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1967-68 PROGRESS REPORT

FOR

CANADIAN WILDLIFE SERVICE

BASIN EASEMENTS PROJECT

382-44-070

A.S. Goodman
Canadian Wildlife Service
Edmonton, Alberta

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WETLAND PRESERVATION BY EASEMENT

INTRODUCTION

Maintenance of waterfowl populations results in economic benefit within a community, a region and the nation as a whole, mainly from pursuit of recreational activities by hunters, naturalists, and other persons. Waterfowl are dependent on wetlands to maintain their populations. Reductions in the amount of suitable wetlands in the prairie region are believed to result in reduced continental waterfowl populations.

The International Waterfowl Committee, formed in 1961 following expression of concern by the Canadian and United States governments about the dwindling opportunities to harvest ducks, accepted the principle of maintaining suitable wetlands in the prairie region of Canada. "Easement" type of agreements with farmers was considered to be the main method employable. The stated objective was to "ensure the preservation of four million acres of prairie wetlands for production of waterfowl sufficient to support recreational hunting in North America at about the present level" (Treasury Board Record No. 668902, May 25, 1967).

A pilot project to test methods of meeting the objective was initiated in 1963 (Stephen, 1963) in the vicinity of Antler, Saskatchewan and Sinclair, Manitoba. Farmers within a 36 sq. mi. area were offered a lump sum payment, based on the maximum wetland acreage estimated to

exist during the 20-year contract period, for their right to drain or fill in potential wet basins or burn marsh vegetation on the designated wetlands. In 1964 the pilot project was extended into randomly selected parcels of land in Alberta believed to have 20 or more basins per square mile in July in an average year. In 1965 two additional tests were made. The same agreement was offered to owners of randomly selected samples of land from Saskatchewan and Manitoba believed to have 10 or more basins per square mile in July in an average year. In the Municipality of Orkney, No. 244, near Yorkton, Saskatchewan, landowners were solicited by mail to apply for a payment. The land of interested respondents within the Municipality of Orkney was appraised and owners of suitable wetlands were offered 10-year agreements.

Agreements valued at $103,804 covering 8,378 wetland acres were accepted by 239 landowners. The acceptance was 50 per cent of agreements offered. The conclusions of the pilot study were that (a) Western Canadian farmers would accept long-term agreements to preserve wetlands, and (b) acceptance of an agreement seemed to vary with the amount of money offered, age of the farmer, and to some extent intentions to increase farm productivity rather than price per acre of wetland, per basin or per parcel under agreement.

As a result of these pilot studies a proposal to maintain wetlands in Western Canada by rental of rights to natural basins was made

in 1966 to the Director of the Canadian Wildlife Service (Stephen, 1966). The proposal was modified to conform to manpower and fund restraints. On April 1, 1967, the present basin easement project was initiated. The stated objective of the project was "to secure continued usefulness to waterfowl of up to four million depressions capable of holding water in the parklands of Manitoba, Saskatchewan and Alberta, in order to preserve suitable wetland habitat in amounts sufficient to support desired population of ducks and geese" (D. A. Munro, May 4, 1967, Memorandum).

METHODS

Program Area

A program area (Figure 1) consisting of 209 rural municipalities in the provinces of Manitoba, Saskatchewan, and Alberta, delineated by analysis of available data on climate and land form, was scheduled in which applications from landowners would be solicited. The schedule or priorities for offering agreements was based on a rank given each municipality derived from the proportion of farm area uncultivated based on the 1961 census data. Lowest rank or highest priority was given to municipalities with the least proportion of uncultivated farm area on the assumption that the probability of agricultural intensification "within the fences" would increase if less "new land" was available in the municipality. Separate ranking systems were used in each province. Contiguous municipalities were grouped according to lowest mean ranks.

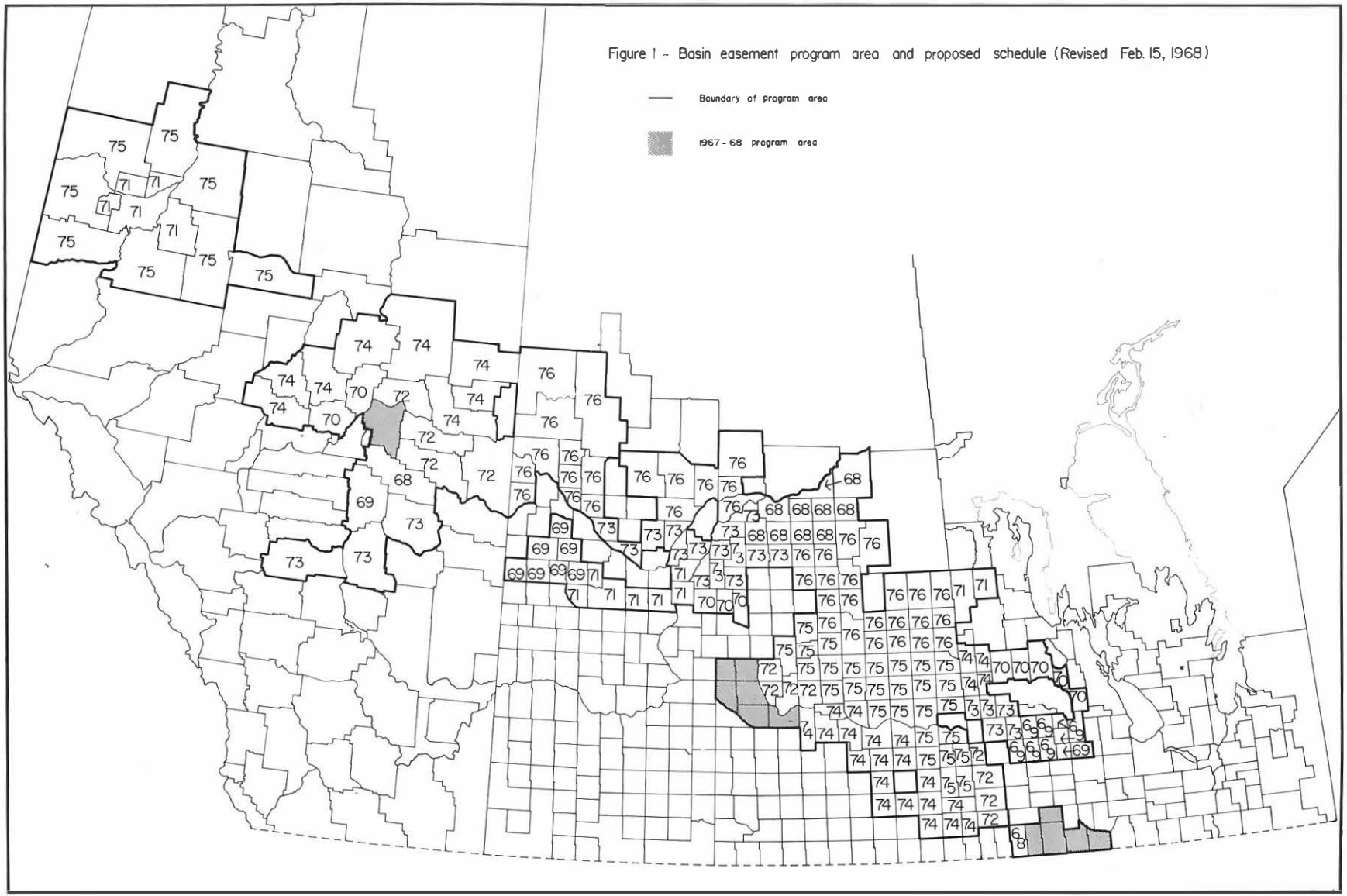
Figure 1 - Basin easement program area and proposed schedule (Revised Feb. 15, 1968)
Boundary of program area
1967-68 program area

The number of farm operators and farm areas, as well as budgeted fund and manpower allotments, determine the size of the groups of municipalities to be solicited each year.

Project operations

For clarity the following definitions will apply throughout:

Scheduled solicitation - the process of requesting by letter that landowners within the 10-year scheduled area apply for a payment.

Agreement solicitation - the process of offer presentation by mail to a landowner.

First mailing - the first letter to a landowner within the scheduled area in the process of scheduled solicitation or agreement solicitation.

Follow-up - the second or third scheduled solicitation or agreement soliciation.

General query - a letter or visit from a person or organization requesting information about the basin easements program.

Current applicant - a person who applies for wetlands payment on land within the current year's scheduled area.

Advance applicant - a person who applies for wetlands payment, on land within the scheduled 10-year program area, prior to the year scheduled.

Late applicant - a person who applies for wetlands payment, on land within the scheduled 10-year program area, after the year scheduled.

Unscheduled applicant - a person who applies for wetlands payment on land outside the scheduled 10-year area.

Delayed application - an application from a current applicant for additional current scheduled lands.

Non-respondent - a landowner on a mailing list from which no reply was received in response to scheduled solicitation or agreement solicitation.

Negative response - reply, to a scheduled solicitation or agreement solicitation, which indicates the respondent does not wish to participate in the program.

Unscheduled contact - letters or visits by Canadian Wildlife Service personnel to candidates in the unscheduled program area.

Refusal - application refused by Canadian Wildlife Service.

Parcel - a piece of legally described land, usually, but not more than, a quarter section.

Landowner - a person or persons who, by legal documentation, have control over a parcel of land.

Rejection - an offer rejected by landowner.

Agreement - an offer accepted by landowner.

Acceptance rate - the percentage of agreements concluded of those offered.

Valid parcel - a parcel of land, owned by private individual(s), which has suitable wetlands.

Parcel file - a record of processing given to each parcel of land applied for.

Applicant file - all parcels of land applied for by a candidate which are in the process of negotiation.

Landowner's file - all parcels of land applied for, within a municipality, by a landowner.

Master file - a record of negotiation with a landowner on parcels applied for in a municipality.

Appraisal query - letters or visits from landowners questioning the interpretation of their wetlands.

Custom reply - a letter, by Canadian Wildlife Service personnel answering general queries presently not answerable by form letter.

Negotiation - the operational process involving all steps from soliciting application to payment, refusal or rejection inclusive.

The sequence of events (Figures 1 and 2, Appendix 1) in negotiation between candidate and Crown are: (1) receipt of application, (2) verification of ownership, (3) assignment of land values, (4) appraisal of Wetlands, (5) verification of data, (6) notification of candidate of appraisal results, (7) investigation of appraisal queries, and (8) termination of negotiation.

Receipt of application

Applications resulted from scheduled solicitation and general query. Scheduled solicitation in the 1967-68 program area was based on a mailing list compiled from the municipal tax roll for the Municipal District of Lamont in Alberta; the Municipalities of Lumsden, Dufferin, Sarnia, Craik, Big Arm and Arm River in Saskatchewan; and the Municipalities of Roblin, Turtle Mountain, Morton, Whitewater and Winchester in Manitoba. Non-respondents to the first mailing were sent two follow-ups, if required. First mailing pieces consisted of a form letter WLU 77-FL 12 explaining the reason for contact (Appendix 2, Page 1), the brochure "Dollars from Wetlands" (Appendix 2, Pages 2, 3, 4,5), an application form (Appendix 2, Page 6) and an addressed, post-age-paid return envelope. Follow-up solicitations did not include the brochure and had the form letter WLU 77-FL 13 explaining the reason for contact (Appendix 2, Page 7) substituted for WLU 77-FL 12.

General queries were dealt with in one of two ways. Those without land description(s) were sent the brochure "Dollars from Wetlands", an application form, the question-answer form letter WLU 77-FL 5 (Appendix 2, Pages 8 and 9, with the last line deleted) and either a covering form letter WLU 77-FL 3 (Appendix 2, Page 10) or a custom reply. Those with land descriptions were considered general query applicants and were sent the brochure "Dollars from Wetlands", the question-answer letter WLU 77-FL 5, answers to any additional questions asked, and form letter WLU 77-FL 7 advising of the tentative date of appraisal (Appendix 1, Page 11) if advance applicants, or form letter WLU 77-FL 2 advising

of a possible delay in processing (Appendix 1, Page 12) if unscheduled applicants.

Responses to scheduled application solicitations included negative responses, current applicants, advance applicants, and unscheduled applicants. Applications and negative responses were sorted by municipality to simplify checking mailing lists. Number of applicants and parcels applied for were recorded. Current applications and unscheduled applications were processed. Advance applications were filed by municipality and the applicant was sent form letter WLU 77-FL 7, which advised of the tentative future date for processing of his application. Unscheduled applicants were sent form letter WLU 77-FL 14 (Appendix 1, Page 13) which advised them of a possible delay in processing because of current applicant priorities and time required to collect pertinent data on the current state of the wetlands. Current applicants who requested more information were sent either the question-answer letter WLU 77-FL 5 and a covering form letter WLU 77-FL 4 advising that the enclosed document answered their questions (Appendix 1, Page 14) or a custom reply.

Some individuals, upon receipt of additional information as a result of application processing, responded by applying for additional land(s). Current applicants were sent form letter WLU 77-FL 1 (Appendix 1, Page 15) stating their land would be appraised. Advance and unscheduled applicants were sent form letters WLU 77-FL 7 and WLU 77-FL 14, respectively. Late applicants are processed in the same

manner as unscheduled applicants, but receive form letter WLU 77-FL 30 (Appendix 2, Page 16) advising of a possible delay in processing.

Verification of ownership

All parcels listed on current and unscheduled applications were tabulated and sorted by land registry district and then into a sequential land order. A copy of Certificate of Title was requested by form letter WLU 77-FL 15 (Appendix 2, Pages 17 and 18) from the appropriate land registry district office. At this point in processing, a parcel file, comprising a copy of the application, was created for each parcel. These were assembled into applicant file units. Copies of Certificates of Title when received were placed with the appropriate applicant file unit. The applicant's name was compared with the name or amendments shown on copy of Certificate of Title. If they were not the same family name, form letter WLU 77-FL 16 (Appendix 2, Page 19) was sent to the applicant requesting proof of ownership. At this point a temporary file number was assigned on each parcel file and a routing sheet (Appendix 2, Page 20) was initiated for each parcel for which valid ownership was verified. Parcel files for which valid ownership could not be produced by the applicant within 14 days were colour-coded and terminated. Invalid owner parcel files are double checked prior to filing.

All registered plans recorded on copy of Certificate of Title which were deemed necessary to clarify the boundary of private lands or capable of defining maximum water level of a wetland were requested from the

appropriate land registry district office or other appropriate authority, such as a provincial or private water management agency. Upon receipt, these documents were placed in the appropriate parcel files. The resultant properly documented, verified applicant file units proceeded to the next phase of processing.

Assignment of land values

The verified applicant file units were sorted and compiled into landowner units. Each landowner was assigned a unique number which was recorded on each routing sheet in his landowner file unit. The first five digits are unique for each landowner and the remaining four digits identify the landowner's parcels by province and municipality. The same owner number is recorded on all additional routing sheets initiated for parcels in any municipality that a landowner applies for later. The landowner units were then sorted by municipality thereby creating owner files. A record of previous application for other parcels within a municipality and amount of payment possible on these parcels was noted on delayed applications to facilitate identification of refusals by the appraiser.

In preparation for payment calculation the assessed value, referent acreage, mean assessed value per acre, conversion factor, yield rate, and calculated annual payment per acre are then recorded on the routing sheet. The assessed value and acreage were obtained from copies of municipal assessment field sheets for current applicant parcels and

from values obtained from Municipal Secretaries upon request, using form letter WLU 77-FL 27 (Appendix 1, Page 21), for unscheduled applications. A conversion factor of 5.50 multiplied by the assessed value per acre gave an estimate of the per acre sale value, an "alternative opportunity", of that parcel. The conversion factor was supplied by Veterans' Land Act (V.L.A.) personnel and was based on the relationship between current land sales and the assessed value of property in the 1967-68 program area. Yield rate was set at 6 per cent. The value of 6 per cent reflected current bond interest rates and cash rental rates paid by lesses of Federal Crown lands. The annual payment per acre, another "alternative opportunity", was equivalent to 6 per cent of the estimated per acre sale value of the parcel.

All parcel files are audited prior to appraisal to verify that (1) ownership had been established, (2) registered plans or other documents defining boundaries of private lands or water levels, if needed were present, and (3) that all land value data on the routing sheet had been recorded and calculated correctly. All deficiencies were rectified prior to passing owner files on for appraisal.

All current owner files were passed on for appraisal. Unscheduled owner files were held pending verification of current basin conditions. Determination of current conditions began with ordering latest prints of aerial photographs of the unscheduled parcel from the National Air Photo Library. After receiving the aerial photographs, a field inspection

was conducted to record current basin conditions. Appraisal of unscheduled owner files was conducted upon verification of the existence of suitable wetlands.

Appraisal of wetlands

The appraisal operations involved interpreting the presence of wetlands; delineating the boundaries of observed wetlands; numerically identifying each wetland, and measuring the area of the wetlands; recording physiographic data, and wetland area and identifying numbers; making record copies of appraised aerial photographs of a parcel of land; completing the file number; rejecting duplicate and invalid basin files; and calculating the annual payment per parcel.

The physiographic data recorded was topography, soil texture and wetland capability for waterfowl production as indicated by the Canada Land Inventory Waterfowl Capability Maps. Physiographic data was recorded to (1) provide background information useful in interpreting the wetland situations and (2) provide basic data for predicting program performance for future program planning. Wetland numbers and size can be related to these basic data to identify any relationships.

Appraisal of wetlands was conducted primarily by stereoscopic inspection of aerial photographs, scale approximately 1" = 1320', and interpretation of the conditions observed. The photographs used for appraisal of current applicant parcels were taken in the spring of 1967. Factors taken into consideration when determining suitability and extent

of a wetland were topography, changes in tone and texture on the photograph (indicators of water depth), vegetative cover if identifiable, observed land use practices and soils. Suitable wetlands were those one tenth acre or larger considered to be permanent, that is with deep water, or those wetlands located within one-half mile of a permanent body of water, provided they were deemed capable of retaining water at least until July 1, four years out of ten. No objective criteria exists for measuring this capability. The maximum water area expected during a normal 10-year period was delineated as the area to be included under agreement; but again no objective criteria exists for measuring this capability. These guidelines were set to minimize public complaint and at the same time permit retention of "temporary" wetlands until their value to waterfowl is established.

The suitable wetlands were delineated and numbered on the aerial photograph, measured and all data recorded on the routing sheet. When appraisal of wetlands could not be completed solely from aerial photograph interpretation, the landowner was notified, by custom reply, that ground inspection was required. After the onset of winter, the landowner was sent form letter WLU 77-FL 8 (Appendix 2, Page 22) informing him that processing of these files would be delayed until spring because of interpretive problems encountered.

Upon completion of appraisal of the wetlands on a parcel the total suitable wetland acreage was calculated and recorded on the

routing sheet. The annual wetlands payment for each parcel was calculated by multiplication of the annual payment per acre by the total wetland acreage. This value was rounded to the next highest whole dollar and recorded on the routing sheet. A preliminary calculation of a landowner's total annual payment, for all parcels in a municipality that were under appraisal and those previously appraised, was made. If the municipal landowner's total annual payment was $10.00 per annum or greater then two copies, (three if the parcel was under purchase through Veterans' Land Act) of each parcel, for which there was any payment, were made of the marked aerial photographs. The original aerial photographs are the Departmental record. The copies were sent with the offer to the landowner. After the copy was made, dry drained basins if any were delineated and numbered on the original aerial photograph, measured and recorded on the routing sheet. This provides a record of location and extent of land use changes for use in future analysis.

Verification of data

Upon completion of the appraisal, an audit of all calculations and supporting documents was conducted. If all calculations were found to be correct and all required supporting documents were present and evidently used correctly in processing, the owner's file was cleared for further processing. Errors in air photo interpretation, measurements, and recording of ecological data could not be detected at this point.

This audit served only as a control on the documentation and calculations pertaining to each parcel appraised.

Notification of landowner of appraisal results

The total annual payment to a landowner was calculated by summation of payments for his valid parcels in a municipality for which he had not yet received an offer. Offers were sent to those landowners whose total annual payment for all lands appraised was $10.00 or more. An offer consisted of form letter WLU 77-FL 21 (Appendix 2, Page 23), two copies of the appropriate agreement form (Appendix 2, Page 24 or pages 25 and 26; the latter two were used for parcels which were under purchase through V.L.A.), photographs of each parcel involved in the agreement, and an addressed, postage-paid, return envelope. Non-respondents were sent two follow-ups, if necessary (Appendix 2, Page 27 and 28) at 2-week intervals.

Landowners whose application was refused entirely or in part were sent form letter WLU 77-FL 18 (Appendix 2, Page 27) in which the reason for rejection was stated and parcels listed. The category "other" in form letter WLU 77-FL 18 referred to either corporate ownership or to the $10.00 per annum minimum offer limit. Corporate owned lands were not appraised. Generally these lands were not used for agricultural purposes. The $10.00 per annum minimum offer level was set because of administrative costs in handling an offer but no objective study has been made of the utility of this minimum. A final audit was conducted on the owner's file under consideration to ensure correctness of offer prior to mailing.

Investigation of appraisal queries

Landowner's questions were answered either by form letters WLU 77-FL 9, WLU 77-FL 26, WLU 77-FL 4, WLU 77-FL 5 (Appendix 2, Pages 28, 29, 14 and 9 and 10, respectively) or by custom reply. Parcels were re-appraised if landowners questioned the interpretation of their wetlands. The details of the query were recorded on the appraisal query sheet (Appendix 2, Page 30). Re-appraisal resulted in (1) deferment of the file until a field check of the wetlands on the parcel in question could be conducted and notification of the landowner by form letter WLU 77-FL 6 (Appendix 2, Page 31) of this action; or (2) no alteration in the present offer and notification of the landowner by form letter WLU 77-FL 11 (Appendix 2, Page 32) of this action; or (3) presentation of a revised offer. Landowners who indicated that land use changes had occurred since the aerial photographs were taken, also had their files set aside for a field check. Those who indicated land use changes were occurring or proposed changes in the immediate future were sent form letter WLU 77-FL 10 (Appendix 2, Page 33) which cancelled our offer and requested that they reapply after alterations had been completed.

Termination of negotiation

Properly signed and witnessed agreements returned by the landowners were completed on behalf of the Department. Individuals purchasing land through Veterans' Land Act required the signature of the Director of V.L.A. prior to completion on behalf of the Department.

Upon complete authorization, agreements were sorted and batch lists for each municipality were sent to Regional Treasury Office with cheque requisitions (Appendix 2, Page 34). The cheques received from Treasury were audited for correct name and amount. The cheque, a copy of the agreement with a photograph of each parcel under agreement and form letter WLU 77-FL 25 (Appendix 1, Page 35) was then forwarded to the landowner.

Permanent file numbers were assigned to each parcel file for which negotiation was completed. They were colour coded Green, Yellow, or Blue, according to the categories accepted, rejected or refused respectively. Negotiated unscheduled owner files were also given a Red colour code. The parcel file numbers and colour codes were audited for correctness prior to filing.

RESULTS

Performance

Solicitation mailings were completed for all municipalities scheduled in the 1967-68 program year. The municipalities involved were the Municipal District of Lamont in Alberta, the Municipalities of Lumsden, Dufferin, Sarnia, Craik, Big Arm and Arm River in Saskatchewan and the Municipalities of Roblin, Turtle Mountain, Morton, Whitewater and Winchester in Manitoba.

Applications referring to 6072 parcels of land were received from candidates in these municipalities and 4311 parcels or 71 per cent had been processed up to March 1, 1968. A total of 1122 parcels were not offered. Of those 108 parcels or 10 per cent were refused because of invalid ownership and 1014 parcels or 90 percent were refused because the $10.00 minimum offer limit per landowner in a municipality was not reached. Of the 3189 offered parcels, agreements involving 1859 parcels have been accepted, agreements involving 388 parcels have been rejected, and the remainder, involving 942 parcels, were awaiting landowner decisions.

In addition advance applications were received from 123 landowners involving lands in 19 municipalities and unscheduled applications from 120 landowners involving lands in 38 municipalities. The locations referred to in advance and unscheduled applications are concentrated

around the current program area (Figure 2). This is a result of landowners in scheduled municipalities also including lands located in adjacent municipalities on their application form.

Forecast accomplishment

It is forecast, based on current performance rates derived from Table 1, that agreements involving 2434 parcels of property will be obtained within the 1967-68 program area at an expenditure of $124,091 (Table 2). In addition, agreements valued at $56,805 involving 101 parcels of land in the Prairie Provinces including the Raymond Irrigation District ditch around Sterling Lake in Alberta, and the Indian Reserve lands in the Lower Kootenay Valley, are expected to be completed on unscheduled areas. Completion of these negotiations is forecast to result in preservation of 27,970 acres of wetlands in the 1967-68 program area, 1944 acres of wetlands on unscheduled areas in the Prairie Provinces (Table 3) as well as preservation of Sterling Lake and marsh areas on Indian Reserve lands in the Lower Kootenay Valley.

Program effectiveness

The land area of Canada is currently under evaluation for its ability to produce wildlife, timber, agricultural products, etc. The Canada Land Inventory waterfowl production capability (CLIW) of the

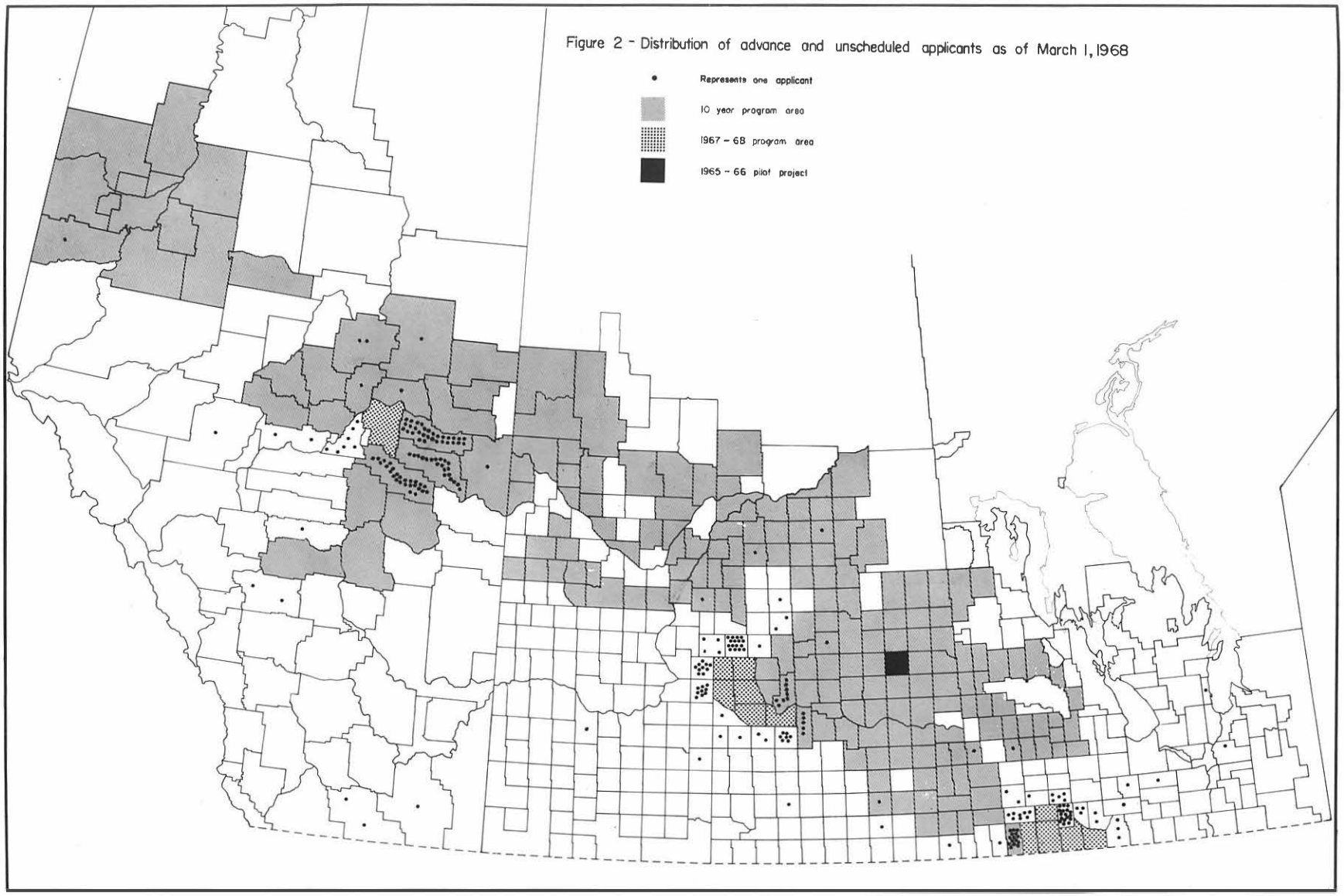
Figure 2 - Distribution of advance and unscheduled applicants as of March 1, 1968
Represents one applicant
10 year program area
1967 - 68 program area
1965 - 66 pilot project

1967-68 program area provided one criteria by which to measure program effectiveness. Another criteria was the ability of the present operation to meet the current objective of preservation of 4.0 million wetland acres.

To examine the value of present agreements to waterfowl production a comparison was made between the accepted parcel distribution and the CLIW classification (Figures 3 to 8). The assumptions were made that the distribution pattern observed within municipalities, for which over 70 per cent of the parcels applied for had been appraised, was representative of the final distribution pattern and that the prime waterfowl production area should be considered as land in Class 1, 2 and 3 as shown by CLIW capability maps.

Distribution of accepted parcels in the Municipal District of Lamont, Alberta (Figures 3 and 4) revealed a positive relationship to the best waterfowl production land. This suggests that the basin easement program incentives are tending to achieve desired goals in the Municipality of Lamont. Distribution of accepted parcels (Figures 4 and 5) in the Municipalities of Lumsden, Dufferin, Sarnia and Craik in Saskatchewan, revealed that agreements tended to be in the desirable waterfowl habitat; however, the resultant agreement coverage was very low. Within the municipalities of Roblin, Turtle Mountain and Morton in Manitoba, there was no apparent relationship between agreement coverage and best CLIW production classifications (Figures 7 and 8). The coverage in Manitoba appears greater than in the Saskatchewan municipalities;

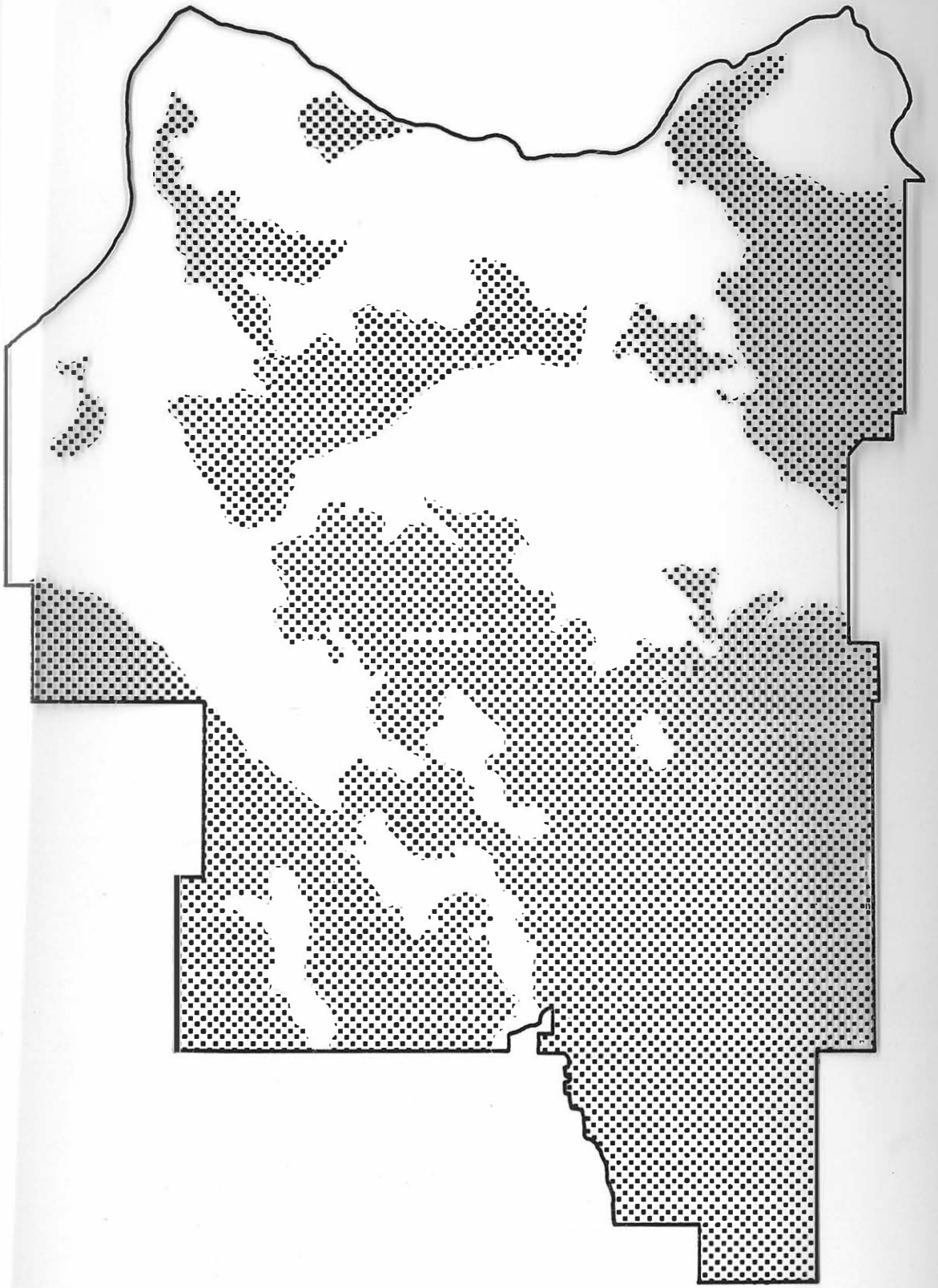

Figure 4 - Class 1, 2 and 3 CLIW area within 1967 - 68 program year for Alberta.

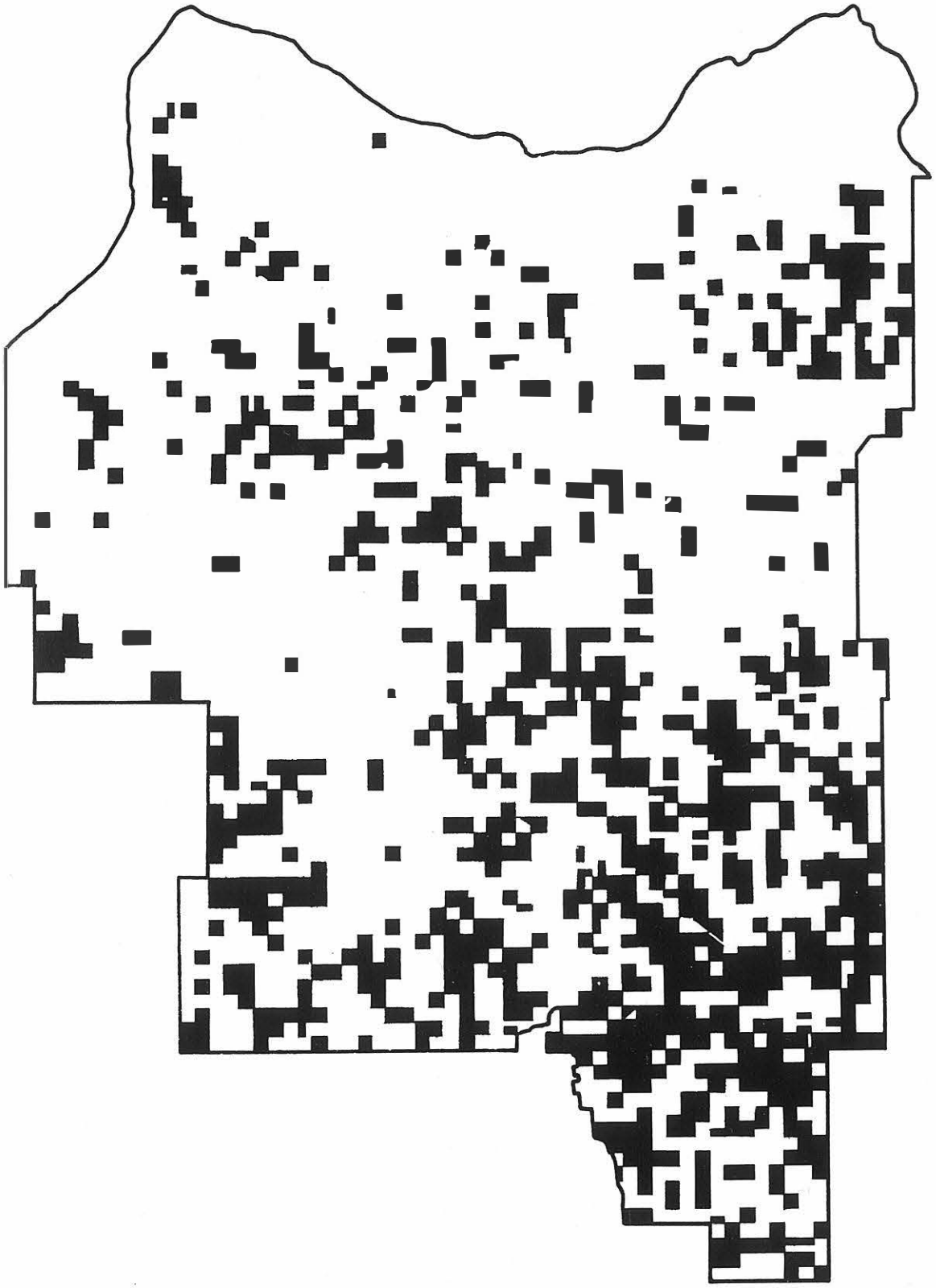

Figure 3 - Distribution of parcels under agreement as of March 1, 1968, within 1967 - 68 program area in Alberta.

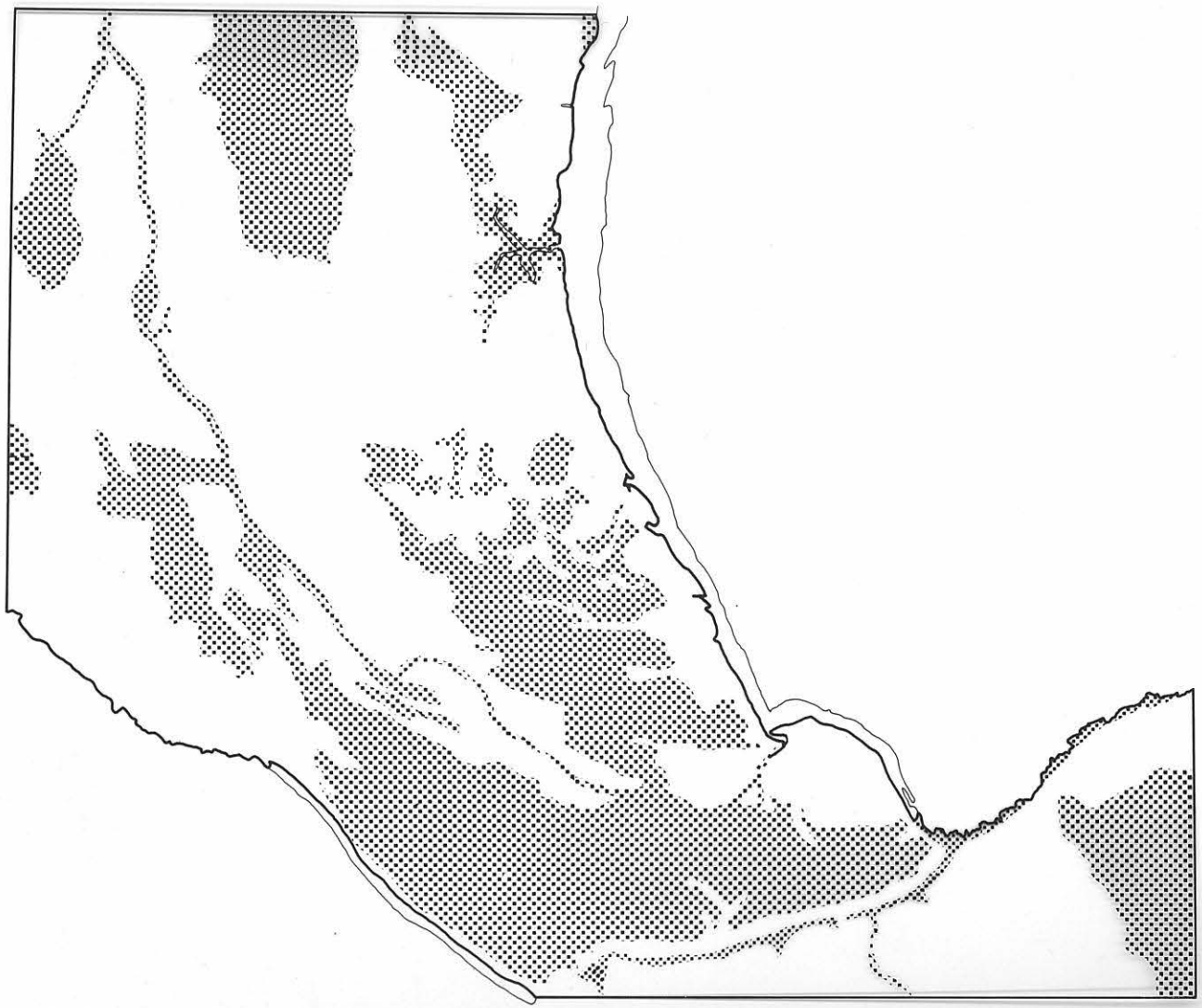

Figure 6 - Class 1, 2 and 3 CLIW area within 1967-68 program year for Saskatchewan.

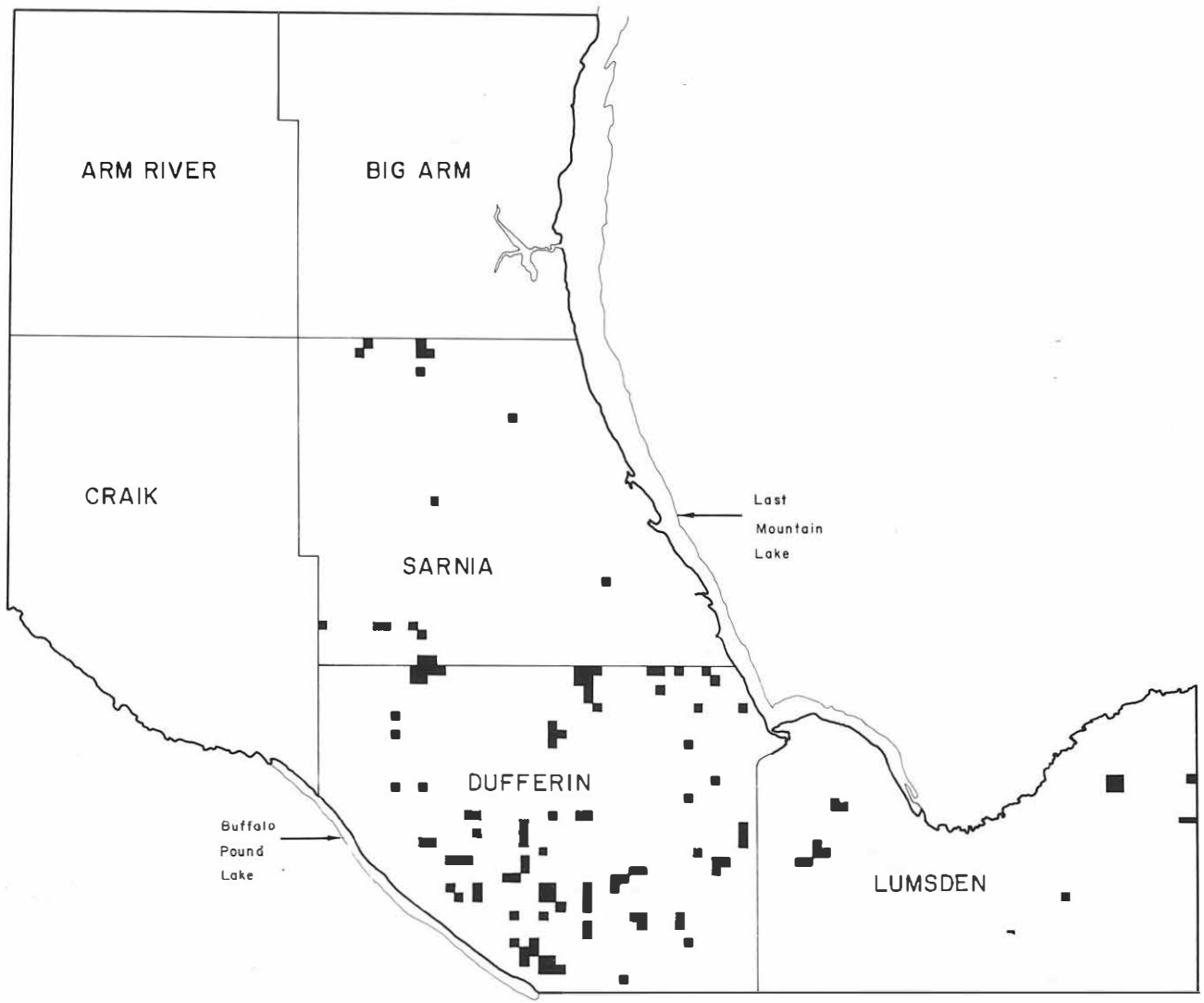

Figure 5 - Distribution of parcels under agreement as of March 1, 1968, within 1967-68 program area in Saskatchewan.

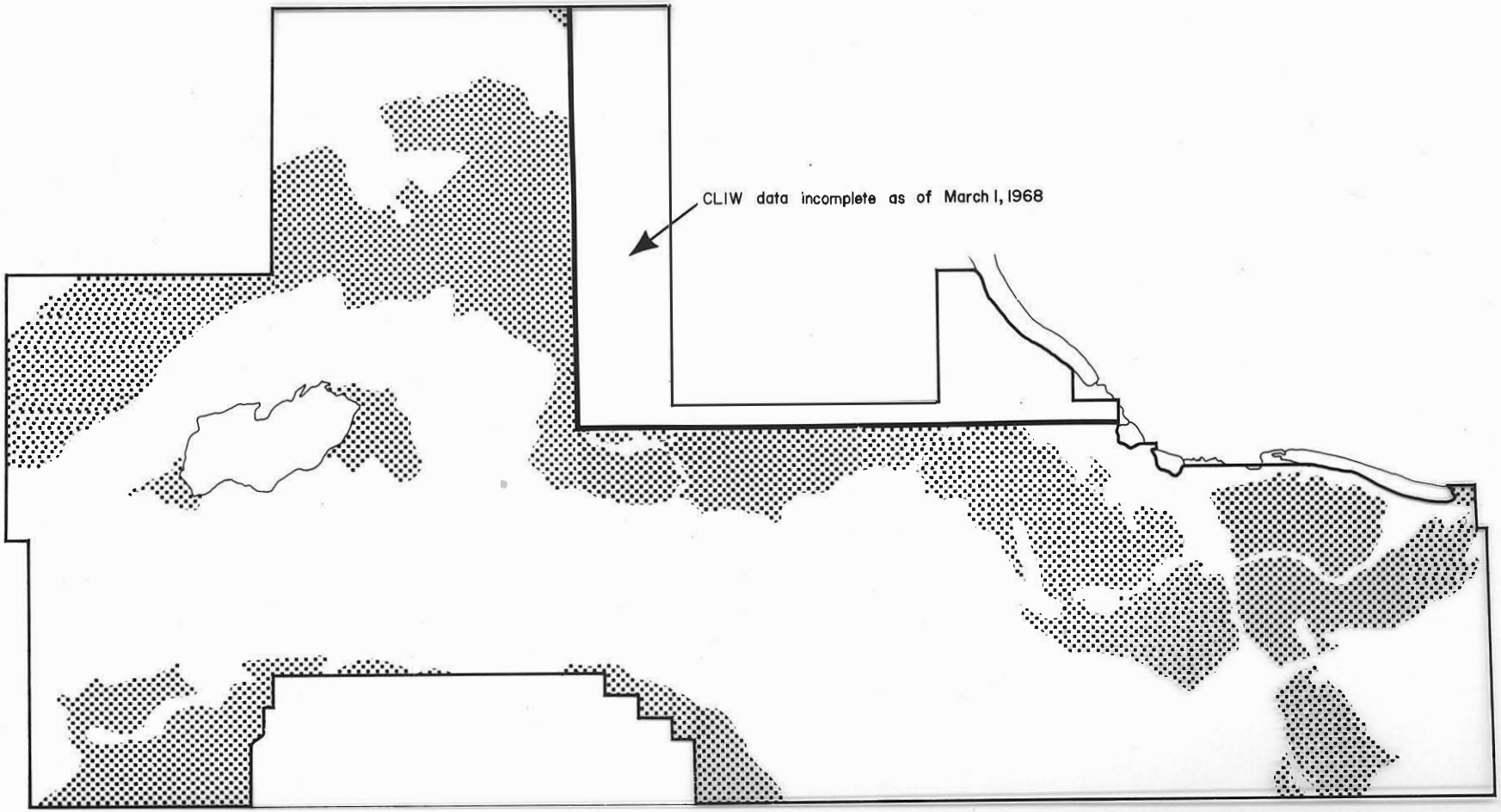

Figure 8 - Class 1, 2 and 3 CLIW area within 1967-68 program year for Manitoba.

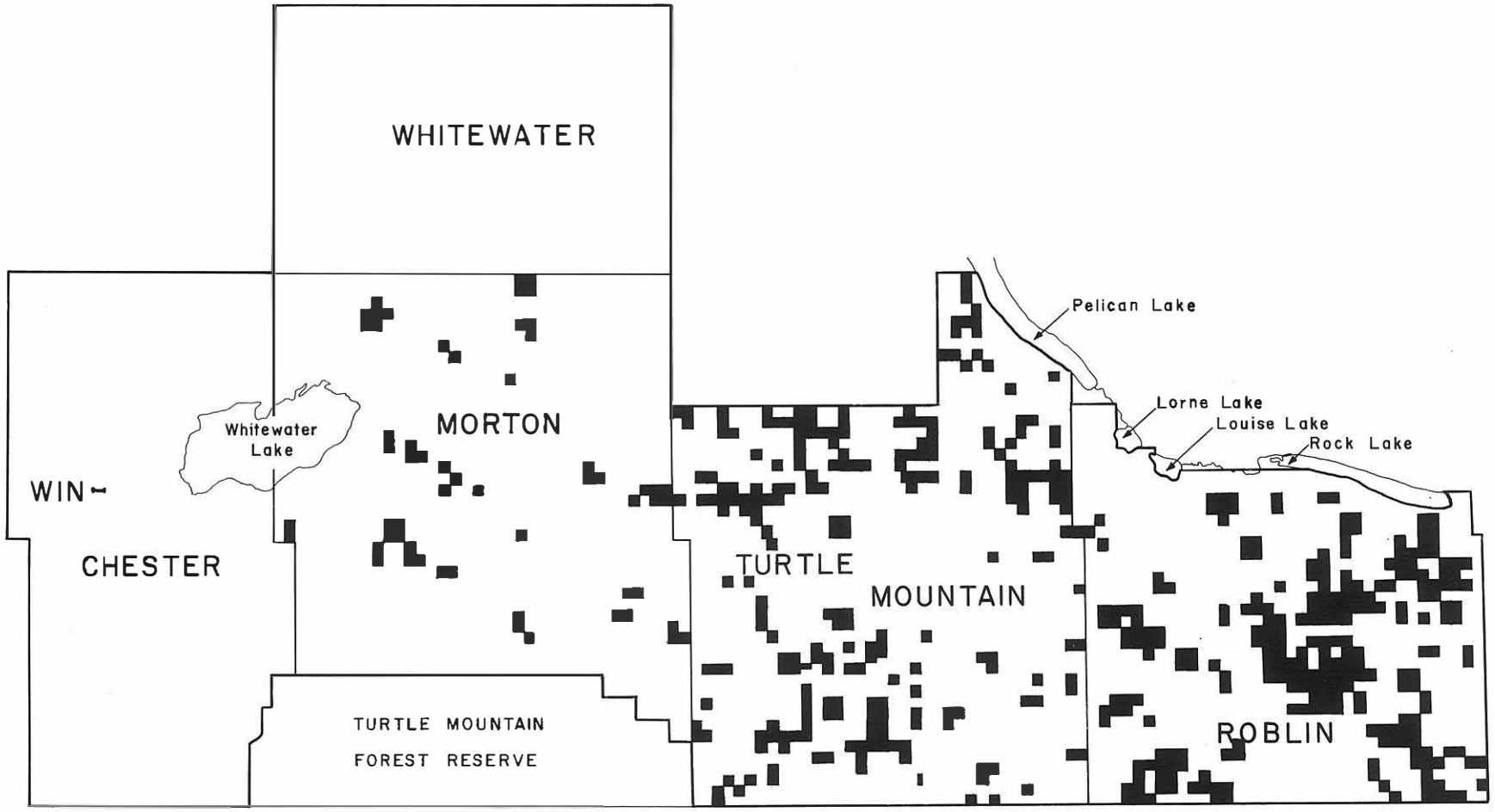

Figure 7 - Distribution of parcels under agreement as of March 1, 1968, within 1967-68 program area in Manitoba.

however, a low level of effectiveness appears imminent. The acceptance of agreements on land in Manitoba which was outside delineated desirable water fowl habitats suggests that possibly landowners in the Manitoba municipalities with marginal waterfowl habitat are particularly enthusiastic about the program. It could also represent inclusion of low quality waterfowl producing habitats because of a lack of objective criteria available for identification of suitable wetlands. These results indicate there is an immediate need for definition of desirable pond types and improvement in interpretive criteria to facilitate proper identification of suitable wetlands. The accepted parcel distribution for Saskatchewan and Manitoba suggests present incentives are not effective for maintaining "suitable" wetland habitat in the municipalities tested.

Wetland objective

The low performance observed suggests that desired maintenance of best waterfowl habitat lands are not being met. In terms of wetland acreage preserved, present performance was forecast to bring 27,970 acres of wetlands under agreement. This represents an achievement of 24.7 per cent of the estimated 113,223 wetland acres available in the 1967-68 program area and 0.7 per cent of the overall objective of 4 million wetland acres (Table 3). This achievement will result from solicitation of 5 per cent of the people and 6 per cent of the area currently scheduled (Stephen, December, 1967). The pooled average wetland acres per parcel appraised was 7.8 acres (Table 4). With an estimated 332,782 parcels

the scheduled program area, the maximum wetland acreage available would be 2,359,424 acres. Application of performance rates derived from Table 1, would result in 54,709 parcels under agreement. With an estimated 11.9 wetland acres per accepted parcel (Table 4) this would result in only 651,037 wetland acres under agreement or 16.3 per cent of the present objective. It is apparent that operating procedures currently employed must be drastically changed to facilitate meeting present objectives.

If the program area was increased to include all of the agricultural area of Alberta, Saskatchewan and Manitoba an estimated additional 2.5 million wetland acres would be available. This 2.5 million acre estimate is based on (a) the average pond density per square mile of unscheduled area derived from pond densities observed on United States Fish and Wildlife Service pond census transects conducted in May for 1955 to 1961, and (b) an estimated average pond size of 0.85 acres based on 1963 pilot study activity on randomly selected areas which resulted in 1011.4 acres related to 1184 ponds placed under agreement.

It is recognized that these estimates leave much to be desired, but, they do illustrate the possibility of having 4 million wetland acres as an objective. However, program wetland acreage objectives and program boundary definition should be re-examined and data assembled on which to base accurate assessments of each.

Factors regulating effectiveness

It was determined, as a further examination of project effectiveness, that only 5072 parcels or 35 per cent (Table 1) were applied for from

an estimated 17,555 parcels available in the 1967-68 program area. Even within CLIW best waterfowl habitat only 2,040 parcels or 38 per cent (Table 5) were applied for from an estimated 5,344 parcels available in the Saskatchewan and Alberta 1967-68 program area. Manitoba was not analyzed because the CLIW information was incomplete. Application rate, therefore, was considered a critical factor governing program performance.

Application rate determines the land area available for negotiation but performance is also dependant on ownership, the amounts of suitable habitat present and the landowner's consideration of any offer submitted to him. Table 1 shows at least 43 per cent of the appraised parcels result in agreements as 26 per cent were not offered and the remaining 31 per cent or 1,330 parcels (388 not accepted and 942 pending) were not accepted by the landowners up to March 1, 1968. At those rates, the projected result is 2,611 parcels or 15 per cent of the 17,555 parcels available (Table 1). In the CLIW best waterfowl production habitat with a higher acceptance rate, fewer not offered, and fewer assumed not accepted, the projected result is still only 21 per cent of the 5,344 parcels available (Table 5). Acceptance rate, therefore, was considered to be another critical factor governing program performance.

It is evident that increasing application and acceptance rates will improve program performance. Application and acceptance rates are affected by the landowner's attitude towards waterfowl, his opinion of

the amount of wetland acreage suitable for waterfowl production, his consideration of the amount of offer (Stephen, 1965) his present farm improvement plans and his estimated return from other opportunities for the wetland area as well as other unknown possible considerations. Presently only data on total amount of offer, price per parcel, price per acre and wetland acreage is available for analysis, of which only the total amount of offer is positively known by the landowner.

Wetland acreage was analyzed by a regression analysis of current application rate on municipal average wetland acreage per parcel. This analysis revealed a significant direct relationship (Figure 9, $t = 4.047$, 6 d.f., $r = 0.8555$) which could be predicted by the equation $y = 14.69 + 3.49\ (x)$. Use of this model suggests that an application rate of about 15 per cent could be expected from a municipality with no wetland areas, while to experience a 100 per cent application rate in a municipality an average of 24.4 acres of wetlands per parcel would have to be present. An estimate of wetland acreage per parcel for each municipality could define those municipalities in which an acceptable application rate could be expected. Direct solicitation of these municipalities would reduce the limiting effect of application rate.

Performance, however, is ultimately dependent on offer acceptance, Offer acceptance was analyzed for a relationship with amount of offer.

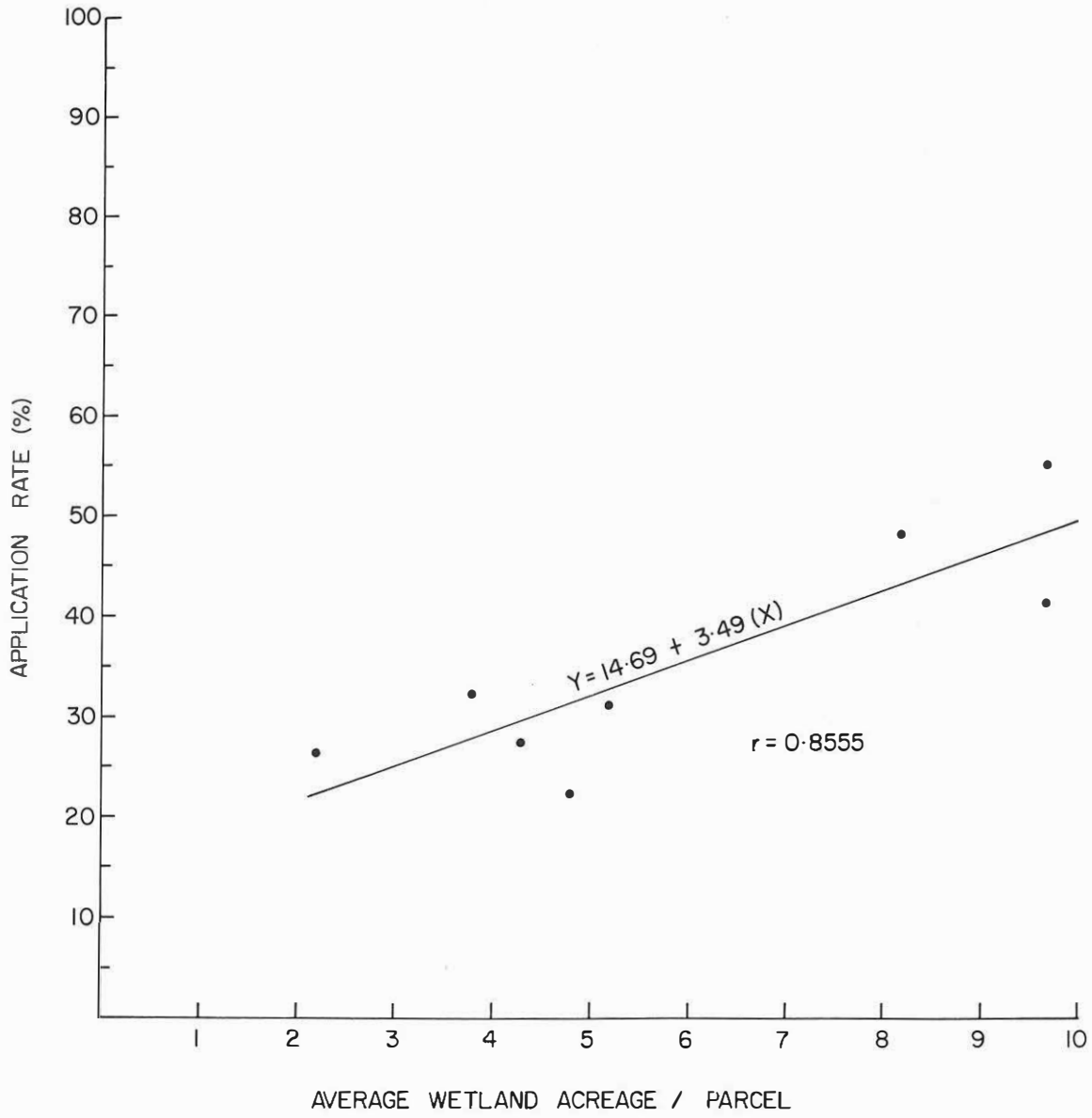

Figure 9 – Regression line of current application rate on average wetland acreage per parcel

The acceptance rate of offers was observed to rise from 40 per cent to 78 per cent as the amount of offer increased at $30 intervals, from about $15 to about $105 (Table 6). The acceptance rate then remained constant until the amount of offer was about $315 at which point the rate became 100 per cent (Table 6). With one exception, all offers above $300 were accepted (Table 6). This identified that the amount of offer directly influenced the probability of the landowner accepting the offer.

However, the offer can pertain to more than one parcel of property. The parcel acceptance rate; i.e., parcels placed under agreement as a result of acceptance of an offer, was compared to the average price offered per parcel in a municipality (Table 7). A regression analysis of this data revealed a significant direct relationship (Figure 10, $t = 6.209$, 6 d.f., $r = 0.9302$) which could be predicted by the equation $y = 7.7 + 1.04\ (x)$. Use of this model suggests that about 8 per cent of the parcels in a municipality could be brought under agreement for zero dollars, while to accomplish 100 per cent coverage of a municipality would require on the average a payment of $89 per parcel. This means that if a municipality was completely uniform with respect to wetland acreage and land value per parcel and an offer pertaining to one parcel amounted to $89 then offer pertaining to two parcels would have to amount to at least $188, etc., if 100 per cent coverage was desired. From this it is inferred that the plateau observed in acceptance rate of offers between $105 and $285 was probably due to rejection of offers pertaining to two or more parcels.

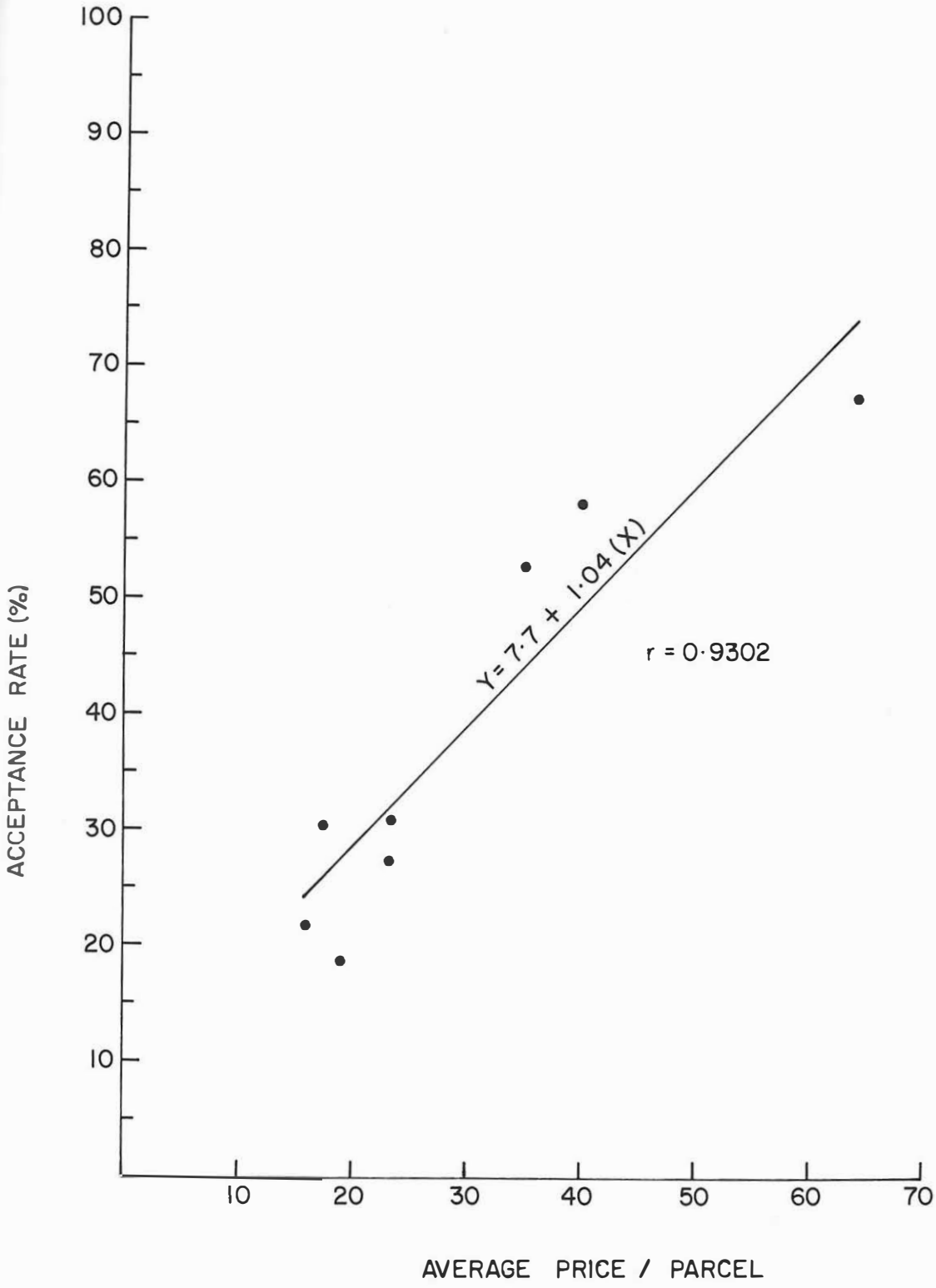

Figure 10 – Regression line of acceptance rate on average price(dollars) offered per parcel

The offer is the result of the interaction, or sum of interactions if two or more parcels are included, of price per acre and wetland area per parcel. Table 4 revealed that the average wetland acreage per accepted parcel was consistently higher than the average wetland acreage per rejected parcel within municipalities and for the pooled average values. But, the average price per acre offered for wetlands on accepted parcels was not consistently higher than the average price per acre offered for wetlands on rejected parcels, even though the pooled average price per acre offered on accepted parcels was slightly higher than the pooled average price per acre offered on rejected parcels. This suggests land values were fairly constant and that the differences in offer per parcel were mostly the reflection of differences in wetland acreage present. As a result landowners with large amounts of wetlands tended to receive larger offers which were more readily accepted. A regression analysis of parcel acceptance rate on average price per acre offered in a municipality confirmed that there was no significant relationship between these factors ($t = 1.78$, 6 d.f., $r = 0.5873$). Therefore, wetland acreage was assumed to be the factor regulating parcel acceptance rate. A regression analysis of parcel acceptance rate on average wetland acreage per parcel in a municipality revealed there was a significant direct relationship between these factors (Figure 11, $t = 6.28$, 6 d.f., $r = 0.9316$) which would be predicted by the equation $y = 2.7 + 5.95\ (x)$.

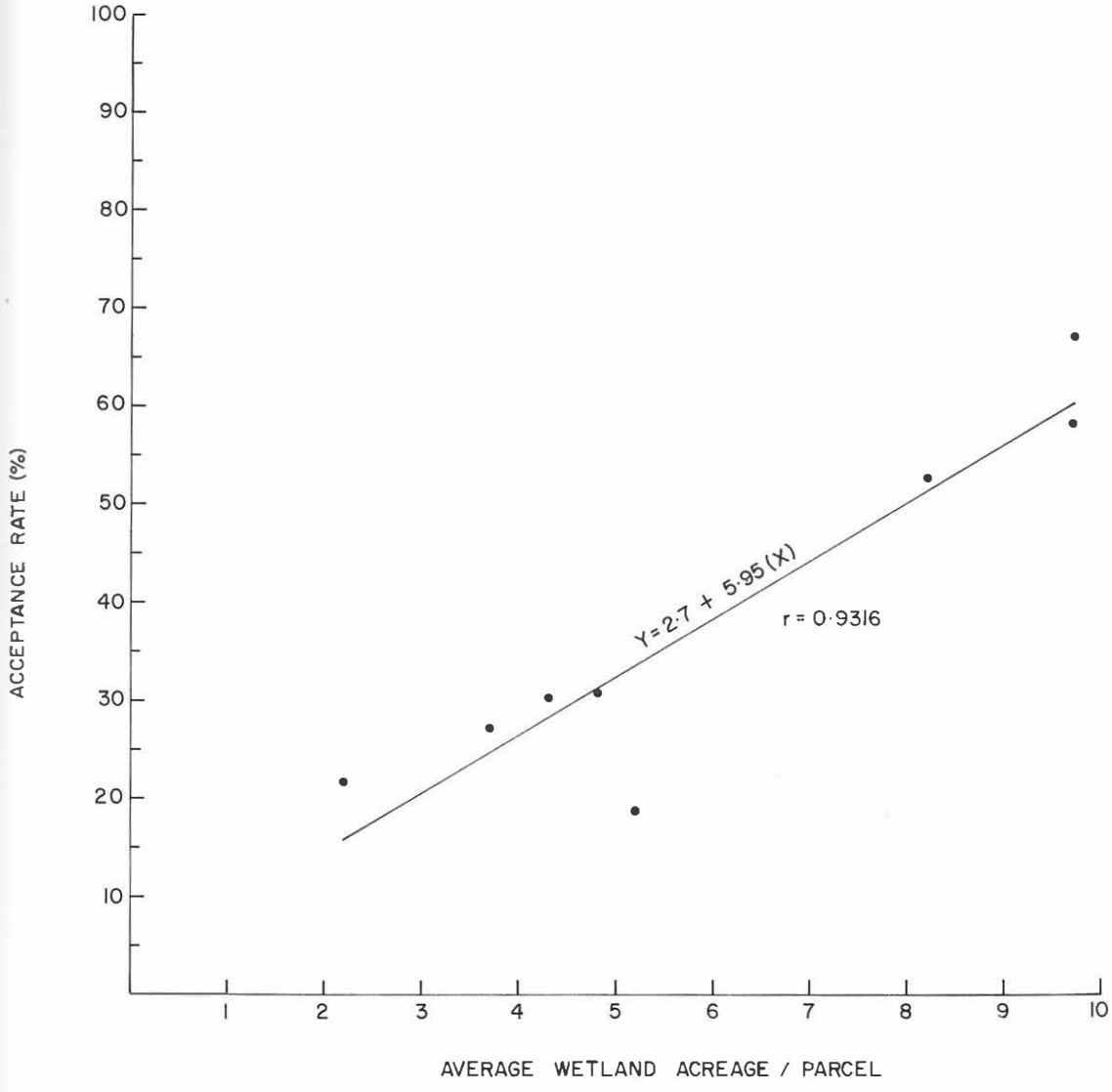

Figure 11 – Regression line of acceptance rate on average acres of wetlands per parcel

Use of this model suggests that to experience 100 per cent parcel acceptance rate in a municipality an average of 16.4 acres of wetlands per parcel should be present in the municipality. This acreage per parcel compared to the $89 price per parcel for 100 per cent acceptance suggests an average price of $5.43 would be required to attain the ultimate level of performance, if application rate was eliminated from the operation.

The observed relationship of application rate and acceptance rate with wetland acreage identifies the importance of establishing the wetland area distribution of the Prairie Provinces as a means of regulating scheduling so the program can be presented in those areas which would help satisfy the required objective as quickly as possible.

DISCUSSION

Activity to date has demonstrated that landowners will enter into agreements which obligate them to preserve wetlands in their "natural" state in return for a specified annual monetary consideration. However, program performance achieved is dependent upon the application and acceptance rates observed. The application rate observed in a municipality can be predicted from an estimate of the wetland acreage per parcel, however, application rate for areas within a municipality is not strongly related to the CLIW capability rating. Acceptance of offers by landowners is affected by the amount of offer presented which in turn is regulated primarily by the amount of wetland area present since average land values (price per acre) remained relatively constant between municipalities. The numbers of parcels under agreement in a municipality can be predicted from an estimate of the wetland acreage per parcel for that municipality. However, the distribution pattern of parcels under agreement does not consistently follow the distribution pattern of the theoretically best waterfowl habitat parcels (CLIW capability Classes 1, 2 and 3).

Improvement of application and acceptance rates, particularly on CLIW capability class 1, 2 and 3 land, requires a change in operational procedures. A preappraisal system of operation (Appendix 3) is proposed to achieve that goal. The preappraisal system would consist of (a) appraisal of a municipality, (b) identification of ownership on eligible quarters (c) offer negotiation,and (d) termination of negotiation.

No candidate solicitation operation would be used in a pre-appraisal system. Instead all quarters of land in a municipality would be appraised. Therefore, all CLIW capability class 1, 2 and 3 lands would be appraised. Offers would be sent to each eligible landowner, along with detailed program literature, after the municipality has been appraised. This would eliminate delays between the date of application and offer submission and hence the queries as a result of these delays. As each eligible landowner in a municipality would receive one offer the double effort with some landowners as a result of late applications would be eliminated. Subsequently, offers would be for their maximum amount. Acceptance rate would become the sole factor governing performance. Since acceptance of offers is dependent on the amount of offer, a higher acceptance rate should be experienced as well as more of the CLIW capability class 1, 2 and 3 land should be brought under agreement.

Appraisal of all parcels would identify the total wetland area available for consideration and hence would provide a measure of performance. The rate of appraisal will regulate the time required to cover the most important areas on the Canadian Prairies. Preappraisal of a sample area will be conducted in 1968-69 to identify this rate.

The possible effects of the preappraisal system are shown in the following illustration. Under the present operation 5,000 parcels of property under consideration (solicitation of 2,500 landowners) would net

722 parcels under agreement or about 14 per cent of the available parcels (Table 8). A preappraisal system, with an offer rate of 75 per cent and acceptance rate of 55 per cent, would net a coverage of 2,062 parcels, or about 41 per cent of the available parcels. The offer rate could drop to 40 per cent and acceptance rate could drop to 36 per cent and still net a coverage of 720 parcels or about 14 per cent of the available parcels under the preappraisal system. A preappraisal system indicates potential for improving performance. However, assessment of its full impact requires further investigation prior to concluding it is feasible. That feasibility is presently being tested.

SUMMARY

1. Solicitation in the 1967-68 program area resulted in application for 6,072 parcels of land by March 31, 1968. Also, 123 advance applications and 120 unscheduled applications were recorded.
2. Completion of 1967-68 initiated current and unscheduled activity is forecast to result in agreements valued at $128,277 on 2,536 parcels of property involving 29,914 acres of wetlands. In addition, two special easements valued at $52,619 will be completed.
3. The distribution pattern of parcels which are part of agreements to date revealed a positive relationship with CLIW theoretically best waterfowl habitat in the Municipal District of Lamont, Alberta, a trend relationship in Saskatchewan municipalities and no relationship in Manitoba municipalities.
4. Current performance suggests only 24.7 per cent or 27,970 acres of an estimated 113,223 wetland acres in the 1967-68 scheduled area will be placed under agreement. This represents 0.7 per cent of the present 4 million acre objective.
5. It is estimated that only 2.4 million acres of wetlands exist on the present scheduled area, and an additional 2.5 million acres of wetlands exist on the unscheduled area.
6. Current application rate for the 1967-68 scheduled area was 35 per cent while the current application rate on CLIW theoretically best waterfowl habitat in this area was 38 per cent. It was concluded application rate was a critical factor regulating performance.

7. Acceptance rate experienced in the 1967-68 scheduled area was at least 43 per cent while on CLIW theoretically best waterfowl habitat in the same region was 55 per cent. It was concluded acceptance rate was a critical factor regulating performance.
8. The wetland acreage per accepted parcel was always greater than the wetland acreage per rejected parcel within a municipality. However, no similar trend was noted with respect to dollars per acre.
9. Offer acceptance rate was observed directly related to the size of offer.
10. Current application rate for a municipality was observed directly related to the municipal average wetland acreage per parcel and could be predicted by $y = 14.69 + 3.49 (x)$.
11. Acceptance rate for a municipality was observed directly related to the municipal average dollars per parcel offered and could be predicted by $y = 7.7 + 1.04 (x)$. However, no relationship was observed between acceptance rate and price per acre offered.
12. Acceptance rate was also observed directly related to the municipal average wetland acreage per parcel and could be predicted by $y = 2.7 + 5.95 (x)$.
13. Wetland acreage rather than price per acre was identified as the regulator of the amount of offer.

TABLE 1 Program status as of March 1, 1968

	Estimated parcels available[1]	Per cent area applied for[2]	Parcels applied for	Per cent appriased[3]	not offered		Offered parcels	landowner[4]	
					ownership	<$100		accepted	rejected
ALBERTA									
Lamont	4,124	51.0	2,103	89.8	23	428	1,438	1,056	168
SASKATCHEWAN									
Lumsden	1,299	19.2	250	96.4	20	144	77	17	28
Dufferin	1,472	23.1	340	83.8	18	45	222	98	34
Sarnia	1,399	12.8	179	92.2	8	36	121	18	9
Craik	1,367	21.2	290	76.9	2	47	174	40	9
Big Arm	1,109	35.2	355	13.0		10	36		
Arm River	1,076	17.1	184	19.0		10	25		2
MANITOBA									
Roblin	1,050	51.8	544	89.3	11	52	423	289	74
Turtle Mt.	1,378	47.0	648	86.4	17	87	456	280	59
Morton	1,397	33.4	466	71.2	9	106	217	61	5
Whitewater	883	33.7	298	16.4		49			
Winchester	1,001	41.4	415	00.0					
TOTAL	17,555	34.6	6,072	71.0	108	1,014	3,189	1,859	388

1. Municipal area from 1961 census data divided by average parcel size applied for.

2. Per cent area applied for equals number of parcels applied for as a per cent of estimated parcels available.

3. Per cent area appraised equals number of offered and not offered parcels as a per cent of the parcels applied for.

4. Parcels involved with offers outstanding equals offered parcels minus accepted parcels minus rejected parcels.

TABLE 2 Forecast of 1967-68 results in Basin Easement Project based on performance up to March 1, 1968. (From Basin Easement Project progress report No. 4, Stephen, Feb. 1968.)

Scheduled	Mailing List	Respond-ents	Interested	Parcels Applied For	Parcels Offered	Parcels Accepted	$ TOTAL
ALBERTA							
Lamont	2379	1612	1319	2103	(1615)	(1085)	(79834)
SASKATCHEWAN							
Lumsden	483	246	128	250	(87)	(19)	(284)
Dufferin	396	218	123	340	(284)	(120)	(266)
Sarnia	359	153	80	179	(138)	(26)	(670)
Craik	354	186	97	290	(218)	(67)	(1456)
Big Arm	312	197	108	355	(247)	(75)	(1630)
Arm River	301	182	70	184	(110)	(34)	(739)
MANITOBA							
Roblin	475	267	197	544	(485)	(282)	(12292)
Turtle Mt.	534	331	258	648	(543)	(285)	(11066)
Morton	564	252	183	466	(317)	(87)	(1945)
Whitewater	368	222	129	298	(245)	(148)	(5815)
Winchester	460	255	165	415	(340)	(206)	(8094)
DEFERRED	___	___	123	254	___	___	
Unscheduled							
Br. Columbia	___	___	1	___	___	___	(50715)
Alberta	___	___	14	20	(10)	(7)	(2300)
Saskatchewan	___	___	57	146	(32)	(22)	(1600)
Manitoba	___	___	49	118	(107)	(73)	(2190)
TOTAL	6985	4121	2978	6610	(4778)	(2536)	(180,896)

Table 3 Forecast of 1967-68 Accomplishment of Objectives

	PARCELS			WETLANDS		PER CENT ACCOMPLISHMENT	
	Available[1]	Applied For	Accepted	Available[2]	Accepted[4]	Wetland Area Available	Overall Objective
ALBERTA							
Lamont	4,124	2,103	(1,085)	40,003	15,407	38.5	0.38
SASKATCHEWAN							
Lumsden	1,299	250	(19)	2,858	66	2.3	T
Dufferin	1,472	340	(120)	7,654	876	11.4	0.02
Sarnia	1,399	179	(26)	6,715	156	2.3	T
Craik	1,367	290	(67)	5,878	288	5.0	0.01
Big Arm	1,109	355	(75)	(4,547)	(488)[5]	10.7	0.01
Arm River	1,076	184	(34)	(4,412)	(221)[5]	5.0	0.01
MANITOBA							
Roblin	1,050	544	(282)	10,185	3,328	32.7	0.08
Turtle Mt.	1,378	648	(285)	11,300	2,936	26.0	0.07
Morton	1,397	466	(87)	5,169	487	9.4	0.01
Whitewater	883	298	(148)	(6,799)[3]	(1,554)[6]	22.8	0.04
Winchester	1,001	415	(206)	(7,708)[3]	(2,163)[6]	28.1	0.05
Scheduled Total	17,555	6,071	2,434	113,223	27,970	24.7	0.70
Unscheduled		284	(114)[7]	(2,948)[8]	(1,944)[9]	65.9	0.05
Total		6,355	2,548	116,171	29,914	25.7	0.75

Table 3 Continued

1. Based on Municipal area (1961 Census data) and average size of parcel applied for.

2. Based on available parcels times mean wetland acreage per parcel appraised to March 1, 1968 within each Municipality.

3. Based on available parcels times pooled mean wetland acreage per appraised parcel in Manitoba program area.

4. Based on projected accepted parcels times mean wetland acreage per accepted parcel to March 1, 1968 within each Municipality.

5. Based on projected accepted parcels times pooled mean wetland acreage per accepted parcel to March 1, 1968 within Saskatchewan program area.

6. Based on projected accepted parcels times pooled mean wetland acreage per accepted parcel to March 1, 1968 within Manitoba program area.

7. Based on pooled parcel acceptance rate for 1967-68 program area.

8. Based on parcels applied for times average wetland acreage of parcels appraised to June 17, 1968.

9. Based on projected accepted parcels times average wetland acreage of parcels offered to June 17, 1968.

TABLE 4 Observed wetland acreage and dollars per acre averages per parcel program based on program data available to March 1, 1968. (sample size in parenthesis)

	AVERAGE WETLAND ACREAGE PER PARCEL			AVERAGE DOLLARS PER ACRE PER PARCEL		
	Landowner Accepted	Landowner Rejected	Total[1]	Landowner Accepted	Landowner Rejected	Total[1]
ALBERTA						
Lamont	14.2 (1059)	7.3 (168)	9.7 (1854)	5.60	4.90	5.41
SASKATCHEWAN						
Lumsden	3.5 (17)	3.3 (28)	2.2 (219)	4.06	4.43	4.50
Dufferin	7.3 (98)	6.1 (34)	5.2 (267)	3.06	3.16	2.91
Sarnia	6.0 (18)	5.6 (9)	4.8 (157)	4.22	4.01	3.64
Craik	6.2 (40)	3.2 (9)	4.3 (221)	3.19	3.44	3.39
Big Arm[2] Arm River[2]	6.5	4.7	4.1	3.31	3.73	3.57
MANITOBA						
Roblin	11.8 (289)	9.6 (74)	9.7 (475)	3.98	3.83	3.88
Turtle Mt.	10.3 (280)	6.5 (59)	8.2 (543)	4.04	4.40	4.06
Morton	5.6 (61)	5.1 (5)	3.7 (323)	4.68	4.48	4.28
Whitewater[3] Winchester[3]	10.5	8.1	7.7	4.07	3.95	4.05
TOTAL[4]	11.9	7.0	7.8	4.73	4.32	4.57

1. Includes all parcels appraised to date.
2. Pooled averages for Saskatchewan
3. Pooled averages for Manitoba
4. Pooled averages based on data from Lamont, Lumsden, Dufferin, Sarnia, Craik, Roblin, Turtle Mountain, and Morton municipalities.

TABLE 5 Performance within CLIW class 1, 2, and 3 for Alberta and Saskatchewan as of March 1, 1968.[1]

	Estimated parcels available[2]	parcels applied for	not offered: ownership < $100	not offered: offered parcels	landowner: accepted	landowner: rejected	percent area appraised[3]	percent area applied for[4]
ALBERTA								
Lamont	2391	1433	14	147	1141	874	112	90.8	59.9
SASKATCHEWAN								
Lumsden	507	101	8	44	45	9	25	96.0	19.9
Dufferin	1014	207	12	13	160	70	24	89.4	20.4
Sarnia	385	47		12	32			93.6	12.2
Craik	390	100	1	12	78	20		91.0	25.6
Big Arm	325	83		8	16			28.9	25.5
Arm River	332	69		2	12		2	20.3	20.8
TOTAL	5344	2040	35	238	1484	973	163	86.1	38.2

1. Manitoba omitted because CLIW data was incomplete.

2. Number of quarters in class 1, 2, and 3 CLIW times ratio of 160 acres / average parcel size.

3. Percent area appraised equals number of offered and not offered parcels as a percent of parcels applied for.

4. Percent area applied for is number of parcels applied for as a percent of estimated parcels available.

TABLE 6 Observed acceptance rates of offers.
(Offer in this instance may involve more than one parcel).

DOLLARS OFFERED PER ANNUM		Total	Total	Offer Acceptance
Range	Medium	Offers	Accepted	Rate
0-29	15	454	184	40.5
30-59	45	378	225	59.5
60-89	75	268	174	64.9
90-119	105	175	137	78.3
120-149	135	132	106	80.3
150-179	165	68	54	79.4
180-209	195	48	35	72.9
210-239	225	42	35	83.3
240-269	255	24	20	83.3
270-299	285	19	15	78.9
300-329	315	16	16	100.0
330-359	345	11	11	100.0
360-389	375	5	5	100.0
390-419	405	4	3	75.0
420-449	435	3	3	100.0
450-479	465	1	1	100.0
480-509	495	1	1	100.0
510-539	525			
540-569	555	1	1	100.0
720-749	735	1	1	100.0
930-959	945	1	1	100.0
TOTALS	1652	1028	62.2	100.0

TABLE 7 Relationships between application rate, acceptance rate, wetland acreage and prices based on municipal averages.

	Application rate (%)[1]	Parcel acceptance rate (%)[2]	Average acres wetlands/parcel applied for[3]	Average price per parcel	Average price per acre
ALBERTA					
Lamont	55.4	67.2	9.7	63.93	5.41
SASKATCHEWAN					
Lumsden	26.5	21.8	2.2	15.88	4.50
Dufferin	31.1	18.8	5.2	18.67	2.91
Sarnia	22.3	30.7	4.8	23.21	3.64
Craik	27.4	30.4	4.3	17.16	3.39
MANITOBA					
Roblin	41.5	58.1	9.7	39.99	3.88
Turtle Mt.	48.3	52.5	8.2	34.46	4.06
Morton	32.4	27.4	3.7	23.04	4.28
POOLED	39.1	52.6	7.8	44.82	4.57

1. Calculated from Table 2, Interested/mailing list x 100.

2. From Table 2, Accepted/offered x 100.

3. From Table 4.

4. From Table 5.

TABLE 8 A comparison of accomplishment under preappraisal and the present operation.

Candidates	Applicants	f	Parcels	f	Offered	f[1]	Accepted	f[2]
2,500	875	35[3]	1,750	2.0[4]	1,312	75	722	55
			5,000	N.A.	3,750	75	2,062	55
			5,000		3,750	75	1,688	45
			5,000		3,750	75	1,312	35
			5,000		3,250	65	1,788	55
			5,000		3,250	65	1,462	45
			5,000		3,250	65	1,138	35
			5,000		2,750	55	1,512	55
			5,000		2,750	55	1,238	45
			5,000		2,750	55	962	35
			5,000		2,250	45	1,238	55
			5,000		2,250	45	1,012	45
			5,000		2,250	45	788	35
			5,000		2,000	40	1,100	55
			5,000		2,000	40	900	45
			5,000		2,000	40	700	35
			5,000		1,750	35	962	55
			5,000		1,750	35	788	45
			5,000		1,750	35	612	35

1. per cent parcesl offered.
2. per cent parcels accepted under agreement
3. Application rate
4. Parcels applied for per applicant

LITERATURE CITED

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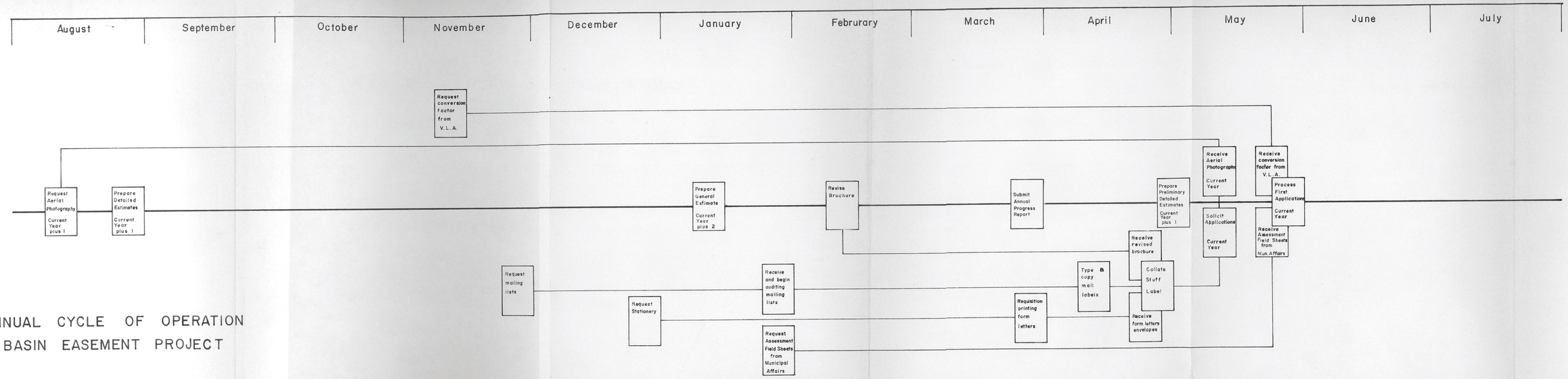
Rental of Rights to Natural Basins

APPENDIX 1



ANNUAL CYCLE OF OPERATION
BASIN EASEMENT PROJECT

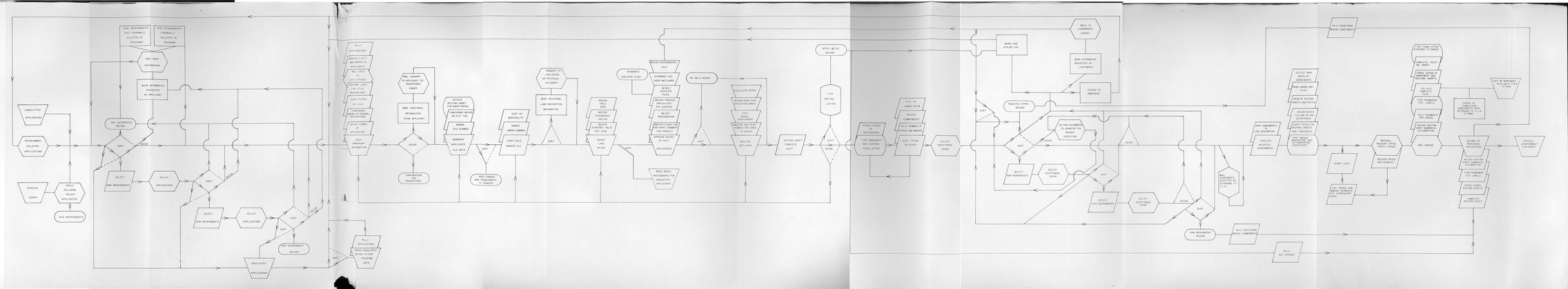
FEB. 6, 1968

FEB-12, 1968

FLOW CHART OF PROCESSING APPLICATIONS FOR ANNUAL WETLANDS PAYMENTS

DEFINITIONS

- MAILING OPERATION
- DECISION
- INPUT OR OUTPUT
- CLERICAL, CHECKING OR AUDIT OPERATION
- TYPING OPERATION
- MARGINAL SPONTANEOUS ACTIVITY
- TERMINATION



APPENDIX 2

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

our file/notre dossier 77-FL 12
your file/votre dossier
date ~~WJU 76-1~~

Dear Sir or Madam:

You may be the owner of ponds or sloughs which are important for breeding and survival of ducks and other migratory birds. The Canadian Wildlife Service is offering annual payments in return for agreement not to drain or fill wetlands or destroy the surrounding marsh vegetation.

The enclosed pamphlet describes the program. If you wish to be considered for an offer of annual payments please print your name, mailing address, land location and municipality on the enclosed form, then mail it in the postage-paid envelope provided. If you desire more information or do not wish to participate, please complete the form accordingly and mail it.

Sincerely yours,

David A. Munro
Director

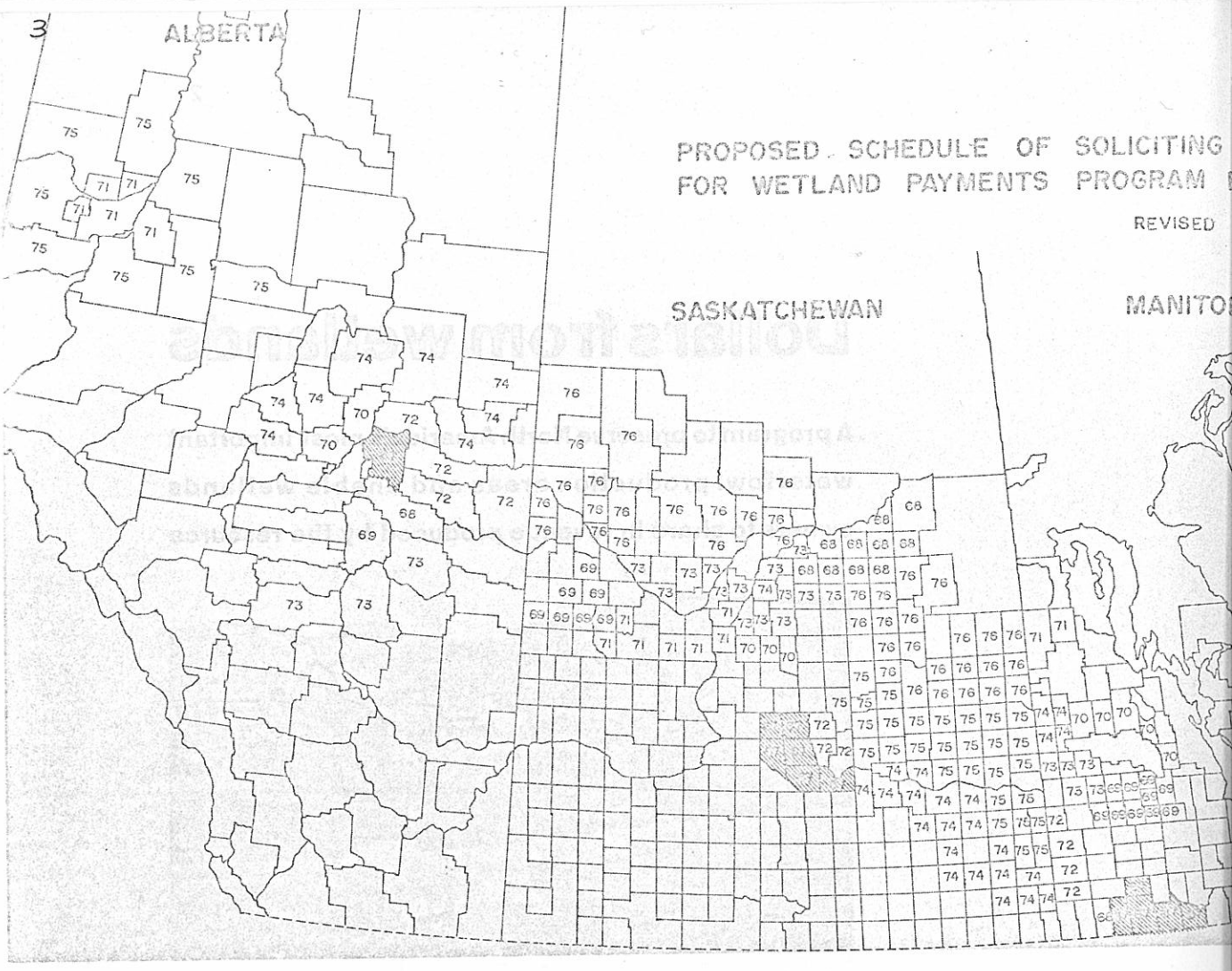
Enc.

1867 | 1967

Dollars from wetlands

A program to preserve North America's most important waterfowl production areas and enable wetlands owners to share in revenue produced by the resource

Canadian Wildlife Service
DEPARTMENT OF INDIAN AFFAIRS AND NORTHERN DEVELOPMENT



WETLANDS add variety to the landscape, provide water for stock, and opportunity for outdoor sport. In some years they also provide pasture, hay, or grain. They can also earn you annual cash payments.

How can I earn income from wetlands?
Easily, by agreeing not to drain or fill them or destroy the surrounding vegetation.

What kind of wetlands are included in the program?
Sloughs, ponds, potholes, wet pastures, or other similar areas which you own and on which wild ducks are raised.

Why pay to preserve wetlands?
The purpose is twofold: to maintain them for production of waterfowl and to enable wetlands owners to share in revenue produced by the resource.

Who is administering the program?
The Canadian Wildlife Service of the federal Department of Indian Affairs and Northern Development (Centennial Building, 10015 – 103 Avenue, Edmonton, Alberta).

Where in the Prairie Provinces is the program located?
The above map outlines the proposed areas where applications will be sought in the 10 years 1967 to 1976. This phasing is necessary as some 132,000 landowners with holdings of 49.7 million acres will have an opportunity to participate.

How were the program areas chosen?
Selection was based on knowledge of important waterfowl-producing areas. In an average year more than 19 million ducks use the wetlands in the total program area. Research is continuing however, and it is possible that as more information becomes available the program may be redefined.

does the program operate?
e year scheduled for your municipality
ill receive a letter asking you to apply
yment. The total area of suitable wetlands
you own will be determined from aerial
graphs. Annual payments for 10 years
on wetlands area and market value of
unding land will be offered.

receive payments for rented land?
ents can be made only to the landowner.

s the payment calculated?
ent is based on 6 per cent of the market
For example, sloughs in a quarter section
$100 per acre would provide annual
nts of $6 per acre of wetland. Payments
ss than $10 per year are not offered.

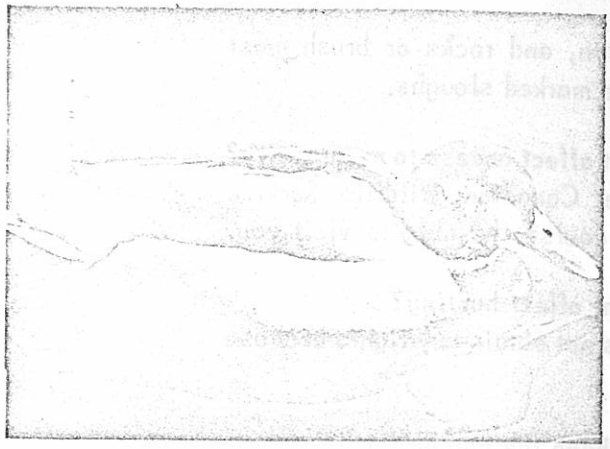
ill payment be made?
eement is signed and payment will be by
each year for 10 years. For example,
10-year payment totals $2,000, the land-
will receive 10 cheques of $200.

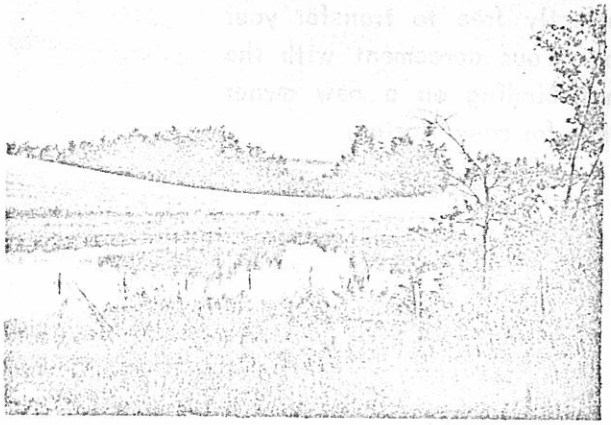
wetlands are considered for payment?
itable sloughs, ponds, wet pastures, or
similar areas are eligible for payment.
dments made by beavers, as well as
owned lakes, rivers, streams, and
g creeks are not eligible.

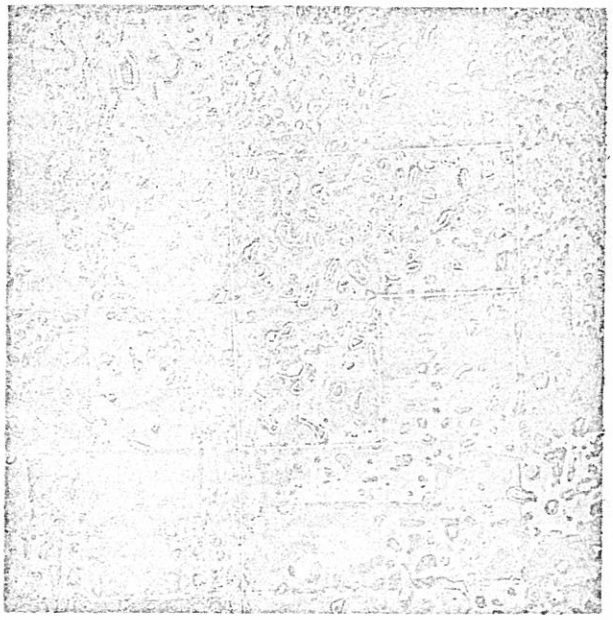
re the farmer's responsibilities?
ndowner agrees not to drain or fill the
, or to burn surrounding marsh vegetation.

appens if I drain or fill some of the wet-
n the area covered by the agreement, or
me of the surrounding marsh vegetation?
ould break the terms of the agreement,
yments would have to be lowered accord-
Your endorsement of the annual payment
signifies that your wetlands have been
ed.

e normal farm operations affected?
operations on land surrounding basins
in the agreement (which are marked
aerial photograph) are not affected.
e marked areas normal farming practices
wed except those which would tend to
ll, or burn. As examples, if surrounding
e burned, fire-breaks must be made to







The total area of suitable basins which might hold water during the 10-year agreement period will be determined from aerial photographs. Payment will be based on the value of surrounding land.

preserve vegetation, and rocks or brush must not be piled in the marked sloughs.

Will the agreement affect access to my property?
No. Responsible Canadian Wildlife Service officers will, of course, be able to visit you.

Will the agreement affect hunting?
No. A hunter does not obtain any rights because of the agreement.

Can I arrange to have the agreement cancelled?
Yes, the agreement may be cancelled by either party on 60 days written notice.

Will the agreement prevent me from selling my land?
No. You are perfectly free to transfer your land at any time. Your agreement with the Department is not binding on a new owner but you must arrange for cancellation.

CANADIAN WILDLIFE SERVICE

WETLANDS PAYMENT APPLICATION

Please Print

Name _____

Mailing Address _____

Municipality _____

(1) I am interested in receiving annual payments for wetlands on the following land:

Quarter	Section	Township	Range	Meridian

(2) I want more information _____

_____

(3) I am not interested _____

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

our file/notre dossier 77-FL 13
your file/votre dossier ~~WLU 76-1~~
date

Dear Sir or Madam:

About two weeks ago we asked if you were interested in being considered for receiving annual cash payments for your wetlands. As we have not received an application from you, we are sending another form in the belief that the first one was lost or mislaid. If you have already replied, please ignore this letter.

You may be the owner of ponds or sloughs which are important for breeding and survival of ducks and other migratory birds. The Canadian Wildlife Service is offering annual payments in return for agreement not to drain or fill wetlands or destroy the surrounding marsh vegetation.

The enclosed pamphlet describes the program. If you wish to be considered for an offer of annual payments please print your name, mailing address, land location and municipality on the enclosed form, then mail it in the postage-paid envelope provided. If you desire more information or do not wish to participate, please complete the form accordingly and mail it.

Sincerely yours,

David A. Munro
Director

Enc.

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Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

our file/notre dossier
your file/votre dossier
date 77-5FL

Dear Sir or Madam:

On your recent application for wetlands payment you indicated additional information was desired. I hope the answers to the following questions will be useful to you.

1. Can I or others still hunt on my land if I enter into an agreement?

The agreement does not prevent you or anyone else from hunting on your land, however, the hunter does not obtain any additional rights because of the agreement. If your land is posted: "no hunting", "no trespassing", "hunting with permission only", hunters are legally required to obey those signs. In addition, the agreement does not prevent you from protecting your crops from ducks, geese, etc., by any legal method. Automatic acetylene exploders and crop insurance are recommended for reducing crop losses incurred.

2. How are normal farm operations affected?

Any normal farm operation can be conducted on the surrounding land including cultivation, haying or grazing. As water recedes in the pond these practices may be carried out on the exposed land. The pond cannot be drained, or filled with soil, rocks or other debris and the practice of burning of pond vegetation is not allowed. Although not recommended for soil conservation, if burning is to be done on the surrounding land, the ponds under agreement would have to be protected by a fireguard.

The returns from any farming operations on ponds under agreement are considered as income to you, the farmer. The Canadian Wildlife Service has no claim to any portion of it.

3. How might I be paid and how much?

There are 10 equal payments, one each year of the 10 year agreement. The payments will be at least $100 for 10 years, or $10 per year. (Only those landowners who have wetlands for which the amount of the 10 year agreement is $100 or more will receive an offer). The amount of payment is based on the acreage of your wetlands. An estimate of the return you

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might obtain each year is 6 per cent of the per acre sales value of your land for each acre of wetland. For example, in a quarter section worth $100 per acre the agreement would provide annual payments of $6 per acre of wetland and similarly in a quarter section worth $25 per acre, the agreement would provide annual payments of $1.50 per acre of wetland. The acreage of wetlands is determined from aerial photographs taken in the spring.

4. What kind of wetlands are considered for payment?

Wetlands must be at least 1/10 of an acre to be eligible for annual payment. If a wetland is ditched, any portion remaining wet when draining ceases is eligible for payment although flowing creeks, streams, or rivers are not. The wetlands do not have to contain water every year to be eligible for payment. Other wetlands not eligible for payment are dugouts outside a natural basin, the wet shores of crown owned lakes and beaver dams.

5. Can I receive payments on land which I rent?

The Canadian Wildlife Service agreement is with the landowner. The landowner, who received payment for land which is leased to another individual, is responsible for advising the renter of the terms of the agreement. Arrangements for payments by the landowner to the renter is not the responsibility of the Canadian Wildlife Service.

Your application is under consideration and your land will be appraised. If an agreement is offered to you other questions which you may have may be answered at that time.

Yours very truly,

Arni L Goodman

for W. J. D. Stephen,
Regional Supervisor of Lands.

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

date

our file/notre dossier

your file/votre dossier

~~WLU 77-3FL~~

77-FL 3

Dear

Thank you for your letter of . Enclosed are the particulars you requested pertaining to the Canadian Wildlife Service Basin Easement program. Your interest in wetland preservation is most gratifying.

Yours truly,

Goodman:

A. S. Goodman
Wildlife Biologist

Enc.

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

our file/notre dossier 77-FL 7
your file/votre dossier
date

Thank you for your wetlands payment application of . Your application included land located in the of . The land in this is tentatively scheduled for appraisal in . Please note that this is a tentative date and could be subject to change, with an alteration in the overall program schedule. Any offers made, after appraisal at that time, will be effective from the date your application was received.

Yours truly,

W.J.D. Stephen
Supervisor of Lands

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Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

date

our file/notre dossier 77-FL 2

your file/votre dossier

Dear

RE:

Please find enclosed a "Dollars from Wetlands" brochure and a form letter which answers specific questions about the basin easement program.

Thank you for your interest in wetland preservation. The above land has been placed on an application form and will be appraised as soon as possible.

Yours truly,

A. S. Goodman
Wildlife Biologist

Goodman/

Encl.

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

ourfile/notre dossier 77-FL 14
your file/votre dossier
date

Thank you for your wetlands payment application of
Your application included land located in the of
. As this land is outside the total program area, your application will be treated as a "volunteer application". This means appraisal of this land will be delayed, as applications for land inside this year's program area receive first priority. However, you will be hearing from us in the future.

Yours truly,

Chris S Goodman

for W. J. D. Stephen
Supervisor of Lands

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Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

date

our file/notre dossier

your file/votre dossier

~~WLU 77-4FL~~

77-FL 4.

Dear

Re:

Enclosed is a question-answer letter which contains the answers to the questions you asked in your letter of . I trust this information will be of assistance to you.

Yours truly,

Goodman:

A. S. Goodman
Wildlife Biologist

Enc.

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

date

our file/notre dossier 77-FL 1

your file/votre dossier ~~WLU-77-1FL~~

Dear

Re:

Your letter of , which included the above land(s) has been considered as a formal application. The land will be appraised and you will be notified as to the outcome of this appraisal as soon as possible.

Yours truly,

A. S. Goodman
Wildlife Biologist

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

date

our file/notre dossier ~~WLU 77-FL-30~~

your file/votre dossier 77-FL 30

Dear

Re:

Thank you for your received .
All landowners in the of ,
of which your land is part, were asked to apply in 19 . Your application must now be given special handling which could result in several months delay in processing.

You will be notified of the result of our appraisal. If an offer is sent to you, and you accept it, then payments may be made. Payments for the time involved in processing your application will not be included.

We regret this delay, however, I am sure you understand that despite the special handling required we will act as quickly as possible to process your application.

Yours truly,

A. S. Goodman
Wildlife Biologist

Goodman:

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

77-FL 15

Registrar
Land Titles Office

10015 - 103 Avenue
~~10177 - 104 Street~~
Edmonton, Alberta

Dear Sir:

Re: Wetlands Acquisition Program

Please supply to this office, as soon as possible, photostat copies of Certificate of Title for the following lands (supply abstracts of title if you are unable to supply photostat copies).

No.	Land Description	Owner	Address

It would be appreciated if your invoice for services rendered were attached when forwarding the photostats or abstracts.

Yours very truly,

P.L. Groff
Program Manager

Wetlands Acquisition Program

No.	Land Description	Owner	Address

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 16
your file/votre dossier
date

Dear Sir:

Re: Wetlands Preservation Program

We thank you for your wetlands payment application which lists the above mentioned land.

The Land Titles Office records show that this land is registered in the name of

Should you be in possession of documents such as an 'Agreement for Sale' please either send to us a copy of these documents or send to us the originals via registered mail. We will make copies and return your documents immediately.

Before we can proceed with your application it is necessary for us to establish the 'beneficial' owner of the above mentioned land. If we do not hear from you within 14 days, we must conclude that the ownership is as indicated in the Land Titles Office.

Yours truly,

P. L. Groff
Program Manager

1867 1967

CANADIAN WILDLIFE SERVICE
BASIN EASEMENTS – APPLICATION, ROUTING AND APPRAISAL

FILE NO.	LEGAL SUBDIVISION	Q	SEC	TWP	RGE	MER	R.M.	EASEMENT NO.

APPLICANT'S SURNAME	GIVEN NAMES

NUMBER	STREET OR BOX NUMBER	POST OFFICE	PROV.

OWNERSHIP					TITLE		CLASSIFICATION	
sole	joint	estate	corp	non owner	clear	enc'd	PHOTO NO.	
							SOIL TEXTURE	
							TOPOGRAPHY	
							LANDFORM	
							A.R.D.A. CLASS	

NUMBER OF DAMS

NUMBER OF DUGOUTS
- in basins
- outside basins

DITCHED BASINS			
	DRY		WET
	NO.	AREA	NO.	AREA
TOTALS				

COMPLETE BASINS

CULTIVATED				UNCULTIVATED			
WET		DRY		WET		DRY	
NO.	AREA	NO.	AREA	NO.	AREA	NO.	AREA

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 8
your file/votre dossier
date

Dear

Re:

We have run into problems in interpreting the wetlands on your property. As a result your file has been placed aside for a ground check next spring. This means that, after the ground check and completion of appraisal, any offer sent to you will be made retroactive to the date your application was received.

I am sorry this delay occurred, however, in all fairness to you this procedure is necessary.

Yours truly,

A. S. Goodman
Wildlife Biologist

1867 | 1967

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 21
your file/votre dossier
date

Dear Sir or Madam:

Thank you for the recent application for annual payments to preserve wetlands on your land. We are pleased to make the following offer.

We are offering to pay to you $ each year for ten years (a total of $) if you will leave in their natural states, the basins shown marked in black on the aerial photographs attached to the agreement.

If you wish to accept the offer, please have some adult other than your immediate family, witness your signature on both copies of the agreement(s).

You should receive your first cheque about one month after we receive both copies of the signed agreement.

We are looking forward to your early reply.

Yours sincerely,

W. J. D. Stephen,
Supervisor of Lands.

Enc.

PLEASE NOTE:

1. Be sure that both copies of the agreement are signed exactly as per the spelling of your name on the offer agreement.
2. Make sure that both copies of the agreement are signed, witnessed and dated and returned to this office, with photos attached.
3. Your copy will be forwarded to you, fully executed, with your first cheque.

1867 | 1967

LAND TITLES ACT - REAL PROPERTY ACT - TRANSFER OF EASEMENT NO: _____

77-FL 19

I/We

of

in the Province of being the registered owner of an estate in fee simple of land described as follows:

(hereinafter referred to as "the lands"), do hereby, IN CONSIDERATION OF THE AGREEMENT OF HER MAJESTY TO PAY TO ME/US, an amount of $ in equal, annual payments, in advance, of $, subject as hereinafter provided, transfer to Her Majesty the Queen in right of Canada (hereinafter called "Her Majesty"), the easement, right and privilege to use and maintain as a waterfowl production area, together with the right of Her Majesty's servants or agents to enter upon the land and have access to all or any wetland or pothole areas shown outlined in black on the aerial photograph attached hereto for a term of ten years, commencing on the date hereof, which term shall be terminable at any time upon 60 days' notice in writing by me/us or by Her Majesty, which term shall be renewable for a further term of ten years subject to such covenants and conditions as may be agreed.

FOR THE CONSIDERATION AFORESAID, I/We hereby agree as follows:

1. During the term of ten years hereinbefore referred, I/We will not:

   (a) drain or permit to be drained,
   (b) fill in or permit to be filled in, or
   (c) with respect to any area covered with marsh vegetation, burn or permit to be burned,

   the wetland or pothole areas shown outlined in black on the aerial photograph attached hereto.

2. Before the second or any subsequent annual payment is accepted from Her Majesty, I/We will execute a certificate that I/We have not committed or permitted to be committed any breach of the covenants contained in paragraph 1 hereof, during the preceding twelve month period.

3. In the event the term hereinbefore referred to is terminated at any time, I/We will refund or repay to Her Majesty within thirty days after such termination that portion of the annual payment made in advance applicable to the remainder of the year in respect of which the payment was made.

IN WITNESS WHEREOF, I/We have hereunto subscribed my/our name(s) and affixed my/our seal(s) this day of , 19 .

_____ Witness	_____ Owner
_____ Witness	_____ Owner

HER MAJESTY THE QUEEN IN RIGHT OF CANADA AGREES to the above terms and conditions and this Transfer of Easement is executed on Her behalf by Her Minister of Indian Affairs and Northern Development for Canada, or his duly authorized representative.

_____ Witness	_____ Minister of Indian Affairs and Northern Development

LAND TITLES ACT - REAL PROPERTY ACT - TRANSFER OF EASEMENT NO:

77-FL 20

This Agreement made this day of A.D. 196 .

BETWEEN:

Her Majesty the Queen in right of Canada (hereinafter called Her Majesty)

OF THE FIRST PART;

AND:

The Director, The Veterans' Land Act, (hereinafter called the Director)

OF THE SECOND PART;

AND:

.....

of in the Province of (hereinafter called the Veteran)

OF THE THIRD PART:

Whereas the Director is the registered owner of the lands hereinafter more particularly described and has agreed to sell the said lands to the Veteran pursuant to the provisions of the Veterans' Land Act R.S.C. 1952 Chapter 280 and amendments and the Veteran is in possession of the said lands as a tenant at will of the Director.

The Director being the registered owner of an estate in fee simple of land described as follows:

(hereinafter referred to as "the land"), does hereby in CONSIDERATION OF THE PREMISES AND IN CONSIDERATION OF THE AGREEMENT BY HER MAJESTY TO PAY TO THE VETERAN an amount of $, in equal annual payments, in advance, of $, subject as hereinafter provided consent to the maintenance and use of the land by Her Majesty as a waterfowl production area and to the entry upon the land by Her Majesty's servants and agents and to their access to all or any wetland or pothole areas shown outlined in black on the aerial photograph attached hereto for a term of ten years, commencing on the date hereof, which term shall be terminable at any time upon 60 days' notice in writing by the Veteran or by Her Majesty, which term shall be renewable for a further term of ten years subject to such covenants and conditions as may be agreed. Provided always that the Director may convey the said lands to the Veteran pursuant to the terms of any agreement for sale made between the Director and the Veteran without the necessity of giving Her Majesty the said sixty days' notice.

IN CONSIDERATION OF THE AGREEMENT BY HER MAJESTY to pay to the Veteran the said amount as hereinbefore provided the Veteran covenants and agrees with Her Majesty as follows:

1. During the term of ten years hereinbefore referred to the Veteran will not:

(a) drain or permit to be drained,
(b) fill in or permit to be filled in, or
(c) with respect to any area covered with marsh vegetation, burn or permit to be burned,

the wetland or pothole areas shown outlined in black on the aerial photograph attached hereto.

2. Before the second or subsequent annual payment is accepted from Her Majesty the Veteran will execute a certificate that he has not committed or permitted to be committed any breach of the covenants contained in paragraph 1 hereof during the preceding twelve month period.

3. In the event the term hereinbefore referred to is terminated at any time the Veteran will refund or repay to Her Majesty within thirty days after such termination that portion of the annual payment made in advance applicable to the remainder of the year in respect of which the payment was made.

4. The Veteran acknowledges that pursuant to the terms of this agreement the Director cannot make any disposition other than to the Veteran of the lands hereinbefore described without first giving sixty days' notice to Her Majesty.

IN WITNESS WHEREOF, The Director, The Veterans' Land Act, has caused to be hereunto affixed his corporate seal and his name to be signed, and the Veteran has hereunto subscribed his name and affixed his seal the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)
)
)
)
.....)

.....)
THE DIRECTOR, THE VETERANS' LAND ACT

SIGNED, SEALED AND DELIVERED)
in the presence of)
)
)
)
.....)

.....)
VETERAN

HER MAJESTY THE QUEEN IN RIGHT OF CANADA AGREES to the above terms and conditions and this Agreement is executed on Her behalf by Her Minister of Indian Affairs and Northern Development for Canada, or his duly authorized representative.

)
)
)
)
.....)
Witness

.....)
Minister of Indian Affairs and Northern Development

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 22
your file/votre dossier
date

Dear Sir or Madam:

About two weeks ago, you were sent an offer of annual payments to maintain your wetlands in their natural state. If you have accepted the offer and have already mailed it to us, please ignore this letter. If you did not receive the offer, we will be pleased to send you additional copies.

If you have any questions about the agreement or its terms, we will be pleased to do what we can to answer them for you. We are looking forward to your early reply.

Yours sincerely,

W. J. D. Stephen
Supervisor of Lands

1867 | 1967

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 23
your file/votre dossier
date

Dear Sir or Madam:

About a month ago, you were sent an offer of annual payments to maintain your wetlands in their natural state. If you did not receive the offer, we will be pleased to send you additional copies. If you have any questions about the agreement, I will be pleased to do what I can to answer them.

The offer will be withdrawn thirty days from the date of this letter. If you do wish to receive annual payments for your wetlands, I urge you to sign the agreement form (have it witnessed) and return it to this office as soon as possible. We are looking forward to your early reply.

Yours sincerely,

W. J. D. Stephen
Supervisor of Lands

1867 | 1967

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 18
your file/votre dossier
date

Dear Sir or Madam:

Thank you for your recent application for annual payments. We are unable to offer you an agreement for the reason shown below:

☐ We were unable to detect basins of any importance to the breeding and survival of ducks and other migratory birds on the land applied for.

☐ You are not the registered owner of the land applied for.

☐ Your equity in the land is not sufficient.

☐ Other (specify) _____

_____

_____

Yours sincerely,

W. J. D. Stephen,
Supervisor of Lands.

1867 | 1967

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

10015 - 103rd Avenue
Edmonton, Alberta

date

our file/notre dossier 77-FL 9

your file/votre dossier

Dear

RE:

Thank you for your letter of . Any normal farm practise may be applied to the basin areas marked, as the water within them recedes by natural means, provided these practises do not tend to drain or to fill the pond basin or cause burning of the marsh vegetation within the marked periphery. If burning is to be conducted on the surrounding lands then the areas marked must be protected by a fire guard.

I trust the above information is of assistance to you.

Yours truly,

A. S. Goodman
Wildlife Biologist

Goodman/

Department of Indian Affairs and Northern Development
Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien
Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 26
your file/votre dossier
date

Dear

RE: Wetlands Payment Application

Thank you for your letter of . The easement program deals with areas in three prairie provinces. Therefore, we must follow an orderly, systematic approach. The applications covering lands in the Municipality of are presently being dealt with in the order, by date, in which they were received.

Your application, received will be processed in the near future.

Yours truly,

Arni S. Goodman,
Wildlife Biologist

ASG/

1867 | 1967

E:

RESS:

ICIPALITY:

E:

D:

BLEM:

TICULARS:

ENTS:

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

10015 - 103rd Avenue
Edmonton, Alberta

date

our file/notre dossier 77-FL 6

your file/votre dossier

Dear

RE:

Thank you for your letter of . Additional ground check information is required before we can positively assess the situation you described. The offer made as a result of this ground check, in the spring of , will be retroactive to the date we received your application.

Sorry about this necessary delay.

Yours truly,

A. S. Goodman
Wildlife Biologist

Goodman/hr

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

10015 - 103rd Avenue
Edmonton, Alberta

date

our file/notre dossier 77-FL 11

your file/votre dossier

Dear

RE:

Thank you for your letter of . A check on the appraisal of your property reveals that no alteration will be made in the offer. Our present offer is our final offer. Please consider it and either return it duly signed and witnessed or return it unsigned.

Yours truly,

A. S. Goodman
Wildlife Biologist

Goodman/

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

10015 - 103rd Avenue
Edmonton, Alberta

date

our file/notre dossier 77-FL 10

your file/votre dossier

Dear

RE:

Thank you for your letter of . At the present time we cannot determine the total effects your suggested alterations would have on the wetlands on your property. Therefore, our present offer pertaining to the wetlands on the above lands has been cancelled. I suggest that, upon completion of the suggested alterations, that you reapply. At that time we will be able to have a greater appreciation of the total change that has occurred and arrive at an evaluation most appropriate to the existing conditions.

I am sorry this precaution and necessary delay has to be implemented, however, I trust you understand this is to your benefit.

Yours truly,

A. S. Goodman
Wildlife Biologist

Goodman/

REQUISITION FOR CHEQUE
DEMANDE DE CHÈQUE

77-FL 24

TYPE OF FUNDS – GENRE DE FONDS	DATE
Canadian	

DEPARTMENT – MINISTÈRE	BRANCH – DIRECTION	BR. NO. – Nº DE DIR.
INDIAN AFFAIRS AND NORTHERN DEVELOPMENT	Canadian Wildlife Service	CWS No.

SOURCE

T.O. NO. – Nº DU B.T.

C.T. NO. – Nº DU B.C.T.

DATE OF CHEQUE – DATE DU CHÈQUE

RATE OF EXCHANGE – COURS DU CHANGE

PAYEE'S NAME AND ADDRESS
NOM ET ADRESSE DU BÉNÉFICIAIRE

PLEASE QUOTE CHEQUE NUMBER WHEN REFERRING TO THIS REMITTANCE
VEUILLEZ CITER LE NUMÉRO DU CHÈQUE EN MENTIONNANT LA PRÉSENTE REMISE

PARTICULARS – DÉTAILS	FOREIGN AMOUNT – MONTANT ÉTRANGER	EXCHANGE – CHANGE	CAN. AMOUNT – MONTANT CAN.	CHEQUE NO. – Nº DU CHÈQUE
Easement Compensation in accordance with Order-in-Council P.C.1967-24/1028 dated 25th of May, 1967. First Year Payment - Easement HOLD CHEQUE FOR PICK-UP				

PARL. VOTE NO. – Nº DE CR. PARL.	VOTE TITLE – TITRE DU CRÉDIT	AMOUNT – MONTANT	
	50132-5-01-382-44070-1506		

V. ENC. NO. DE CH. FIN.	PROG./FUNC. PROG/FONCT.	TERR.	ACTIVITY ACTIVITÉ	SUB-ACT. SOUS-ACTIV.	OPER.-PROJ. OPÉR.-PROJ.	SETTL. LOCALITÉ	OBJECT ARTICLE	AMOUNT MONTANT	

CERTIFIED PURSUANT TO SECTION 32 OF THE FINANCIAL ADMINISTRATION ACT. NO ITEM IN THIS ACCOUNT HAS BEEN PREVIOUSLY AUTHORIZED, AND*

CERTIFIÉ EN VERTU DE L'ARTICLE 32 DE LA LOI SUR L'ADMINISTRATION FINANCIÈRE. AUCUN POSTE DU PRÉSENT COMPTE N'A DÉJÀ ÉTÉ AUTORISÉ, ET*

AUTHORIZED OFFICER – FONCTIONNAIRE AUTORISÉ

APPROVED FOR PAYMENT AND REQUISITIONED PURSUANT TO SECTION 31 OF THE FINANCIAL ADMINISTRATION ACT

APPROUVÉ AUX FINS DE PAIEMENT ET DEMANDÉ EN VERTU DE L'ARTICLE 31 DE LA LOI SUR L'ADMINISTRATION FINANCIÈRE

AUTHORIZED OFFICER – FONCTIONNAIRE AUTORISÉ

* IF NOT AUTHORIZED UNDER BOTH SECTIONS OF THE ACT, DELETE THE WORD "AND"
* SI NON AUTORISÉ EN VERTU DES DEUX ARTICLES DE LA LOI, RAYEZ LE MOT "ET"

CERTIFIED – CERTIFIÉ

CHIEF TREASURY OFFICER – AGENT EN CHEF DU TRÉSOR

Canada

Department of Indian Affairs and Northern Development | Canadian Wildlife Service

Ministère des Affaires indiennes et du Nord canadien | Service canadien de la faune

Centennial Building
10015 - 103 Avenue
Edmonton, Alberta

our file/notre dossier 77-FL 25
your file/votre dossier
date

Dear Sir or Madam:

We are pleased to forward your copy of the agreement with the Canadian Wildlife Service for rights to wetlands which you own. Cheque numbered _____ for the first of ten annual payments in the amount of $_____ is also enclosed.

It was gratifying to learn of your interest in preserving wetlands through acceptance of our offer. We are looking forward to a long and happy association.

If at any time you have any specific questions please do not hesitate to let us know. We will do what we can to answer them.

Yours sincerely,

W. J. D. Stephen,
Supervisor of Lands.

Enc.

1867 | 1967

APPENDIX 3

A PROPOSED PRE-APPRAISAL SYSTEM

The sequence of events of negotiation to be followed in a pre-appraisal system are envisaged as follows: (1) receive materials requested in the previous fiscal year, (2) check and identify aerial photography, (3) pre-assess wetlands, (4) request boundary definition data, (5) assemble municipal landowner units, (6) assess wetlands, (7) calculate offers, (8) mail offers, (9) investigate queries and submit offer follow-ups, (10) terminate negotiations, and (11) assess program performance.

RECEIVE MATERIALS REQUESTED IN THE PREVIOUS FISCAL YEAR

In the year prior to assessment, spring aerial photography (scale approximately 1:1320) of the area will be requested. The aerial photography will be the source documents from which the quality of wetlands will be interpreted. Also, arrangements for obtaining copies of municipal field assessment sheets and copies of municipal tax notices will be completed. The copies of field assessment sheets will be used as a source document for land values and provide a guide for ownership boundary definition. The copies of municipal tax notices will be the source document used to prove ownership. Tax notices should provide a cheap reliable ownership information since municipal offices are advised by the Land Titles Office of change in ownership.

CHECK AND IDENTIFY AERIAL PHOTOGRAPHS

The aerial photography received will be inspected to assess their suitability for use as wetlands interpretive documents. Gaps between flight lines or cloud obscured details will be noted and passed on to the Interdepartmental Committee of Aerial Surveys. Parcels for which suitable photography was not received will have to be rephotographed. Cloud obscured details can be identified by field checks if only a small area is involved. Each section present on each photograph will be numerically identified by placing the appropriate section number on the photograph at the centre of the section. In addition, each photograph will be identified as to Township and Range location. To facilitate interpretive query investigations a flight line map will be drawn on a municipal map. This will permit rapid attainment of the photographs pertaining to a specific land location. The aerial photographs will be sorted by municipal flight lines and filed by municipality. Duplicate prints of aerial photographs showing parcels adjacent to municipal boundaries will be ordered from the National Air Photo Library. This will provide stereoscopic pairs for all parcels on the scheduled municipality in a municipal flight line. This will facilitate pre-appraisal of municipalities as a unit.

PRE-ASSESS WETLANDS

Pre-assessment of a municipality will be conducted by a systematic stereoscopic inspection of the aerial photographs for that municipality.

Inspection of each parcel of a flight line will first identify which of three types of parcels is under inspection:

(a) Type One

A parcel which has no suitable wetlands or no drained basins present. This parcel will not be inspected beyond this identification.

(b) Type Two

A parcel which has suitable wetlands which are readily identifiable. The boundaries of wetlands on these parcels will be delineated on the aerial photographs. This will involve delineation of the boundaries of all suitable wetlands and delineation of the boundaries of all drained basins. A yellow pencil will be used when delineating drained basins. Black India Ink pens will be used when delineating suitable wetlands. This will permit copies of appraised parcels to be taken which do not reveal the boundaries of drained basins. The location of all quarters on which there are suitable wetlands or drained basins will be plotted on a municipal map. Quarters on which only drained basins are present will be represented by a red "x". A green "x" will represent a quarter on which some suitable wetlands are present. This map will serve as a distribution map of suitable wetland areas, as well as a map indicating which quarters require routing sheets for all parcels. Also,

a list of quarters associated with wetlands which are greater than 10 acres in size will be prepared. This list will be used to order copies of Certificate of Titles for these quarters. These copies of title will assist in identifying which water bodies are Crown-owned.

(c) Type Three

A parcel with potential wetlands, however, which requires field checking to determine their value. These parcels will be tabulated and upon completion of appraisal of the type two parcels within a flight line will be field checked. The field check will define whether the parcel is type one or type two, after which the wetland boundaries, if any, will be delineated on the aerial photographs.

Upon completion of the pre-appraisal of the wetlands the next phase of negotiation can proceed.

REQUEST BOUNDARY DEFINITION DATA

Tabulation of all fractional or part quarters listed on the copies of tax notices received will be conducted. This list will be merged with the list of quarters associated with wetlands 10 acres in size or larger. This combined list will be sorted by land registry district and copies of Certificate of Title pertaining to these parcels requested. Zerox copies of the combined list will be made. A xerox copy will be sent to each governmental and private water development agency operating in the

Prairie Provinces, along with a request for copies of any constructive water development plans associated with any of the listed quarters. These documents will be used to define the boundaries of the wetlands under assessment, or identify documents which would be helpful in defining the boundary of the wetland.

ASSEMBLE MUNICIPAL LANDOWNER UNITS

Parcel files will be initiated for each parcel of land in a valid quarter and each parcel of land in a completely drained quarter. The parcels owned by a specific landowner for which routing sheets are required will be determined by coordinated use of copies of tax notices, results of proof of purchase requests from V.L.A., Farm Purchase Board, etc., and the municipal routing sheet map. A temporary file number will be assigned to each parcel and pencilled on the file tab. Each landowner will be assigned a unique number. The routing sheet will be typed giving the landowner number, the file number, and the landowner's name and address. Then land values will be recorded on the routing sheet. These will consist of the assessed value, the assessed acreage, calculated assessed value per acre, the conversion factor, the yield rate, and the calculated annual payment pertaining to that parcel. In addition, physiographic data will be recorded. This will consist of topography, soils, land form, and Canada Land Inventory waterfowl capability classification information.

Copies of Certificate of Title requested and received will be inspected and the Township plans required listed and requested from the

appropriate authorities. Those landowner units which do not contain parcels for which boundary definition data was required will proceed through to the audit phase prior to final assessment. Those parcels for which boundary definition data was requested will be held until this data is received. Upon receiving the Township plans, titles and constructive water development plans, these, or copies of the portion needed, will be merged with the appropriate parcel file. Municipal landowner files which are now completed will be able to pass on to the audit phase prior to final assessment. An audit will be conducted on the municipal landowner file units prior to the actual assessment of the wetland. This audit will verify correctness of the calculations and the presence of proper documents.

ASSESS WETLANDS

The recorders will, upon receipt of municipal landowner units which have passed audit, delineate the parcel boundary on the aerial photograph, identify Crown-owned wetlands, number and measure suitable wetlands, record the suitable wetlands data on the routing sheet, number and measure drained wetlands, record wetlands data on the routing sheet, summarize the wetlands data, make copies of valid parcels, and calculate the parcel annual payment. Completion of these steps for each parcel in a municipal landowner unit permits that landowner unit file to pass on to the next phase of negotiation.

CALCULATE OFFER

The municipal landowner unit files for which final assessment has been completed will be audited for correctness. This audit will only be able to identify errors in documentation or calculations, but will not be able to identify possible errors in interpretations. Then the total offer for the landowner unit will be calculated.

MAIL OFFERS

The calculated total payment for a municipal landowner unit will be audited for correctness. Then the offer will be typed, copies of the photographs will be attached to the offer, and an ownership confirmation letter and introduction letter will be typed. An audit of the typing to verify correctness will be done. At this point, the mailing piece will be collated. The mailing piece will consist of the offer, the copies of the valid parcels, the ownership confirmation letter, the introduction letter, the brochure "Dollars from Wetlands", and a form letter which answers questions frequently asked about the program. At this point the number of parcels, the amount of offer, and the total wetland acreage will be recorded on the appropriate municipal commitment list. The municipal landowner file unit will be placed in the filing system. Then the offers will be mailed.

INVESTIGATE QUERIES AND SUBMIT OFFER FOLLOW-UPS

Upon receipt of an offer the landowner may react in any of the following ways: (1) no response, (2) information requested,

(3) other lands applied for, (4) Department advised of ownership change, (5) landowner expressed disagreement with interpretation, (6) Department advised of completed alterations, (7) Department advised of proposed alterations, (8) agreement returned improperly signed, (9) ownership confirmation letter not returned or not signed, (10) offer rejected, and (11) documents returned properly executed.

NO RESPONSE

Landowners who do not respond to the initial mailing will be sent two follow-ups, if necessary. The first follow-up will be sent 14 days after the initial mailing. If no response is received within 28 days of the initial mailing, the second follow-up will be sent. If, after 60 days from the initial mailing date there is no response from a landowner, then the offer will be terminated. Follow-ups will consist only of a reminder letter.

INFORMATION REQUESTED

Landowners who request more information by asking specific questions will be sent a letter answering the questions asked. Those who request information in a general way will be sent the question-answer letter.

OTHER LANDS APPLIED FOR

Replies in which landowners request appraisal of additional land will be sorted into one of three categories: (1) advance applicant,

(2) late or unscheduled applicant, or (3) current applicant.

(1) Advance applicants

Advance applicants will be sent a letter explaining the sequence of appraisal events and the tentative year for appraisal of the land in that municipality.

(2) Late or unscheduled applicants

These individuals will be sent a letter stating that their land will be appraised, but that it involves a special procedure. If the land applied for by a late applicant is in a former pre-appraised area, and the land was classed as unsuitable, the landowner will be sent a refusal letter. Unscheduled properties will be plotted on maps, scale approximately 1:250,000. If stereoscopic pairs of aerial photographs of the property are not in Lands aerial photo files, then they will be ordered from the National Air Photo Library. Those unscheduled and late applicants which may have suitable wetlands will have their lands field checked in order to verify the pond situation present when photographs are available. The results of this field check will determine what phase of the negotiation process these files will undergo.

(3) Current applicants

If the land applied for is not one of the parcels that was offered then the landowner will be sent a letter advising him

that offers were only sent on those lands which were deemed to have suitable wetlands. However, if the land applied for is a parcel which has been offered, then the landowner will be requested to provide proof of ownership. If he does not prove ownership within 14 days, we will consider his application as invalid. If he provides proof of ownership, then an additional offer will be made to him for that particular parcel. The previous offer that had included that parcel will be cancelled and a revised offer sent to that landowner. This set of procedures will involve assigning a new landowner number and proceeding through the sequence of offer presentation.

DEPARTMENT ADVISED OF OWNERSHIP CHANGE

If the owner advises the Department that he does not own all the lands listed on the offer, then we will cancel his present offer, sent him a revised offer, and request the name and address of the new owner. An additional offer for that parcel which was deleted from his contract will be sent to the appropriate owner, if identified. This will involve assigning a new landowner number and proceeding through the sequence of offer presentation.

LANDOWNER EXPRESSED DISAGREEMENT WITH INTERPRETATION

If the landowner disagrees with the interpretation of the wetlands on his property, an interpretation check will be conducted if the parcel

was not field checked in the initial stages. No adjustment will be made if a previous field check was not conducted. If a field check does not substantiate a valid complaint, he will be advised that the offer will remain as is. He will be requested to consider his present offer and return it duly signed and witnessed, or return it unsigned. If the offer was returned signed at the time of the complaint and no adjustment was made it may be processed for payment, provided proper documentation is present. Field checks will only be conducted when sufficient number are on hand, to warrant a trip into that particular municipality or vicinity. Any obvious interpretive error or alteration in the interpretation will result in submission of a revised offer.

DEPARTMENT ADVISED OF COMPLETED ALTERATIONS

If the landowner advises that alterations have occurred to the wetland situation since the photography was taken, or appraisal conducted, then a field check of the situation will be required, to determine the extent of the alterations. Alterations in the interpretation will result in submission of a revised offer or cancellation of offer, depending on the extent of alteration.

DEPARTMENT ADVISED OF PROPOSED ALTERATIONS

If the landowner advises that he wishes to conduct some alterations to the wetlands on his property our offer will be terminated and he will be send a letter advising that this action is being taken. He will also be advised that upon completion of the alterations, he may request appraisal of the property.

AGREEMENTS RETURNED IMPROPERLY SIGNED

If the landowner returns the agreement improperly signed, the agreement will be returned to him for proper signature. However, he will still be kept within the same sequence of offer follow-ups and advised of the amount of time left in which to accept the offer.

OWNERSHIP CONFIRMATION LETTER NOT RETURNED OR NOT SIGNED

If the landowner forgets to sign or does not return the ownership confirmation letter he will be sent another confirmation letter and requested to sign it and return it within 14 days. If he does not return this confirmation letter within 21 days, his offer will be terminated. The use of the confirmation letter in this way, in conjunction with the response by either the individual that may have purchased an additional piece of property, or the individual that has sold a parcel of property, should provide sufficient control in addition to the proof of purchase requests to avoid agreements with individuals who are not the registered owner or beneficial owner of the properties involved.

OFFER REJECTED

If the landowner returns the offer unsigned with no additional comments, or indicates by a letter that he does not wish to accept the offer, then the offer is terminated. It is then passed on to the final phase of negotiation.

DOCUMENTS RETURNED PROPERLY EXECUTED

If the landowner returns all documents properly executed it continues on the final phase of negotiation.

TERMINATION OF NEGOTIATION

Termination of negotiation consists of two main branches: (1) agreements, and (2) rejections.

AGREEMENTS

Agreements are sorted by municipality according to their land descriptions. If the agreements require the attention of V.L.A. personnel, it is forwarded to them. Landowner and landowner-V.L.A. completed agreements are then executed on behalf of the Minister of the Department of Indian Affairs and Northern Development. The municipal owner file units are drawn from the filing system and the dates of each correspondence and date of acceptance is recorded on the routing sheet. The final audit is conducted on the totals of the routing sheet, documention, and the contract to verify correctness prior to submission for payment. The cheque requisitions and authorization certificates are typed. The cheque requisitions are sent to the Regional Treasury Office where the cheques are printed. The cheques received from the Treasury Office are audited to verify correctness. The amounts of payment, numbers of parcels, and number of landowners involved are recorded on the appropriate

payment lists and deleted from the appropriate commitment lists. Then the form letter, accompanying the cheque to the landowner, is typed. This letter, the cheque, the original copy of the agreement, and one set of photographs of the parcels involved are collated. The routing sheet is completed by entrance of this date on the sheet. Xerox copies of the routing sheet and agreements are made. Copies of V.L.A. agreements and copies of the valid parcel photographs are sent to V.L.A. headquarters in Ottawa. A copy of the agreement plus a copy of the valid parcel photographs are filed with R.M.D. in Ottawa. One copy of the agreement is kept on the file at Canadian Wildlife Service Regional headquarters. Permanent file labels are typed and affixed to the parcel file tab. Xerox copies of the routing sheets are used to form the numerical and alphabetical record of payments. Upon completion of this process the appropriate correspondence is mailed to the landowner.

REJECTIONS

The date of rejection and all correspondence is recorded on the routing sheet. Xerox copies are made of the routing sheet and permanent file labels are typed and attached to the file tab. Xerox copies of the routing sheet are used to provide numerical and alphabetical record of rejection. The numbers of landowners, number of parcels, and dollar amounts rejected are recorded on the appropriate municipal rejection list, and the appropriate municipal commitment list is reduced by the same amount.

ASSESS PROGRAM PERFORMANCE

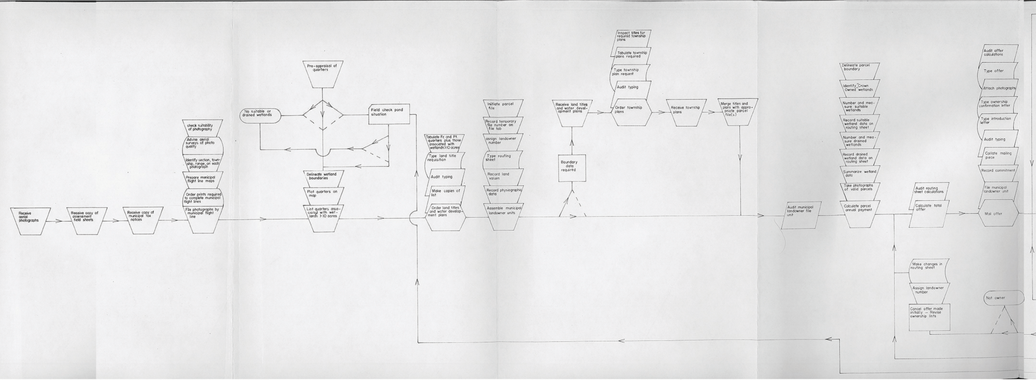
The record of rejections and the record of agreements are collated to form a record of processed applications. This record is used along with the data on completed routing sheets to arrive at project achievement evaluation.

OPERATIONAL SEQUENCE OF A PROPOSED PRE-APPRAISAL SYSTEM

JULY 5, 1968

DEFINITIONS

- INPUT OR OUTPUT
- OUT OF OFFICE OPERATION
- TERMINATION
- DECISION
- LANDS TYPING OPERATION AND CENTRAL REGISTRY MAILING OPERATION
- TYPING OPERATION
- MAILING OPERATION BY LANDS PERSONNEL
- CLERICAL OPERATION
- INFORMATION BLOCK
- UNCONTROLLED SPONTANEOUS ACTIVITY


Review copy of application for lease
Review copy of application for lease file
Review copy of application for lease file
Order prints required to complete municipal digs to
Title plan completed
Order prints required to complete municipal digs to
Title plan completed
check suitability of photography
Choose aerial surveys of photo quality
Identify section, town ship, range, meridian of area
Prepare municipal digest for index
Order prints required to complete municipal digs to
Title plan completed
Pre-appraisal of quarters
No suitable or drained wetlands
Field check sand situation
Allowable wetland boundaries
Mail quarters on
Mail quarters, diagram, cheque with letter to Land Titles Branch
Evaluate fit and fit quarters in any way possible to avoid wetland boundaries
Type land title instruction
Audit typing
Make copies of
Circle land titles and enter develop. area
Validate parcel
Record homestead file
Record homestead file
Type routing sheet
Record land values
Record physiography data
Assemble municipal landowner units
Receive land title and enter cheque-deposit notes
Boundary data requested
Prepare land title instruction
Prepare land title instruction
Prepare land title instruction