

## Frequently Asked Questions

Transfer of Western Forest Products Lands to the CRD, August 12, 2010

### 1. What lands are being transferred to the CRD?

The lands being transferred to the CRD falls under a three-year payment plan to Western Forest Products. The first installment of \$9,390,000 million is effective August 12, 2010 and comprises three sets of parcels:

- Sandcut Beach
- Majority of the parcels adjacent to Sooke Potholes Regional Park
- Weeks Lake parcels in the Leech watershed

In the second installment, additional land adjacent to Sandcut Beach valued at \$3,346,230 million will be transferred to CRD in August 2011.

In the final installment in August 2012, land parcels in Jordan River and Sooke Potholes will be transferred to CRD valued at \$6,063,770 million.

### 2. What are the attributes of the lands?

- 3.5 km of shoreline between Jordan River and Sandcut Beach for recreation and conservation.
- Several parcels in the Sooke Potholes area for recreation and conservation, 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 have large carbon sequestration potential.
- The total size is 400 hectares, larger than the City of Victoria.

### 3. What is the size of the lands?

2350 hectares are being purchased in total including:

CRD Regional Parks

- Sea to Sea/Sooke Potholes 1323.81 ha
- Jordan River Area 186.69 ha
- Total 1510.49 ha

CRD Integrated Water Services

- Weeks Lake 837.24 ha

### 4. What are the details of the purchase agreement?

The Agreement for Sale is between the Capital Regional District (CRD) and Western Forest Products (WFP). CRD will take possession for management purposes of all the parcels under the registered Agreement for Sale upon completion of payment in each phase, except for two parcels in Jordan River which require remediation. The majority of lands will be paid for under a 65%-35% cost sharing

arrangement between the CRD and its partners, apart from the watershed parcels, which will be paid in full by CRD Integrated Water Services in 2010. The two parcels in Jordan River will be transferred upon completion of environmental remediation by WFP in August 2012.

- Total price - \$18,800,000 million
  
- Total cost watershed lands paid by CRD Integrated Water Services in 2010 - \$3,140,000 million
  
- Total cost regional parkland paid over three years - \$15,660,000 million
  - 2010 Total - \$6,250,000
    - \$4,000,00 - Regional Parks
    - \$2,250,000 - Partners (TLC \$250,000; Province of BC \$2,000,000)
  
  - 2011 Total - \$3,346,230
    - \$2,250,000 - Regional Parks
    - \$1,096,230 - Partners
  
  - 2012 Total - \$6,063,770
    - \$3,928,850 - Regional Parks
    - \$2,134,920 - Partners

## **5. Will all of the parcels be retained for parkland?**

Some of the parcels being purchased may contain 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. 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.

## **6. 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.

### **7. Will any of the parkland be opened up to the public?**

Sandcut Beach will remain open to the public. CRD Regional Parks staff will make improvements to the infrastructure, including the trails, vegetation management, parking lot, etc. this fall.

### **8. What is the Sea to Sea Green Blue Belt?**

The Sea to Sea Green Blue Belt is a visionary undertaking dating back to the 1960s to create a corridor of protected wilderness and parkland stretching from Saanich Inlet in the east to the Sooke Basin and Sooke River in the southwest.

The goal is to create a continuous protected area of approximately 11,500 hectares, making it one of the largest protected areas in the CRD.

The Sea to Sea Green Blue Belt comprises provincial, regional and municipal park land, including Gowlland Tod Provincial Park, Goldstream Provincial Park, Sooke Mountain Provincial Park, Sooke Hills Wilderness Regional Park Reserve and the Sea to Sea Regional Park Reserve. With the Western Forest Products land acquisition, the green belt is now 90% complete.