

**REPORT TO PARKS & ENVIRONMENT COMMITTEE  
MEETING OF WEDNESDAY, MARCH 27, 2019**

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**SUBJECT**     **Pike Lake and Kapoor Land Acquisitions**

**ISSUE**

In February 2019, two large private properties were purchased by the Capital Regional District (CRD) for addition to the regional parks system, with funding from the Land Acquisition Fund, which is dedicated to purchasing lands for regional parks and trails.

**BACKGROUND**

**Pike Lake Area**

An 81-hectare forested property adjacent to Thetis Lake and Francis/King Regional Parks in the Pike Lake area has been acquired for \$5.5 million (Attachment 1). The CRD Board approved the acquisition on September 19, 2018 and the transaction was completed on February 28, 2019. The Pike Lake area property is the largest land acquisition completed by the CRD since the Jordan River/Sea to Sea lands were acquired in 2010.

The property increases landscape connectivity between the two parks and has riparian and wetland habitats draining into Craigflower Creek, portions of the salmon-bearing Craigflower Creek, and significant patches of old-growth and mature second-growth forest.

The purchase includes future options to purchase additional lands contiguous to this area:

- a fixed-term option where the CRD could be asked to acquire at any time in the next 40 years an additional 50 hectares of land along the western and northern shoreline of Pike Lake at market value (as determined at the time the option is exercised) where a restrictive covenant now exists over the area preventing the removal of trees or construction of new buildings during the term of the option to purchase; and
- an indefinite option to purchase an additional 19 hectares of land on the south and eastern shores of Pike Lake at market value when the descendants of the vendors choose to relinquish the property.

Staff will report back to the Committee in the fall of 2019 on land acquisition reserve options to enable the accumulation of sufficient funds to purchase the remaining lands provided for under the options to purchase.

**Kapoor Land, Block 373, Malahat Land District**

In September 2018, the CRD Board also approved the acquisition of a 68-hectare property, surrounded by the Sea to Sea and Sooke Hills Wilderness Regional Parks, for \$1 million (Attachment 2). The transaction was completed on February 12, 2019. This forested property, within the Jack Lake/Waugh Creek watershed, eliminates an extensive gap in the public ownership of lands within the park. This property completes a contiguous protected area between Crabapple Lake and Jack Lake, an important area for wildlife.

These properties have been identified through previous Regional Parks Land Acquisition Strategies, which provide the principles that guide land acquisition, the process for acquiring land, and the acquisition priorities. These acquisitions are consistent with the updated and current CRD Board approved Regional Parks Land Acquisition Strategy 2018 to 2019.

### **ECONOMIC IMPLICATIONS**

The balance in the Land Acquisition Fund is approximately \$2.8 million. An estimated additional \$3.6 million is expected to be earned through the annual Land Acquisition Fund levy in August 2019, resulting in approximately \$6.4 million being available for land acquisitions in 2019.

The fund expires at the end of 2019, and the Parks & Environment Committee and CRD Board will be reviewing and considering the potential renewal of the Land Acquisition Fund levy this year.

### **CONCLUSION**

The CRD has purchased two large parcels of property through the Land Acquisition Fund, which provide the CRD with the capability to acquire land to add to the regional parks and trails system. Acquisitions are guided by the Regional Parks Land Acquisition Strategy 2018 to 2019 and the CRD Regional Parks Strategic Plan, and are approved by the CRD Board.

The CRD, with the support of our partners, has acquired more than 4,200 hectares of land valued at \$58.7 million through the fund since it was established in 2000. In that time, the regional parks system has grown from 8,400 hectares to more than 13,000 hectares.

### **RECOMMENDATION**

That the Parks & Environment Committee recommend to the Capital Regional District Board:

That this report be received for information.

Submitted by:	Jeff Leahy, RPF, Senior Manager, Regional Parks
Concurrence:	Larisa Hutcheson, P.Eng., General Manager, Parks & Environmental Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

BS/JL:kw

Attachments: Attachment 1 – Map: Parkland Acquisition – Pike Lake  
Attachment 2 – Map: Parkland Acquisition – Kapoor Lands – Sea to Sea Regional Park