



Making a difference...together

Frequently Asked Questions

Western Forest Products Juan de Fuca Land Purchase, March 10, 2010

1. What is the location of the lands being purchased?

- The lands in question include parcels between Jordan River and Sandcut Beach, parcels in the Sea to Sea Green Blue Belt (Sooke Potholes area) and in the Weeks Lake area of the Leech watershed.

2. What are the details of the lands being purchased?

- 2350 hectares are being purchased in total including:
 - 3.5 km of shoreline between Jordan River and Sandcut Beach.
 - Several parcels in the Sooke Potholes area, which will bring completion of the Sea to Sea Green Blue Belt from 82% to 90%.
 - The Weeks Lake area will be used to enlarge the Leech River future water supply lands.
 - Valuable forested lands that may have large carbon sequestration potential.
- The total size is 400 hectares larger than the City of Victoria.

3. What lands are being acquired?

- Regional Parks:
 - Sea to Sea/Sooke Potholes 1323.81 ha
 - Jordan River Area 186.69 ha
 - Total Area Acquired by Parks 1510.49 ha
 - Total Cost \$15,660,000
- Integrated Water Services:
 - Weeks Lake Area 837.24 ha
 - Total Cost \$3,140,000

4. What are the details of the purchase agreement?

- The initial agreement is an Agreement in Principle between the Capital Regional District (CRD), The Land Conservancy of BC (TLC) and Western Forest Products (WFP). This will lead to a detailed Purchase and Sale agreement within the next two to three weeks.
- The price for all three sets of parcels currently totals \$18.8 million.
- The lands are being sold by Western Forest Products and include 49 of the 61 parcels listed for sale through Colliers International.

5. What are the major benefits of this land purchase agreement?

- British Columbia forests have some of the highest carbon stores in Canada. This purchase will help to reduce greenhouse gas emissions through the long term preservation of forested lands is made possible in part through the development of ecosystem based offsets.

- Acquisition of these lands will also help to further the CRD's strategic priorities through protection of water supply in the Leech Watershed, conservation of biodiversity and support of recreation. It will contribute to making the CRD one of the world's premier places to work, play and live.
- The waterfront lands around Jordan River and Sandcut beach, in particular, have high recreational value, and will be retained as a legacy for future generations.

6. Will all of the parcels be retained for parkland?

- A number of the parcels being purchased contain some land that is recognized as excess to parks and water supply protection needs. Staff will work to carry out detailed assessments on all Jordan River and Sea to Sea lands to determine the exact areas to be retained for regional parks use.
- It is very likely that some portions of the lands deemed not suitable for park or watershed purposes will be subdivided off and sold or traded in the future. The Jordan River townsite, on the inland side of road, is an example of these potentially saleable lands. The process and timeline for this review will be forthcoming in the near future.
- The CRD will look to sell non-essential lands to reduce the net cost of the purchase or to trade for more desirable watershed or park lands.

7. What will happen to any lands deemed surplus?

- If lands are identified as surplus to CRD Parks and Integrated Water Services and the CRD decides to plan for the sale of these lands, a development review process will be undertaken in consultation with local advisory planning commissions, the JDF Land Use Committee, the District of Sooke (for those parcels in Sooke) and the broader region. The objectives of the Shirley Jordan River Official Community Plan and new JDF Rural Resource Lands Plan will be considered together with other regional planning strategies. The CRD would seek to insure that appropriate land use planning and zoning is in place prior to the sale of any lands.

8. What is the timeline for purchase?

- The Agreement in Principle is in place. This will be expanded in the form of a Term Sheet by no later than March 12, 2010. A detailed Contract of Purchase and Sale will be developed from the Term Sheet. This binding legal contract should be in place by no later than the end of March. Completion of purchase is set for August 12, 2010.
- Title to all of the Weeks Lake and Sooke Potholes North parcels will be transferred on August 12. Possession of the Sooke Potholes and Sandcut Beach (JR 5 and 7) parcels will take place on August 12 but formal title transfer will not occur until completion of payment. Possession of Jordan River parcels JR2 and 3 will not take place until completion of environmental remediation by WFP.

9. What are the next steps?

- The CRD will continue to work on bringing additional funding partners to the table.

- Current and potential funding partners will have to initiate fundraising for the purchase.

10. How can I find out more information about the purchase?

- Please visit the CRD website at www.crd.bc.ca or contact:
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