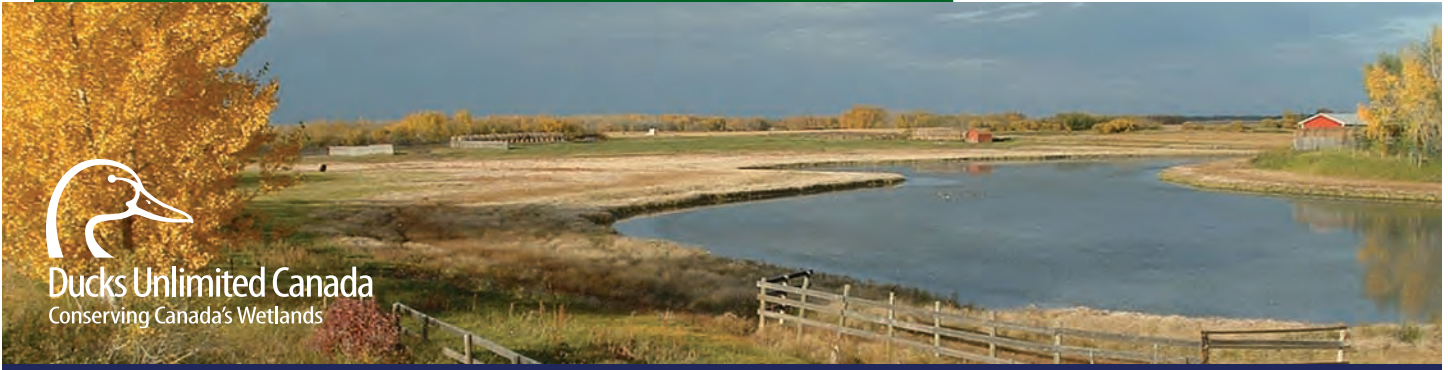


# Conservation Easements



**Ducks Unlimited Canada**  
Conserving Canada's Wetlands

**Alberta**

Conservation easements help you conserve your lands forever.  
Ducks Unlimited Canada can help.

## Conservation Easements

A conservation easement (CE) is a voluntary legal agreement between a landowner and a qualified conservation organization such as Ducks Unlimited Canada (DUC) that provides an opportunity to conserve an area of land in perpetuity.

In a CE agreement, the landowner continues to own the designated land, while at the same time committing to conserve the natural integrity of the site by limiting the amount and type of development that can occur on it. This protects the natural features of the land and supports the growth of both native plants and wildlife.

These agreements have been recognized legally and financially since 1995 under the federal government's Environmental Protection and Enhancement Act (EPEA). This Act is supported by the Ecological Gifts Program within Environment Canada.

### ***Benefits to the Landowner:***

There are many benefits for landowners who choose to sign a conservation easement:

- Income generation in cases where purchase or rental agreements result.
- Tax benefits by way of reduced capital gains taxes and income tax deductions.
- Potential increase to property value, particularly where there are contiguous adjoining lands with conservation easements.
- Buffer zone to keep unwanted development away from other property.
- Buffer zone to reduce pollution and keep pesticides away from other property.
- Some agreements include commitments by DUC to restore wetlands or other features to the property.
- Return of wetlands, natural plants and wildlife support sustainable farming
- CEs leave a living, lasting legacy for CE landowners and their families or companies.

### ***Benefits to all Albertans:***

There are many benefits to the environment that conservation easements provide:

- CEs protect and conserve natural land and wetlands that support native plants and wildlife.
- Wetland conservation supports reductions in soil erosion, reduces the effects of flooding and drought, and enhances water quality.
- Wetlands filter nutrients from the water, which enriches the water and adjacent land, and decreases nitrogen buildup in ground and surface water.
- CEs limit development in our natural landscapes, preserving green space for the future.

A conservation easement conserves the natural integrity of the land by limiting the amount and type of development that can occur on a property.

# Conservation Easements

## What You Need to Know:

1. A CE with DUC is a voluntary legal agreement between a landowner and DUC that conserves the land in perpetuity.
2. Ownership of the land covered by a CE agreement remains with the owner and will be transferred or inherited by other owners.
3. The landowner retains all rights and responsibilities for the property unless otherwise specified in the agreement.
4. The landowner maintains control of public access to the property.
5. The landowner must agree to prohibit any activity on the land that interferes with the natural values protected in the CE agreement.
6. The CE allows for compatible agricultural uses of the land such as haying, grazing and selective timber harvesting or fence clearing
7. The CE does not allow any breaking, cultivation, burning or conversion on these lands (both uplands and wetlands).
8. The landowner may agree to grant access to DUC staff for activities specified in the agreement.
9. DUC will provide notice of the agreement to future purchasers by filing a caveat on the title.
10. The CE must be attached to the land title and will apply to both current and future owners.
11. The CE must include a sketch or map of the property as well as a written description
12. A CE may be amended by mutual consent of both parties.

## For further information:

If you are considering dedicating land to a CE, you will want to know as much as you can about these voluntary agreements. Here are some sources:

- Ducks Unlimited Canada has prepared kits for Alberta landowners that contain comprehensive information about CEs. To order, call (780) 489-2002 or visit [www.ducks.ca](http://www.ducks.ca)
- Environment Canada has published a booklet titled The Ecological Gifts Program Handbook which will give you additional information. Go to a Service Canada location or <http://www.on.ec.gc.ca/wildlife/ecogifts/ecogifts-brochure04-e.html>
- You may also want to contact a third party source such as a lawyer, accountant or financial advisor before signing an agreement. The Environmental Protection and Enhancement Act (EPEA) contains provisions for conservation easements.

 **Ducks Unlimited Canada** is a private, not-for-profit, Canadian organization. Since 1938, DUC has conserved, restored and managed wetlands and their associated habitats for North America's waterfowl. These habitats also benefit other wildlife and people. Visit our website at [ducks.ca](http://ducks.ca) for more information.

### Need more information?

Please contact Ducks Unlimited Canada  
#200, 10720 – 178 Street  
Edmonton, Alberta T5S 1J3  
Phone: (780) 489-2002  
or 1-866-479-3825

