

Land Acquisition Fund Summary of 2005 Acquisitions

2005 Acquisitions

In 2005, CRD Parks acquired two parcels of land, Sooke Potholes Regional Park and Matthews Point Regional Park Reserve.

In April 2000, the Capital Regional District Board established the CRD Parks Land Acquisition Fund. The ten-year fund generates about \$1,600,000 per year to purchase land for regional parks and trails identified by the public and documented in the CRD Parks Master Plan. The Master Plan is a vision for the future of the regional parks and trails system.

The establishment of the Fund was supported by the public in an opinion poll that was held in several municipalities during municipal elections in the fall of 1999. The cost to property owners in the CRD for the Fund in 2006 is \$2.45 per \$100,000 assessed residential property value, or \$10.00 per average residential household, (\$409,319 in 2006).

Prior to 1999, CRD Parks purchased land by borrowing money. CRD Parks is still paying for these purchases. The total debt requisition in the 2006 CRD Parks budget is \$565,680. This debt will be paid off in 2012.

A summary of land acquisition revenue and expenditures from January 1, 2005 to December 31, 2005 is provided in the tables in this bulletin. A summary of the two acquisitions is also provided.

Table 1. Summary of 2005 Acquisitions

AREA	YEAR ACQUIRED	LOCATION	AREA (Hectares)	EXPENDITURES Acquisition Value	CRD Parks' Contribution	Partners' Contribution
Sooke Potholes ¹	2005	District of Sooke	55.50	\$3,000,000	\$2,405,000	\$595,000
Matthews Point ²	2005	Southern Gulf Islands Electoral Area (Galiano Is.)	12.14	\$725,000	\$634,000	\$91,000
Totals			67.64	\$3,725,000	\$3,039,000	\$686,000

¹ Partners' contribution does not include The Land Conservancy of British Columbia's carrying costs for 2006 and 2007.

² This property and an adjoining property (acquired in 1999) were acquired with the intent of subdividing the area that has low regional park values. CRD Parks is currently working to subdivide the properties. The revenue that results from the subdivision will be added to the Acquisition Fund.

Table 2. 2005 Land Acquisition Revenue and Expenditures

2005 REVENUE	FUNDS
Prior Year Carry-over	\$783,226
2005 Requisition	\$1,607,160
Sale of Land: Bilston, Salt Spring Island	\$2,046,128
Grant: TLC re: Matthews Point	\$91,000
Accrued Interest	\$25,754
Total Revenue	\$4,553,267
2005 EXPENDITURES	FUNDS
Land Purchase Costs	\$3,021,492
Land Acquisition Costs	\$119,023*
Total Expenditures	\$3,140,515
Balance of 2005 CRD Parks Land Acquisition Fund (carry forward to 2006)	\$1,412,752

*This includes costs for land value appraisals, legal services, property taxes, surveying, acquisition negotiations and land title fees.

Table 3. Future Land Acquisition Financial Commitments by CRD Parks (2006 to 2009)

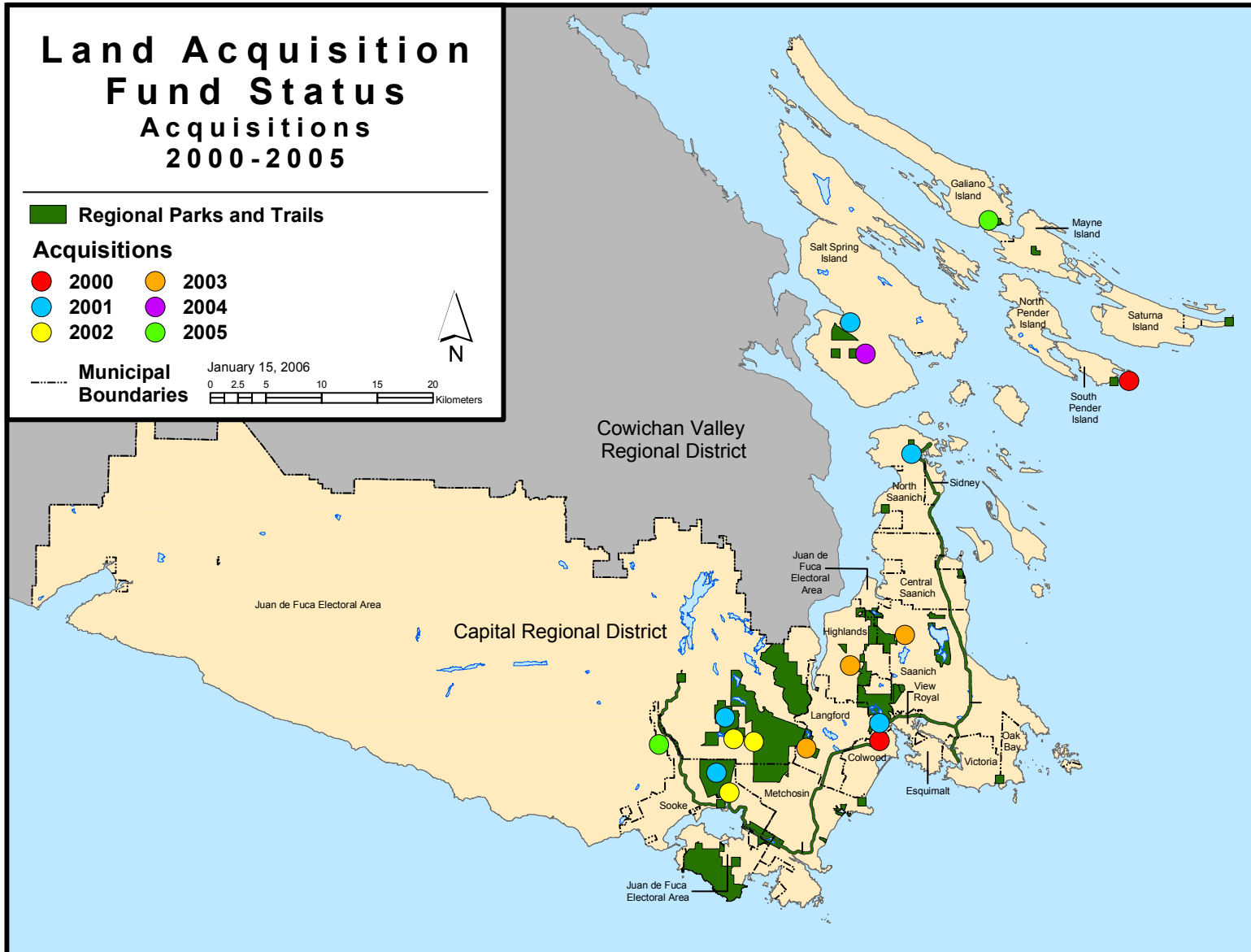
Year	2006-year 7	2007-year 8	2008-year 9	2009-year 10
REVENUE				
Prior Year Carry-over	\$1,412,752	\$2,508,765	\$3,804,778	\$5,095,791
Annual Requisition	\$1,596,013	\$1,596,013	\$1,596,013	\$1,596,013
Total Revenue	\$3,008,765	\$4,104,778	\$5,400,791	\$6,692,804
EXPENDITURES				
Financial Commitments	\$500,000	\$300,000	\$305,000	
Estimated Funds for Parkland Acquisition	\$2,508,765	\$3,804,778	\$5,095,791	\$6,691,804

Land Acquisitions 2000 to 2005

Since the establishment of the Land Acquisition Fund in 2000, CRD Parks, with its partners, has purchased \$16,171,450 of land. CRD Parks has contributed \$10,699,400 (66%) and partners have contributed \$5,472,050 (34%). The target established in the Land Acquisition Strategy for the financial contribution of CRD Parks and its partners to land acquisition was CRD Parks 65% and partners 35%. The total area purchased is 1876 hectares. The locations of the acquisitions are shown on the map below.

Partnership with The Land Conservancy of British Columbia

Upon establishment of the CRD Parks Land Acquisition Fund in 2000, The Land Conservancy of British Columbia (*TLC*) made a commitment to be a major partner in the CRD Parks land acquisition program. Since the start of the land acquisition program, *TLC* has been a partner with CRD Parks in 8 of 15 acquisitions. From January 1, 2000 to December 31, 2005 *TLC* has contributed \$3,574,653. This includes cash contributions and tax and interest costs for borrowing \$3,000,000 for acquisition of the Seraphim lands in 2001, \$1,000,000 for acquisition of land on Salt Spring Island in 2002, and \$595,000 for acquisition of Sooke Potholes in 2005. *TLC*, through its Capital Campaign, continues to raise funds to assist in acquiring additional regional green and blue space and achieve the vision presented in the CRD Parks Master Plan.



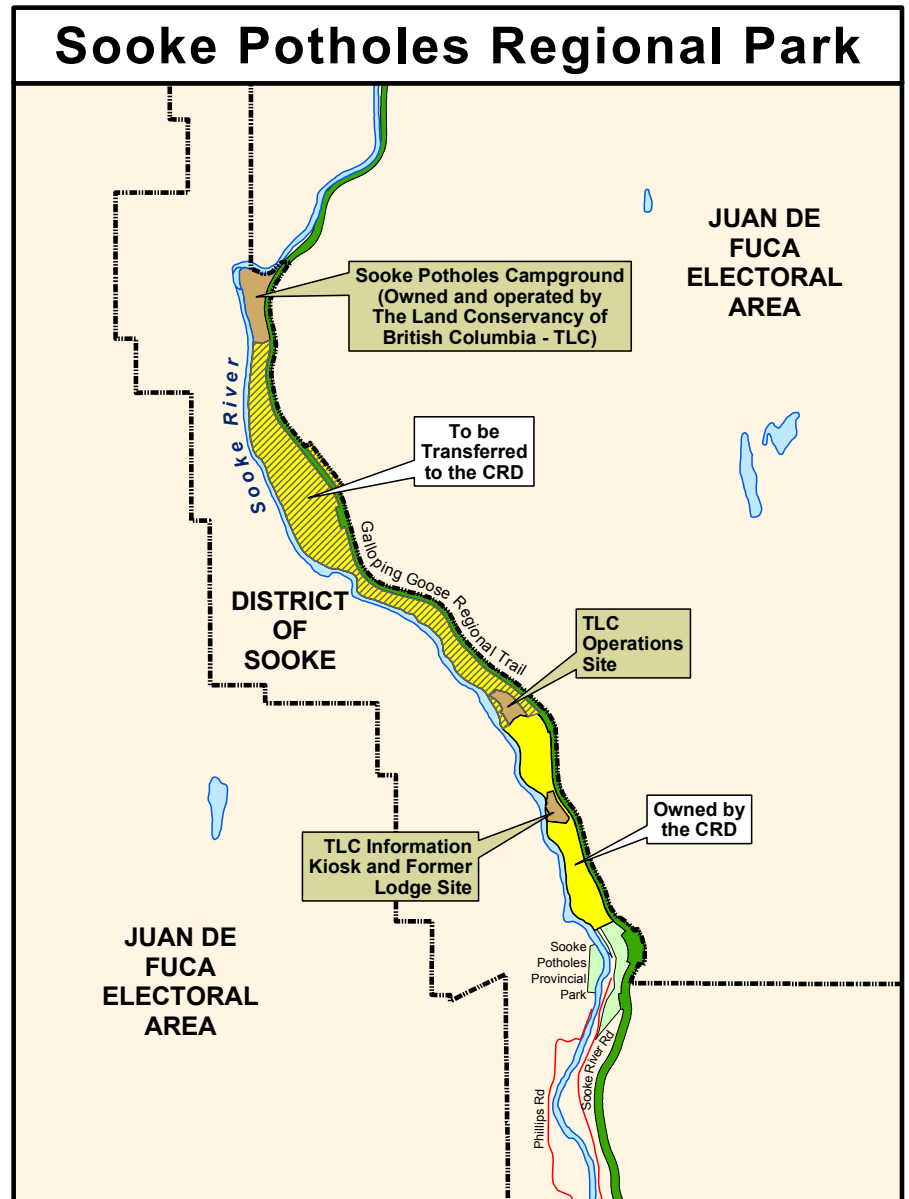
Sooke Potholes Regional Park

On March 31, 2005, the CRD and The Land Conservancy of British Columbia (TLC) announced the establishment of Sooke Potholes Regional Park. The regional park is located in the District of Sooke and includes 63.5 hectares along a picturesque stretch of the Sooke River. The CRD owns 55 hectares, and TLC retains ownership of 8.5 hectares divided into three parcels. These include a campground, the former lodge site and a storage and maintenance area. The entire site is managed by CRD Parks and TLC as an integrated unit, with the CRD carrying out all management activities in the regional park.

The Sooke River area has long been a popular outdoor recreation area for residents of the region. The clean, cool water of the river and the geological formations in the river, known as the "Potholes" provide a natural environment that is unique, and make this one of the best swimming areas in the region. The Sooke River has high conservation values, especially habitat for salmon. The river also offers many outdoor recreation opportunities that are not found anywhere else in the region.

This acquisition is a partnership with TLC. The purchase price for the property was \$3,000,000. CRD Parks' contribution was \$2,405,000 (65%) and TLC's contribution was \$595,000 (35%). This split in funding matches the target set out in the CRD Parks Land Acquisition Strategy.

Sooke Potholes Regional Park was officially opened on June 26, 2005. CRD Parks has improved visitor facilities at the park by constructing two new parking lots and toilet facilities, and providing signs and trails. The regional park also provides convenient access to the adjacent Galloping Goose Regional Trail.



Matthews Point Regional Park Reserve

The Matthews Point area on Galiano Island is identified in the CRD Parks Master Plan as an area having regional park potential. The proposal is to protect an area along Active Pass and the south shore of Galiano Island, from Bluff Park (a community park) to Matthews Point. In 1999, CRD Parks made its first acquisition in this area. In 2005, CRD Parks acquired a second parcel. This property is 12.14 hectares in size, and will be added to the 14.8 hectares acquired in 1999. A portion of the parcels acquired in 2005 and in 1999 that has low regional park value is proposed to be subdivided and sold as residential lots. The potential subdivision was a condition of the 1999 acquisition.

The acquisitions protect most of Matthews Point. Matthews Point is a significant regional landmark in the Southern Gulf Islands and an important visual feature for passengers travelling through Active Pass on BC Ferries.

This acquisition provides excellent hiking opportunities along a trail located on the bluff above Active Pass. This trail is planned to connect with a hiking trail in Bluff Park to the west. CRD Parks will complete a management plan for the park before providing the necessary facilities and services for park visitors. In the interim, the land will be held as a park reserve and no facilities and services will be provided. However, public access will not be prohibited during this time.

The acquisition is a partnership with *TLC*. The purchase price for the property was \$725,000. CRD Parks' contribution was \$634,000 (87.5%) and *TLC*'s contribution was \$91,000 (12.5%).

