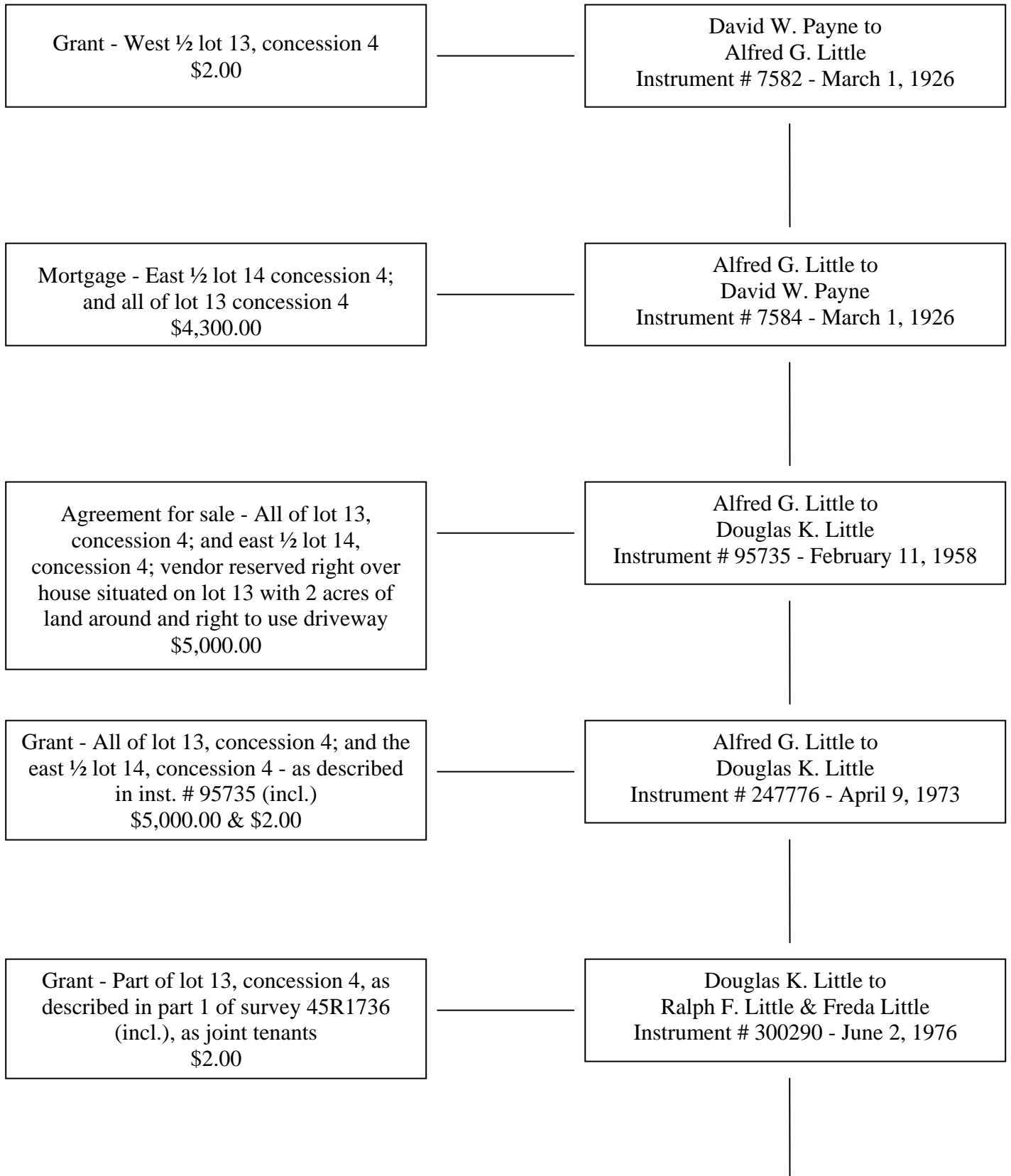
Charge - West ½ lot 11, concession 7; all of lot 12, concession 6, east of King's Hwy 28; and all of lot 12, concession 7 (as previously described 708545, above)  
\$50,000.00

Kawartha Nordic Ski Club Inc. to Heather Gardiner and Mike Evans  
Instrument # 734728 - December 19, 2006

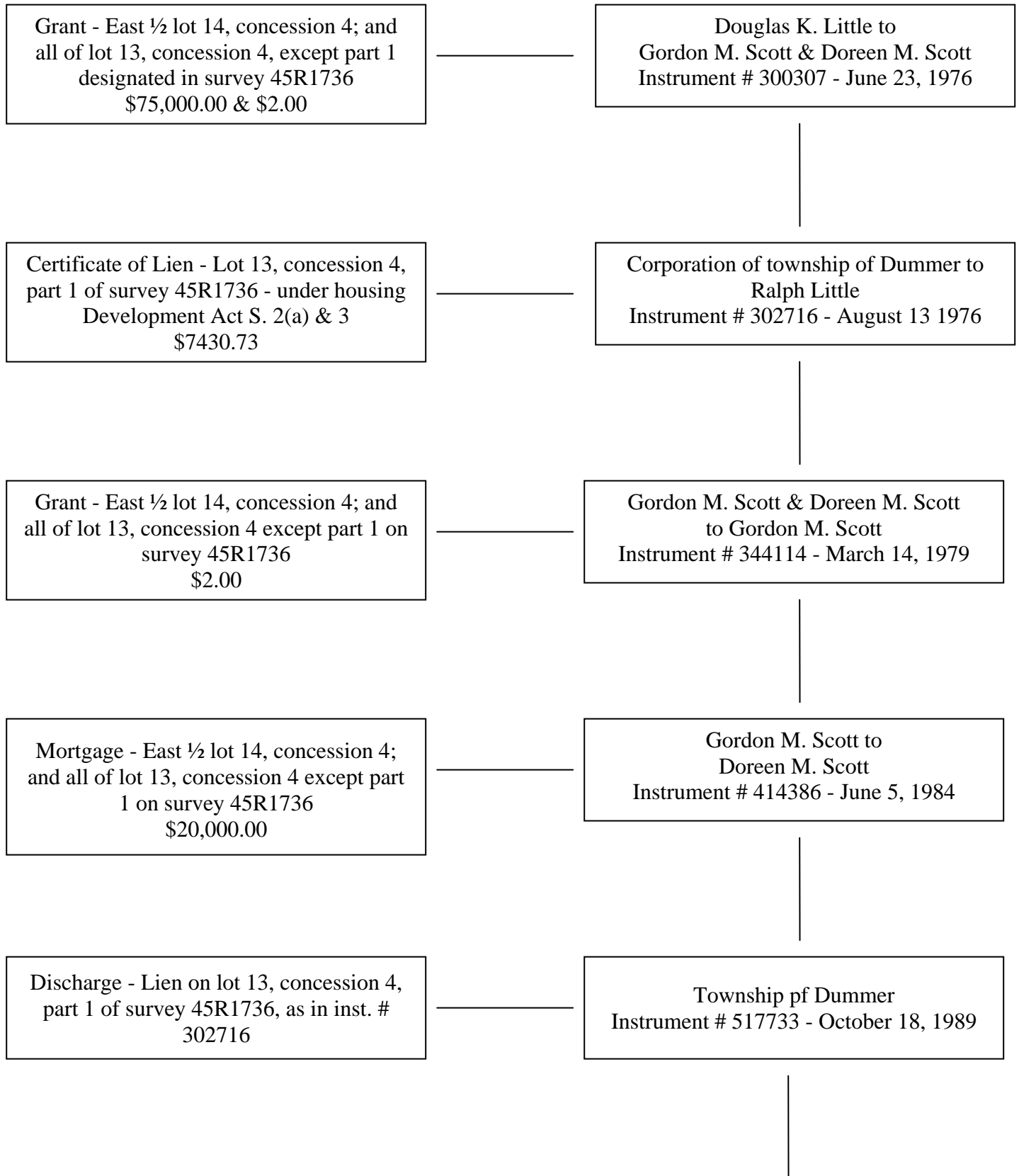
**Chain of Title**  
East half lot 17, concession 4  
Township of Otanabee - South Monaghan



**Chain of Title**  
Lot 13 & 14, concession 4  
Township of Dummer



Lot 13 & 14, concession 4 continued





Lot 13 & 14, concession4 continued

Discharge - Mortgage on lots 13 & 14,  
concession 4

Doreen M. Scott  
Instrument # 706186 - April 27, 2004

**Recent Documentation**  
Lot 11, concession 10  
Township of North Monaghan

**Irene Johnston to Irene Johnston & Mary Anne Johnston**

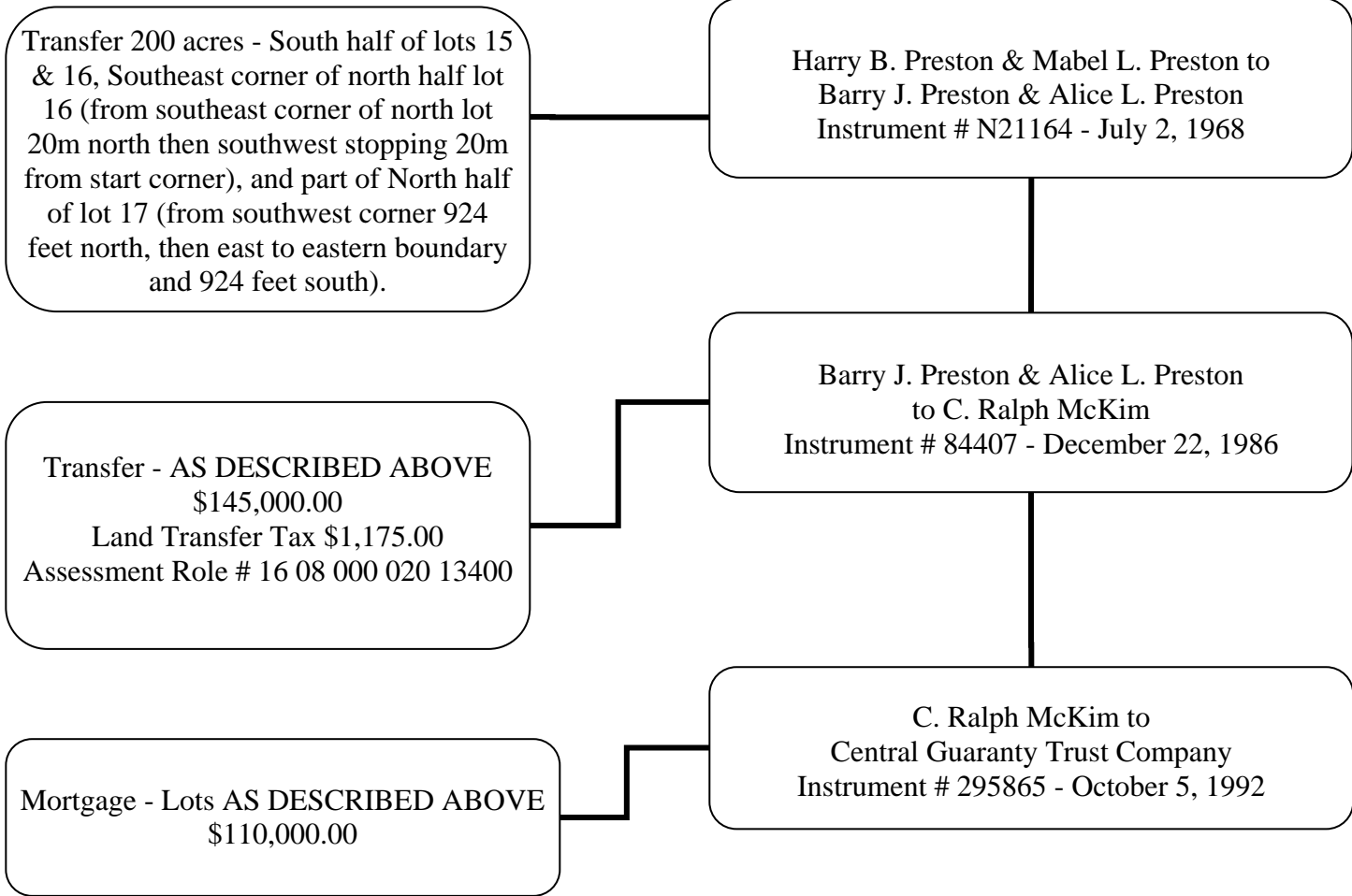
Instrument # 648696 - March 5, 1998

Grant - Parts of lot 11, concession 10

Specific details of two lots outlined in document and shown  
in the survey of attached to Instrument # 121375 (incl.)

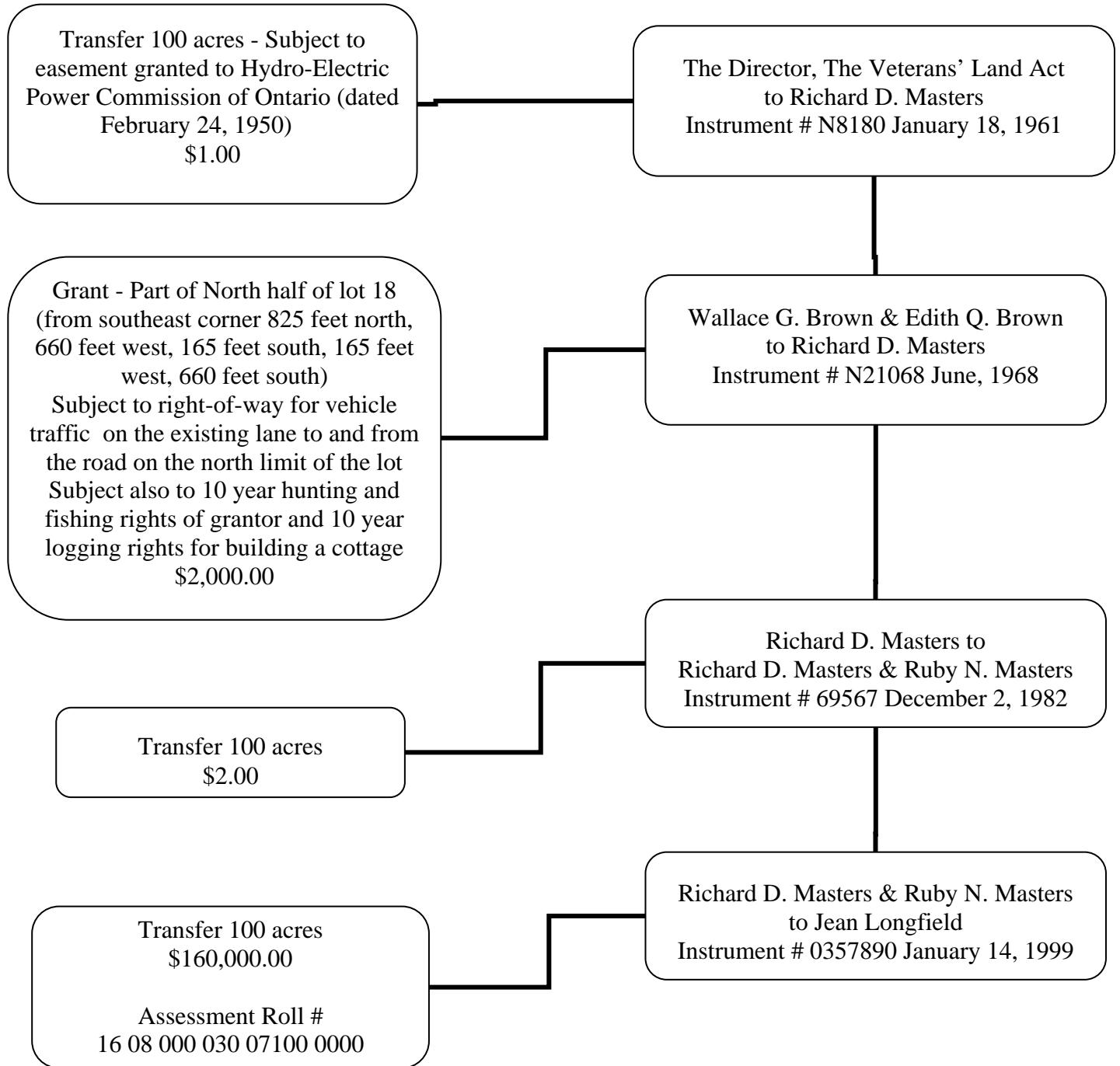
**Chain of Title**

Concession 6, south half lots 15 & 16  
Former Township of Manvers



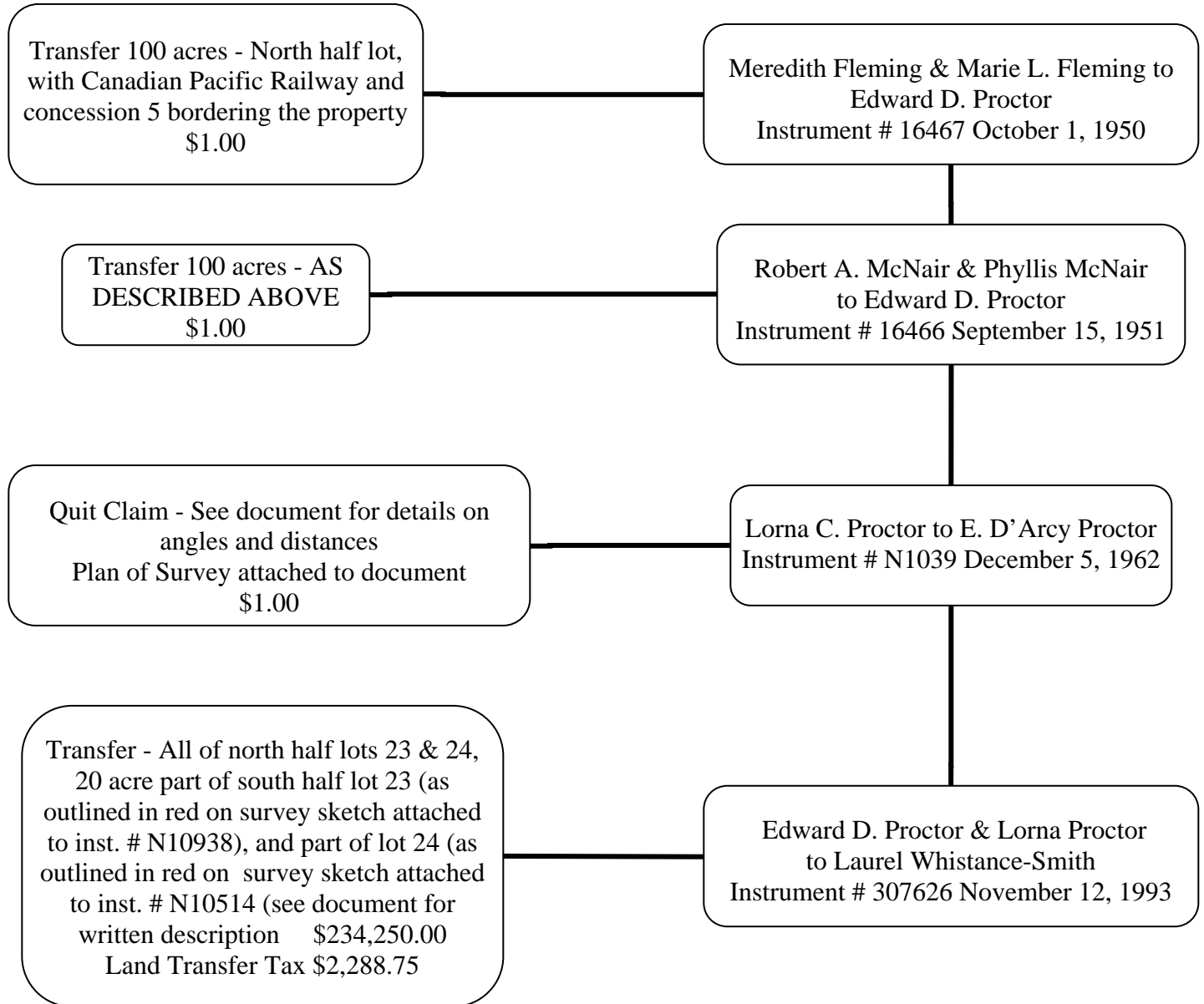
### Chain of Title

Concession 6, north half lot 18  
Former Township of Manvers

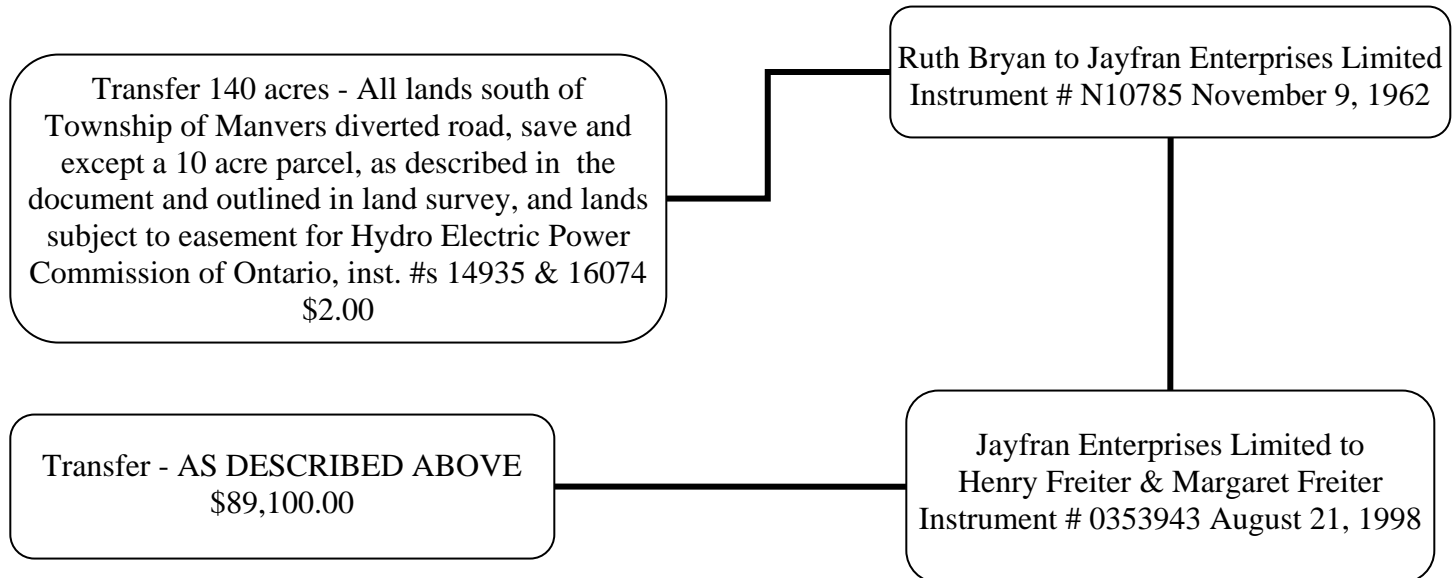


### Chain of Title

Concession 4, lots 23 & 24  
Former Township of Manvers  
(Some required links may be missing)



**Chain of Title**  
Concession 4, lot 25  
Former Township of Manvers



**Additional Documents:**

**Concession 5, part of lot 15 - Former Township of Manvers**

Instrument # 0338172 February 19, 1997

Tarmac Canada Inc. to Steven G. DeNure & Alison J. DeNure

- Land as designated in part 1 and 2 in Plan 57R-7604 and part 4 of Plan 9R634
- 10 year restriction for designated land on mining, quarrying or extracting sand, gravel, limestone or aggregate (ending February 2007)
- \$100,000
- Land Transfer Tax \$750.00

**Concession 5, north half lot 17 - Former Township of Manvers**

Instrument # 80757 March 26, 1986

Albert G. Wilford to Christopher M. Wilford

- As last described in inst. # 69264
- \$3,000
- Land transfer Tax \$15.00

## TAX INFORMATION - North Kawartha (Burleigh South)

### Tax Rates 2006

	MUNICIPAL	COUNTY	SCHOOL	TOTAL
Residential	.367602	.351450	.264000	.983052
Managed Forest	.091901	.087862	.066000	.245763
Farmland	.091901	.087862	.066000	.245763
Commercial	.403848	.386101	1.437790	2.227739
Commercial Excess	.282693	.270272	1.006453	1.559418
Commercial Vacant	.282693	.270272	1.006453	1.559418
Industrial	.567284	.542356	2.341776	3.451416
Multi-Residential	.654405	.625650	.26400	1.544055

	MUNICIPAL	COUNTY	HOSPITAL	EDUCATION	TOTAL
Residential	.367602	.334911	.016539	.26400	.983052
Managed Forest	.091901	.083727	.004135	.066000	.245763
Farmland	.091901	.083727	.004135	.066000	.245763
Commercial	.403848	.367932	.018169	1.437790	2.227739
Commercial Excess	.282693	.257553	.012719	1.006453	1.559418
Commercial Vacant	.282693	.257553	.012719	1.006453	1.559418
Industrial	.567284	.516834	.025522	2.341776	3.451416
Multi-Residential	.654405	.596208	.029442	.26400	1.544055

Township of North Kawartha (<http://www.northkawartha.on.ca/taxinfo.html>)

**Assessment Information****Gordon Scott****Roll # - 1509 020 003 35000 0000**

2991 Fourth line Road  
 Warsaw, Ontario  
 K0L 3A0

Lots 13 & 14, concession 4 - Dummer      295 acres  
 Total Current Value:                            \$189,000  
 Exempt Distribution:                            \$ 39,600  
 Taxable Distribution:                            \$ 82,000 Farm Tax English Public (FTEP)  
    \$ 67,400 Residential Tax English Public (RTEP)

**TAX INFORMATION - Douro-Dummer  
 2006 Tax Rates**

CFN	COMM. PAYMENT IN LIEU (FULL)	0.021784681
CJN	COM TAXABLE-VL SHARED PIL	0.01524929
CTN	COMMERCIAL TAXABLE:FULL	0.021784681
CUN	COMM TAX:VACANT/EXCESS LAND	0.01524929
CVN	COMM PAYINLIEU:FULL VACANT UNIT	0
CXN	COMM TAX - VACANT LAND	0.01524929
CYN	COMM PAY IN LIEU FULL VAC LAND	0.01524929
E N	EXEMPT NO SUPPORT	0
FTEP	FARM TAXABLE FULL ENG PUBLIC	0.002345504
FTES	FARM TAX FULL ENGLISH SEPARATE	0.002345504
FTFS	FARM TAX FULL FRENCH SEPARATE	0.002345504
IFN	INDUSTRIAL PAYINLIEU FULL	0
IHN	INDUSTRIAL TAX:FULL SHARED PIL	0.033822054
ITN	INDUSTRIAL TAXABLE FULL	0.033822054
IUN	INDUST TAX VACANT UNIT/EXCESS	0.021984341
IXN	INDUST TAX VACANT LAND	0.021984341
PTN	PIPELINE TAX FULL	0.019916116
RFEP	RES/FARM PAY IN LIEU FULL EP	0.009382036
RGN	RES/FARM PAYINLIEU GENERAL	0



RTEP	RES/FARM TAX:FULL ENGLISH PUB.	0.009382036
RTES	RES/FARM TAX:FULL ENGLISH SEP.	0.009382036
RTFP	RES/FARM TAX:FULL FRENCH PUB.	0.009382036
RTFS	RES/FARM TAX: FULL FR. SEPARATE	0.009382036
RTN	RES/FARM TAX: FULL NO SUPPORT	0.009382036
TTEP	MANAGED FOREST TAX FULL EP	0.002345504
TTES	MANAGED FOREST TAX FULL ES	0.002345504
TTFP	MANAGED FOREST TX FULL FP	0.002345504
TTFS	MANAGED FOREST TX FULL FS	0.002345504

Township of Douro-Dummer (<http://www.dourodummer.on.ca/taxation.php>)

**Assessment Information**

**James Donald Lochhead Howson**

**Roll # - 1506 010 001 14600 0000**

548 Aylmer Street  
Peterborough, Ontario  
K9H 3W7

Lot 17, concession 4 - Otonabee 100 acres

AES Villiers Drumlins - *Provincially significant; includes normal drumlin, uncommon reversed drumlin, and northern ice lobe (Ministry of Natural resources website - Natural Heritage Information Centre)*

Total Current Value: \$32,500

Exempt Distribution: \$32,500

**Assessment Information**

**Irene Johnston &  
Mary Anne Johnston**

**Roll # - 1509 030 001 14100 0000**

P.O. Box 234  
Lakefield, Ontario  
K0L 2H0

Lot 11, concession 10 - North Monaghan      6 acres  
Realty Tax Class:                                      Residential (R)  
Realty Tax Qualifier:                                  Taxable Full (T)  
Total Current Value:                                  \$3,300  
Taxable Distribution:                                  \$3,300 Residential Tax English Public (RTEP)

**TAX INFORMATION - Cavan-Millbrook-North Monaghan  
2004 Tax Rates**

2004 TAX RATES HAVE BEEN SET			
PROPERTY CLASS	CAVAN WARD	MILLBROOK WARD	NORTH MONAGHAN WARD
RES/FARM	0.01117463	0.01094693	0.01063997
MULTI-RES	0.01758369	0.01717834	0.01663189
RES/FARM I	0.00391112	0.00383143	0.00372399
MGED FOREST	0.00279367	0.00273674	0.00266
FARMLAND	0.00279367	0.00273674	0.00266
COMMERCIAL	0.02517036	0.02492020	0.02458298
COMM/VACANT	0.01761924	0.01744414	0.01720808
COMM/VAC/EXC	0.01761924	0.01744414	0.01720808
IND VAC/EXC	0.03769584	0.03734445	0.03687075
IND VACANT	0.02450229	0.02427389	0.02396599
LARGE IND	0.03769584	0.03734445	0.03687075
LG IND VAC/EXC	0.02450229	0.02427389	0.02396599
PIPELINE	0.02201790	0.02180418	0.02151607

Township of Cavan-Millbrook-North Monaghan (<http://www.cmm.ca/content/office/tax.htm>)

## **Peterborough County Official Plan**

(Full documentation available on the Peterborough County website)

**Purpose of the Plan** - To direct and guide the actions of the local municipalities and the County in policy planning (all local lower-tier municipalities must conform to the Plan). It establishes a vision of planning and stewardship to protect the natural landscape and lifestyle of the community, and serves as a lower tier Official Plan for three local communities, including North Kawartha (Burleigh South). Where there is a conflict between this Plan and a lower-tier municipal plan, this Plan shall prevail, except where local plans are more restrictive.

**Components of the Strategy:** involve a watershed approach to planning and development. The Plan is meant to preserve the rural lifestyle by ensuring that impacts from development are considered in the watershed area. Quality of life is maintained by managing growth and development by considering the natural environment and watershed in future developments. Protecting the integrity of the natural environment is made possible by recognizing that all natural features are important and protecting, regulating, and enhancing them with a holistic and ecosystem based approach that considers natural, rather than political boundaries. An efficient, helpful, and costs-effective direction is encouraged through joint planning and cost sharing between local municipalities with similar watersheds.

**Future Growth** - Lower tier municipalities are expected to plan for growth on a 20-year period and may choose use a longer time frame for important new infrastructure. Densities of future growth should result in efficient use of land, resources, public service facilities, and infrastructure that are cost-effective and minimize land consumption. Development should also support a range of uses.

**Zoning** - Where local municipalities wish, they may permit the continuation, expansion or enlargement of existing uses of lands as long as they do not have an adverse effect on surrounding lands or the implementation of this Plan, and providing they have regard for Minimum Distance Separation, and are corresponding to the conditions of local official plans.

**Development Application** - The County and/or local townships may request additional information it deems necessary to properly consider proposals such as: Servicing Options Report Hydrogeological studies, Engineered Drainage Plan/Storm Water Management, Market Analysis/Justification Study, Traffic Study, Environmental Impact Analysis, Archaeological Study, Planning Study/Analysis, Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.), Noise Impact Study, Agricultural Land Usage Justification, Impact on Municipal/Other Services, as well as others. Subdivisions must comply with the County and Township Plans, and optimize existing infrastructure.

**Watershed Strategic Approach** - A number of agencies and jurisdictions are responsible for managing water bodies in the Peterborough County area. Increasing demands are being placed on water resources by the different competing interests (residential, industrial, agricultural, commercial and recreational), contributing to degraded aquatic systems. Taking an ecosystem approach allows all interactions of land, air, water, humans, organism, etc. to be taken into account in decision-making. It requires that the boundaries of land-use planning are based on the biophysical environment, mostly the watershed. The various watersheds that exist in the Peterborough County area, as identified by the Ministry of Natural Resources, can be seen in Map 'A' (attached). A watershed strategic approach can be conducted by a Conservation Authority in consultation with the Ministry of Natural Resources, and in cooperation with local authorities.

**Watershed Management Plan** - can be developed between government agencies and various stakeholders to manage water resources with an ecosystem approach. Such a plan provides information

and a framework for future land-use decisions. If a watershed management plan is development, there may no longer be a need for an environmental impact assessment to be conducted. In addition, a subwatershed management plan would be developed to address site specific issues and goals.

**Environmental Impact Assessments (EIA)** - must be conducted on properties adjacent to areas of natural significance (that fall within a specified range), such as wetlands, fish habitat, and woodlots . For these lots, any property coming within 50 metres of the significant feature would be required to have an EIA conducted. One such land of interest to the Kawartha Heritage Conservancy that would most likely be covered under EIA requirements would be the lot in Otonabee Township held by James Howson, as it includes part of the Villiers Drumlin, classified as provincially significant, and would fall under and an area of natural concern.

**Mineral Aggregate and Non-Aggregate Mineral Resources** - are to be recognized and protected for long-term use. Incompatible uses of and activities on land for mineral resources purposes that cause harm to health, safety, or the environment would be prevent or prohibited from expansion or continuation. The local municipality may choose to establish an aggregate resource management plan to extract resources at minimal impairment of natural, social, or built environments, with special protection for water sources. Environmental studies should be considered when initiating a plan. If extraction is to take place on an agricultural land, the land must be restored to its virtual quality before extraction took place, with certain exceptions listed in the Plan.

**Natural Heritage Features** - their connections, and functions should be maintained or restored. Local plans are expected to prohibit developments and alterations on significant wetlands and habitat of endangered and threatened species. Local communities may permit development on significant woodlands, and valleylands south and east of the Canadian Shield, on significant wildlife habitat, and in areas of natural and scientific interest. Development and alteration will only be permitted in fish habitat in accordance with provincial and federal requirements. Restrictions apply to lands adjacent to these areas as well, except where an EIA has determined that no new negative impacts would result. As well, local plans will define development that is incompatible with ground and surface water protection, and prohibit it within strategic water resource areas.

**Oak Ridges Moraine** - There are a variety of restrictions placed on lands situated inside of the Oak Ridges Moraine. These can be viewed in detail in this Plan, Townships plans, and the Oak Ridges Moraine Conservation Plan. Upon reviewing maps for the location and boundaries of the Oak Ridges Moraine, I have concluded that none of the properties I have been working on, fall under this the Oak Ridges Moraine Conservation Plan.

**Settlement Areas** - are to encompass a wide range of employment, residential, community, and recreational opportunities. Lower tier municipalities are responsible for designating land for its many uses (residential, industrial, commercial, recreational/open space and institutional). Specifically, in North Kawartha, the settlement areas include North Kawartha Apsley, Woodview, Mount Julian, Burleigh Falls, Big Cedar, Stonyridge, Glen Alda, and Dunfords Road. In Douro-Dummer they include Warsaw, Hall's Glen, Centre Dummer, Cottesloe, Douro, Young's Point, and Donwood. For Otonabee-South Monaghan Keene, Lang, Stewart Hall, Woodview, Indian River, Cold Springs, Assumption, Bailieboro, Fraserville, South Monaghan, and Bensfort Bridge are all considered settlement areas, and in Cavan-Millbrook-North Monaghan Millbrook, Cavan, Mount Pleasant, Ida, Springville, Fraserville, South Monaghan, Bailieboro, Five Mile Turn, and Cedar Valley are included. Settlement is meant to be restricted to the hydrogeological threshold of the area. Development is limited outside of the settlement areas. In order to develop outside of these regions, the municipality must prove that its settlement area is limited and can only impose on agricultural land where there is no alternative and where there are no alternatives such as lower agricultural lands.

Creating a variety of facilities encourages population and employment linkages. When new settlement areas are created, their boundaries must be formed to discourage development sprawl.

**Rural & Cultural Landscape** - includes all land outside of the settlement areas that are not shoreland areas as described in Section 4.4, significant natural heritage features or other natural resources listed in Section 4.1, used for transportation, physical services or utilities and used for recreation and open space. Local municipalities are encouraged to impose tree-cutting bylaws where it is appropriate. Resource, resource based recreational, and non-agricultural activities may be permitted in these areas if they reflect the cultural and rural character of the space, promote living and employment opportunities, and do not negatively impact the environment. Unnecessary infrastructure should be avoided, and new land uses must comply with the minimum distance separation formulae.

**Agriculture** - shall be protected, as it is an identifiable industry and cultural aspect of Peterborough County. Local Official Plans designate areas that are agricultural of their map schedules. The County must approve the amendment of the boundary of agricultural lands after they are satisfied that the appropriate information has been accounted for. A municipality may exclude prime agricultural land from designation, or amend to remove prime agricultural land, but only in certain circumstances (expansion of settlement area, extraction of mineral aggregate resources or non-aggregate mineral resources, limited non-residential uses), but must ensure that non-agricultural use impacts are mitigated. Local plans can restrict uses of agricultural lands. It is especially important for farm areas near water bodies to have special mitigation measures to prevent contamination of the water from the farming operations. Gordon Scott has a farm tax designation on his assessment information signifying that his property may be designated as agricultural land in the Douro-Dummer Official Plan. This would make these provisions, and possibly more specific and defined terms applicable.

**Shoreland Areas & Waterfront** - include lands extending 150 metres inland from the high water mark of any lake, river, or waterway. Settlement areas and agricultural lands are not included in the Shoreland area. Developments in these regions should enhance and protect qualities that contribute to the area's integrity. The appropriate authorities (MNR, Conservation authority, Trent-Severn waterway) must approve any alteration of the shoreline. The establishment of buffer zones between new developments and shorelines are encouraged and supported by the County of Peterborough. When constructing buildings, soil type, depth and slope of the land should be considered. Tree cover is encouraged on shorelines to prevent erosion and nutrient loading. Furthermore, new developments and sewage systems are required to be at least 30 meters from the high water mark, but lower tier municipalities can provide minor variances from this standard. Archeological studies may be required when three or more new lots are created, a development involves a subdivision or condominium, an official plan amendment involves non-residential or nonagricultural/open space uses, or re-zoning of a property involves non-residential or nonagricultural/open space uses. Development is expected to preserve the integrity of natural features like rock cliffs, waterfalls, rapids and landmarks. Development is also restricted on lakes that have reached their capacity as defined by tests and studies performed by the Ministry of the Environment or the Ministry of Natural Resources or a lake capacity assessment approved by the municipality. As there is mention of reaching a highwater mark on the Otonabee River in the description of the land owned by Irene and Mary Anne Johnston, some stipulations mentioned above, as well as more specific ones outlined in the document and in the Township of North Monaghan Official Plan may apply. Furthermore, Norman Cowan's land, which is situated on Stony Lake, would be required to conform to the provision on the Peterborough County Official Plan, as briefly outlined here, with more specific details being found in the shoreline/waterfront provisions of the document.

**Sensitive Lake Trout Lakes** - Development restrictions apply to waterways outlined in the Plan. There are different restrictions based on the level of sensitivity of the lake. However, none of the water courses listed are found in the documentation of the lands of interest to KHC.

**Recreation and Open Space** - One of the objectives of the County of Peterborough is to ensure that abandoned railway (and other transportation) rights of ways remain in the public sector. This may have an impact on the Howson property, as there is an abandoned railway trail documented on Kawartha Heritage Conservancy's property map of James Howson's land (included in documentation for that property). The County also encourages the creation of linkages to public spaces, such as parks, trail systems, and natural areas and establishing joint recreation facilities in neighboring communities, where possible.

**Economic Development** - is cited to be of vital interest in the County of Peterborough. The County will support economic development through infrastructure, transportation, and public facilities as well as through the protection of natural resources. Economic development may still be restrained by the potential for environmental harm. Responsible authorities (municipal, provincial, conservation) will take from the appropriate studies to determine what level of development is permitted to take place at proposed sites.

**Industrial and Commercial Sector** - As the lands in question for this project are not likely to face commercial or industrial development, the discussion here will be limited. This is especially because the Plan encourages municipalities to restrict commercial growth to main streets of the downtown (settlement) areas. There is also strong support for home-based businesses in the region. Local municipalities specifically designate areas as commercial and industrial as to contain the unruly expansion of these activities.

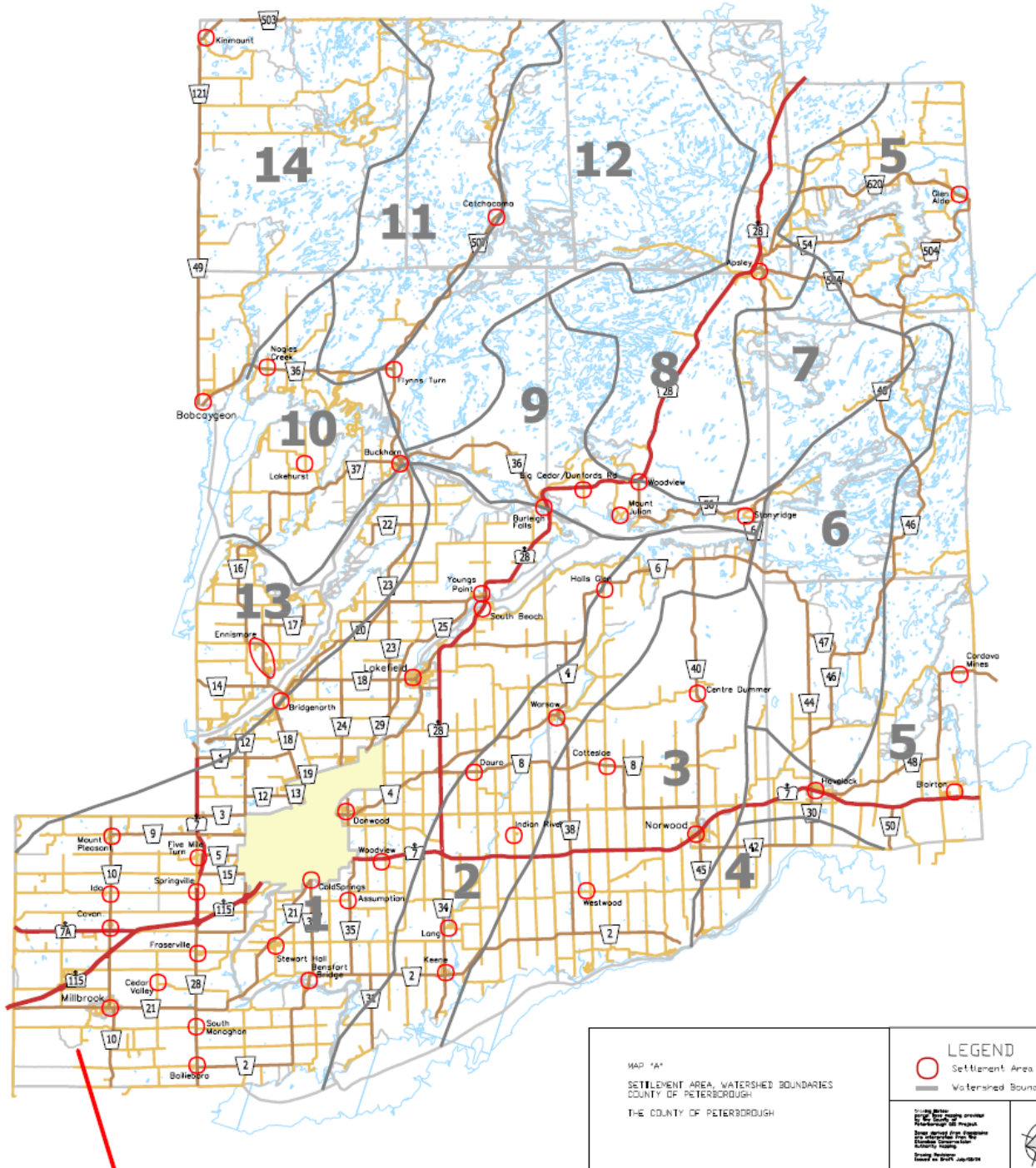
**Tourism Sector** - The County supports the preservation, and establishment of high quality, existing and new opportunities, especially those that have the capacity to operate year round. The Trent Severn Waterway is an important aspect and link for tourism in the area. Therefore, lands on water ways may have associated impacts from encouraged recreational and tourism use. Yet there is still an overarching commitment that the development of tourism be high quality, complement the landscape and existing land uses, and utilizes existing infrastructure.

**Agricultural Sector** - is an important contributor to the economy of the County. The County wishes to preserve and enhance natural, cultural, and rural characteristics and will promote agricultural practices that are compatible with this, and protect prime agricultural land from unsuited activities.

**Transmission Facilities** - will be permitted for the direct generation and distribution of electrical power, and will be allowed in any land designation, subject to EIA, and other appropriate studies, and authorities will work together to ensure the least harmful option for residents and the natural environment.

**Heritage** - The County supports awareness and appreciation of heritage assets through protection, purchasing, rehabilitation, maintenance, education, publication and tourism opportunities of heritage features of properties. It is encouraged that local authorities designate areas of historical, cultural or architectural value to prevent their destruction or alteration. Mitigating measures should be developed when activities that are in conflict with heritage arise.

# Map 'A' Peterborough County official Plan



Oak Ridges Moraine  
Boundary - See  
Schedule '1' to OPA  
No. 1 attached



## **Tax Incentive Programs for Properties of Interest to Kawartha Heritage Conservancy**

### Conservation Land Tax Incentive Program (CLTIP)

Lands identified by the Ministry of Natural Resources as Provincially Significant are only eligible for this tax program. These lands include:

- provincially significant wetlands
- provincially significant areas of natural and scientific interest
- habitat of endangered species
- land designated as escarpment natural area in the Niagara Escarpment Plan
- community conservation lands

The eligible land must be at least ½ an acre in size and 1 ½ acres if there is a building or structure situated on the land. The owner must agree to maintain the property in its natural state and not perform activities that would degrade its natural qualities. To take part in the program, the owner must be willing to allow authorities onto the property for monitoring purposes. Applications are sent out to owners of lands that qualify for the tax program.

One such land of interest to Kawartha Heritage Conservancy is owned by James Howson.

Lot 17, concession 4 - Otonabee

Roll # - 1506 010 001 14600 0000

It includes 100 acres including part of the Villiers Drumlins. Because a drumlin is a result of geological processes and landscape evolution it would be of interest to preserve this formation. Currently, the total current value of this property is exempt from taxes, possibly for this reason (although it is not specified in the assessment information).

### Managed Forest Tax incentive Program (MFTIP)

Eligible portions of properties must contain at least 9.88 acres of forest excluding residences, have 400 trees per acre for any size of tree (less for larger tree sizes) and must be a single property with one municipal roll number. The land is then taxed at 25 percent the municipal tax rate. Other lands that do not meet the minimum tree stand requirements may still be eligible for the program. These include lands such as natural areas with forest openings or abandoned farm fields, but these are not eligible for more than 10 percent of the eligible forested area. As well natural areas unable to support trees through their normal activities such as swamps, beaver floods, and lands with limited topsoil, are allowed no more than 25 percent of the total eligible forested area to be entered. MFTIP is a 10-year program, with the application requiring a long-term plan of 20 years and beyond, as well as a description of the activities that will be carried out over the next 10 years. Specific requirements of the program include (but are not limited to):

- property history
- property map and surrounding area
- landowner objectives
- detailed property map
- managed forest compartment descriptions
- ten year activity summary
- report of activities

The James Howson property (outlined above) is again of possible interest to this program seeing as there is a woodlot area outlined on the Kawartha Heritage Conservancy property map. However, the specifics of the woodlot (acreage, tree size) are unknown and therefore can not be guaranteed to be eligible for the program.

### Farmland Taxation Program

Farm lands which fulfil the appropriate conditions will be qualified to be taxed at 25% of the municipal residential/farm tax rate. The farm residence and one acre of land surrounding it will continue to be taxed as part of the residential class, as it does not qualify under the program. (Additional details on the program could not be obtained as the link to additional information leads to an error).

Again, the KHC Howson property map indicates that there is an agricultural area on the land and therefore this program may apply.

Gordon Scott's property (lots 13 & 14, concession 4 in Dummer Roll # - 1509 020 003 35000 0000) includes 295 acres of land with a part of that land taxed as Farm Tax English Public (FTEP). There is also already a tax exemption on this property suggesting that the Farmland Taxation Program has already been applied to the land.

There are other properties that would most likely have one or more of these programs available to them (most notably, the property owned by Kawartha Nordic Ski Club Inc.), but because site specific information of the features of the land are not detailed in the land registry documents, it cannot be certain whether these other lands are eligible.

(All information on tax incentive programs obtained from the Ministry of Natural Resources at:  
**<http://www.mnr.gov.on.ca/MNR/>**)