



**Muskoka
Community
Land Trust**

Annual Update

June 2023

MCLT Annual Update, June 2023

Since the [Muskoka Community Land Trust](#)'s last update in June 2022, the MCLT has continued to evolve by establishing our organizational capacity, building our network, and creating a plan for the first Community Land Trust micro-community in Huntsville.

The Muskoka Community Land Trust is a community-managed not for profit organization of residents and local agencies seeking to build just, healthy, and inclusive neighbourhoods. Our foundational strategic vision reflects Muskoka's diverse housing and land-use needs. We continue to consult with experts, make connections, and engage community members.

To that end, we've been branding and marketing the MCLT, interviewing on the CBC and local podcasts, collaborating with the Canadian Network of Community Land Trusts, and building an education and outreach strategy to reach decision-makers and community members across Muskoka.



We continue to collaborate with the Town of Huntsville and the District of Muskoka regarding the planned Florence Street Micro-Community, in the hope that this initiative can begin in the next 12 to 18 months.

We are in ongoing discussions regarding land donation, and have the enthusiastic support of Kawartha Credit Union's Commercial and Retail Divisions regarding construction loans and future mortgage approvals for this initiative.

The MCLT is a founding partner of [Green, Rural, Environmental, Affordable, Together \(G.R.E.A.T.\)](#), which will be our first lessee in the Florence Street Micro Community Initiative. Led by The Fourth Pig Green and Natural Construction, in collaboration with Community Living, Christian Horizons, and Toocketree Passive Homes, G.R.E.A.T. is demonstrating how to develop an environmentally sustainable, permanently affordable rental sixplex, and was awarded a \$250,000 demonstration grant from CMHC to do so.



Legislative policy in Canada does not allow nonprofits to provide tax receipts for donations, thereby limiting the MCLT's ability to raise private support. The Muskoka Community Foundation has proposed a Donations Flow-Through Agreement that will allow for the collection of funds that donors can dedicate to the Land Trust.

The charity requires an established 3rd party entity, such as the District Municipality of Muskoka, to act as Donee and flow the funds from the charity to the land trust, and we are actively working with the Muskoka Community Foundation to secure such a partnership.

The Muskoka Community Land Trust's volunteer Board of Directors has expanded to include nine highly skilled, community-minded members who continue to donate many hours to create and steer a resilient organization.

We are collaborating with other community land trusts in Ontario to develop governance policies and procedures. The board has established six committees to date, with another two being added soon, and are actively recruiting volunteers to serve in each area.



COMMUNITY
FOUNDATIONS
OF CANADA



**Investment
Readiness
Program**

The MCLT gratefully acknowledges support from the Investment Readiness Program, funded by the Government of Canada's SI/SF Strategy, and the District of Muskoka.

Grants awarded to date:

December 2022 \$55,000 The District of Muskoka Community-Based Funding Agreement

The MCLT was awarded seed funding from the District to establish our organizational capacity and develop a strategic plan.

February 2023 \$47,060 Investment Readiness Program

The MCLT was awarded a grant for the Florence Street Micro-Community Initiative business plan, accounting, bookkeeping, and legal consulting.

June 2023 \$97,000 District of Muskoka Community-Based Funding Agreement

The MCLT was awarded a grant to further build a foundation of sustainable operations with the goal of becoming self-funding from the proceeds of land leases and private donations within the next two years.

We are pleased to announce that we have hired a full-time Business Development Leader, Sandi Martin, and have secured office space at 230 Manitoba Street in Bracebridge.

Further increasing our organizational capacity, the Muskoka Community Land Trust has hired bookkeeping and accounting support, retained legal counsel to draft the land lease agreements that are vital to the CLT model, and contracted with Huntsville's Launch and Prosper as well as the Rural Development Network to develop a business plan that demonstrates the sustainability of our operations and the long-term affordability of the land trust model.

MCLT Board of Directors

Suzanne Martineau, B.Sc., Chair, Licensed Real Estate Broker

Tyler Ellis, M.Div., Treasurer, Community Development Manager at Christian Horizons in Huntsville

Margaret McLaren, M.Sc., Recording Secretary, Retired

Christopher Jordan-Stevens, PhD, Supported Independent Living Supervisor at Community Living Huntsville

Ben Jardine, P. Eng., Founder & President at The BestLife Group Master planning, design development and drafting, value-engineering, permitting and approvals, project management and general contracting for residential, multi-residential, commercial, industrial and institutional projects

Emily Blackman, B.Sc., Account Executive at Well Known Marketing

Melinda Zytaruk M.Sc., General Manager, The Fourth Pig Green and Natural Construction, Passive House Institute U.S. certified builder, registered designer

Kelly Jones, YWCA Circles Muskoka Program Coordinator and Bridges out of Poverty Facilitator

Tatiana Sutherland, Councillor, District and Town of Bracebridge

Muskoka Community Land Trust

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