



City of Langford
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Land swap deal will create jobs, greenspace protection and First Nation prosperity

March 14, 2017 - FOR IMMEDIATE RELEASE

Victoria, British Columbia – A historic partnership between three communities is promising to create jobs, protect valuable greenspace, and secure the economic future of the Beecher Bay (Sc'ianew) First Nation.

Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development, presented the Letters Patent, which confirm the boundary changes to Langford and Metchosin, to Beecher Bay Chief Russ Chipps, Langford Mayor Stewart Young, and Metchosin Mayor John Ranns. Coming after months of community consultation and approvals from all levels of government, the boundary change will deliver both long-term preservation of parks and greenspace and economic enhancements for the entire region.

“The boundary change process provides a good example of how First Nations and municipal neighbours can work together for mutual benefit,” said Minister Fassbender. “The partnership recognized today was realized through creative solutions and with enhanced outcomes for all parties.”

The multi-step process sees the Beecher Bay First Nation forego 250 acres of treaty lands within Metchosin, preserving them as greenspace in perpetuity. Another 155 acres of private land also becomes protected greenspace and in return, Metchosin's area adjacent to Langford shrinks by 354 acres to allow for the creation of a new business park, greenspace and residential community in Langford. The newly-formed business park is expected to create as many as 4,000 permanent jobs.

“This announcement marks a major milestone in a unique and cooperative partnership that we believe will provide economic and conservation opportunities for Beecher Bay and our neighbours,” said Chief Russ Chipps. “This is another step in our journey toward reconciliation.”

The Beecher Bay First Nation is a one-third freehold land owner of the Business Park, which will provide the Band with a sustainable revenue stream. In addition, Beecher Bay First Nation, Metchosin, and Langford have entered into a tax sharing agreement to share the

municipal taxes from the lands related to the business park development.

“This is proof that governments can work together to advance a common goal. The vision of the boundary adjustment proposal was achieved through hard work and dedication by all levels of government, staff and politicians. The result has been the preservation of Metchosin’s rural direction, jobs for the region and economic independence for Beecher Bay,” said Metchosin Mayor John Ranns.

“This is a historic agreement between the District of Metchosin, the City of Langford and Beecher Bay First Nation that will create meaningful and long-term jobs on the Westshore,” said Mayor Young. “Having high paying jobs in the community where you live is important to the residents of Langford, Metchosin and the First Nations community.”

All of the regional leaders emphasized the importance of the results of the community consultation in this process. In the preceding months, all three communities received overwhelming support from residents.

It is believed this is the first time in British Columbia that the Provincial Government, a regional district, an urban municipality, a rural municipality and a First Nations community have come together with a shared vision for job growth, environmental stewardship, and First Nations prosperity, resulting in such a successful agreement.

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Proposed Boundary Adjustment – Background

Summary:

In its simplest form, the boundary adjustment protects over 400 acres of valuable greenspace and increases the City of Langford municipal area by 354 acres to allow for a business park development. Beecher Bay First Nation will transfer its treaty settlement lands in Metchosin for a one-third share of the new business park. All three jurisdictions, Langford, Metchosin and the Beecher Bay First Nation, have entered into a tax sharing agreement over the business park development.

The intent is to protect greenspace, create jobs and deliver long lasting economic benefits to the Beecher Bay First Nation and the Region.

Background:

- Three Crown-owned parcels of land in Metchosin have been offered to Beecher Bay First Nation as part of the treaty settlement process.
- These Metchosin parcels total roughly 250 acres and are currently used by the community as green space. These properties are regarded as highly-significant tracts of land with high environmental and cultural value. For more than 20 years, Metchosin's Official Community Plan has noted the acquisition of these lands from the Crown as a municipal priority.
- Beecher Bay First Nation is seeking economic development initiatives as part of the treaty process
- Business park development is inconsistent with Metchosin's long-term community plan.
- To protect the 250 acres as greenspace in perpetuity, along with an additional 112 acres of privately-owned lands near Metchosin Creek, Metchosin proposes a boundary adjustment with Langford. The adjustment would see Langford's southern border expand by 354 acres
- The expansion would host a business park development with a residential component. These lands would have sewer and water servicing and access to provincial Highway 14.
- The development, to be known as the South Langford Business Park, would be located along Hwy 14, approximately 400 metres from the newly-constructed intersection of Westshore Parkway and Sooke Rd.
- Beecher Bay First Nation will own a one-third stake in the business park which will help meet the Nation's objectives for economic sustainability, growth and new opportunities for employment. In return, Beecher Bay First Nation would transfer the three treaty properties to the District of Metchosin.
- Beecher Bay First Nation, Metchosin and Langford would share the tax revenue from the business park development.
- Keycorp Developments Ltd. (Keycorp) will act as Development Manager of the business park, owned in a partnership agreement between Beecher Bay, Keycorp, and their investors.

- Based on current regional estimates, the business park would create between 3,000 and 4,000 permanent, long term jobs. Hundreds of additional jobs would be created during the development and construction phases.
- The business park lands would be buffered from Metchosin by Metchosin Creek and greenspace.
- All three communities, as well as the CRD, initiated significant community consultation, including public information sessions, community forums, and engagement with Beecher Bay.
- The numerous approvals required for this boundary adjustment included Beecher Bay First Nation, the District of Metchosin, and the City of Langford. In addition, approvals were also required from the Capital Regional District and the Province of British Columbia.