

# Jordan River Regional Park Reserve Boundary Public Consultation 2012

## Public Comment Report

Capital Regional District | March 2012



Capital Regional District | Regional Parks  
490 Atkins Avenue, Victoria, BC V9B 2Z8  
T: 250.478.3344 | [www.crd.bc.ca/parks](http://www.crd.bc.ca/parks)

**CRD**  
Making a difference...together

# Table of Contents

- Table of Contents..... 1
- Executive Summary..... 2
- Introduction ..... 4
- Methodology ..... 5
- Findings..... 6
  - Overarching Messages ..... 7
- Key Themes ..... 8
  - Q.1. What do you value about the lands acquired at Jordan River? ..... 8
  - Q.2. Which lands should be retained for regional parkland? ..... 9
  - Q.3. Which lands could be declared as surplus?..... 9
  - Q.4. Other comments?..... 10
- Summary..... 11
- Appendix 1 Map of Jordan River Regional Park Reserve ..... 13
- Appendix 2 Response Form..... 14
- Appendix 3 Letter from Pacheedaht First Nation..... 16
- Appendix 4 Jordan River Community Association Submission ..... 21
- Appendix 5 Summary of Public Input by Question ..... 23
- Appendix 6 Record of Public Comments ..... 37

## Executive Summary

The Jordan River Regional Park Reserve was established in 2010 when the CRD acquired 187 hectares of land at Jordan River from Western Forest Products for \$9,945,000. At the time of purchase, it was recognized that some of the land did not have regional park value; however, the CRD was required to purchase the lands based on legally defined parcels. CRD Regional Parks is now exploring which land should be retained for the Jordan River Regional Park Reserve boundary, and what land could be declared as surplus.

As part of this investigation, two public meetings were held and a response form was developed. The purpose of the meetings and the response form was to gather public input around a series of key questions related to the boundary for the Jordan River Regional Park Reserve. The Jordan River Community Association also provided written comments around the key questions. Additionally, the CRD Board Chair received a letter from the Pacheedaht First Nation (PFN), which outlines the PFN's interest in one of the parcels included in the WFP land purchase, known as "JR2."

Taken together, the public meetings, the response forms, the Jordan River Community Association submission, and the PFN letter provide CRD Regional Parks, the public, and decision-makers with information helpful in determining the future boundary of Jordan River Regional Park Reserve.

Based on an analysis of the data, a list of *key themes* for each question and nine overarching messages emerged. The key themes and overarching messages are not sorted into any rank order of importance or priority. The findings are based on a self-selected sample of regional residents who participated in the process; and thus, cannot be inferred to be representative of the viewpoints of all regional residents.

The nine overarching messages are:

- 1. Public support exists for keeping all the Jordan River parcels.**
- 2. There is concern that CRD Regional Parks doesn't have all the environmental information necessary to make definitive decisions about what could or should be deemed as surplus lands.**
- 3. Many respondents believe the CRD shouldn't be in a rush to dispose of the lands, particularly since community planning is incomplete and market conditions are soft.**
- 4. There is a need to engage with the Pacheedaht First Nation on the disposition of JR2 before any final park boundary decision is made.**

5. **If any lands are deemed surplus, the Jordan River community should be further consulted regarding their disposition and future use.**
6. **If land is to be sold or transferred to other parties, a variety of perspectives exist around which parcels should be alienated and how best to use them to support local economic development, community building, recreation, and/or environmental protection.**
7. **If land is to be sold, there is resistance to selling any land for rural residential development.**
8. **There is strong support for keeping all waterfront portions of the parcels, particularly since they are so highly valued for their diverse recreational and environmental attributes.**
9. **Support exists for showcasing this area as a true “West Coast” experience—one which is readily accessible to people of differing interests and abilities, and one which clearly protects and celebrates its unique natural environment.**

The key themes are presented in the Findings section of the report. Taken all together, the overarching messages and key themes serve as guideposts for Regional Parks to better understand how an interested segment of the public feels about the boundary of Jordan River Regional Park Reserve.



Reconstructed trail leading to Sandcut Beach

## Introduction

The Jordan River Regional Park Reserve was established in 2010 when the CRD acquired 187 hectares of land at Jordan River from Western Forest Products for \$9,945,000. The land is being purchased through the CRD's Land Acquisition Fund, with assistance from The Land Conservancy of BC, Province of British Columbia, and individual donors.

At the time of purchase, it was recognized that some of the land did not have regional park value; however, the CRD was required to purchase the lands based on legally defined parcels. CRD Regional Parks is now exploring which land should be retained for the Jordan River Regional Park Reserve boundary, and what land could be declared as surplus (see map - Appendix 1).

As part of this investigation, two public meetings were held. The first public meeting was held at the Sooke Community Hall on February 22, 2012, and the second public meeting was held at the Victoria Ambrosia Conference Centre on February 23, 2012. The purpose of the meetings was to gather public input around a series of key questions related to the boundary for the Jordan River Regional Park Reserve.



The public meetings included an information session, welcome and opening comments, presentation and questions, a facilitated discussion, and closing comments.

A response form was developed to gather public feedback on the same key questions. The response form was available on-line and in hard copy form between February 7 and March 9, 2012 (see Appendix 2).

The CRD Board Chair also received a letter from the Pacheedaht First Nation (PFN), dated February 14, 2012, which outlines the PFN's interest in one of the parcels included in the WFP land purchase, known as "JR2." This parcel borders the Jordan River and the ocean and is within the PFN's traditional territory. The PFN consider acquisition of J2 as fundamental to maintaining their distinctive identity and cultural practices as Pacheedaht peoples. The letter further "calls on the CRD and the public not to create a regional park on lands that are fundamental as part of our Treaty Settlement Lands." This letter is included as part of this report as Appendix 3.

Regional Parks is also aware that the T'Sou-ke Nation has an interest in the lands held as Jordan River Regional Park Reserve. At the time of writing this report, Regional Parks has not received specific information about these interests.

The Jordan River Community Association (JRCA) also provided a written submission responding to the key questions contained on the response form (see Appendix 4).

Taken together, the public meetings, the response forms, the PFN letter, and the JRCA submission provide CRD Regional Parks, the public, and decision-makers with information helpful in determining the future boundary of Jordan River Regional Park Reserve. This report assists in this process by providing a synthesis of key messages that emerged during the public engagement process.

The CRD will ensure that First Nation interests, the Shirley/Jordan River Official Community Plan, and Juan de Fuca Land Use Bylaw are considered together with regional planning strategies to determine the park boundary. A separate report on the park boundary will be presented to the Committee and Board at a later date.

This report will be available through CRD Regional Parks at (<http://www.crd.bc.ca/parks/index.htm>).

## Methodology

Public comments considered in this report were collected from the February 22<sup>nd</sup> and 23<sup>rd</sup> public meetings, the on-line and hard copy response forms, and the PFN letter.

Approximately 55 people attended the February 22<sup>nd</sup> meeting in Sooke, and approximately 25 people attended the February 23<sup>rd</sup> meeting in Victoria. In addition, 25 hard copy response forms and 52 on-line response forms were received.

The public was asked to comment on the following questions at the meeting and on the response form:

1. What do you value about the lands acquired at Jordan River?
2. Which lands should be retained for regional parkland?
3. Which lands could be declared as surplus?
4. Other comments?

Response forms were completed at the public meetings and received in the mail, and on-line response forms were available on the CRD website from February 7 to March 9, 2012 (see sample response form in Appendix 2).

All data was input into Microsoft Excel and Microsoft Word. Once the data was in table format, it was analyzed by the Regional Parks Planner and the results were reviewed by the Manager of Planning, Resource Management & Development. Each question was analyzed to discern response variability and to identify re-occurring comments (see synopsis of comments for each question in Appendix 5, and record of verbatim comments in Appendix 6).

From this list of comments, a list of key themes was summarized for each question. These key themes are presented in the *Findings* section.

The key themes were next analyzed for overlapping ideas. From this review, nine overarching messages emerged. These overarching messages are also highlighted in the *Findings* section.

The key themes and overarching messages are not presented in any rank order of importance or priority. The findings are based on a self-selected sample of regional residents; and thus, cannot be inferred to be representative of the viewpoints of all regional residents.

## Findings

Based on an analysis of the data, a list of *key themes* for each question and nine overarching messages emerged. The key themes and overarching messages are presented below in no rank order of priority or inherent level of importance. All of the comments were included in one of the theme categories.

The nine overarching messages are presented first without additional explanatory commentary. The key themes for each question, with a brief respondent comment provided to clarify and expand on each theme, follows. Taken all together, the overarching messages and key themes serve as guideposts for Regional Parks to better understand how an interested segment of the public feels about the boundary of Jordan River Regional Park Reserve.

When reviewing the themes and key messages, it is important to remember that different viewpoints are often represented in public comments, and that they may at times conflict with each other. This report acknowledges this diversity of opinion and does not judge any of the comments received.

## Overarching Messages

1. **Public support exists for keeping all the Jordan River parcels.**
2. **There is concern that CRD Regional Parks doesn't have all the environmental information necessary to make definitive decisions about what could or should be deemed as surplus lands.**
3. **Many respondents believe the CRD shouldn't be in a rush to dispose of the lands, particularly since community planning is incomplete and market conditions are soft.**
4. **There is a need to engage with the Pacheedaht First Nation on the disposition of JR2 before any final park boundary decision is made.**
5. **If any lands are deemed surplus, the Jordan River community should be further consulted regarding their disposition and future use.**
6. **If land is to be sold or transferred to other parties, a variety of perspectives exist around which parcels should be alienated and how best to use them to support local economic development, community building, recreation, and/or environmental protection.**
7. **If land is to be sold, there is resistance to selling any land for rural residential development.**
8. **There is strong support for keeping all waterfront portions of the parcels, particularly since they are so highly valued for their diverse recreational and environmental attributes.**
9. **Support exists for showcasing this area as a true "West Coast" experience—one which is readily accessible to people of differing interests and abilities, and one which clearly protects and celebrates its unique natural environment.**



## Key Themes

Information for the key themes was taken from the data gathered at the public meetings and through the response form. Please see Appendix 5 for a synopsis of the comments received by question number and associated response category. A verbatim record of all comments received is attached as Appendix 6.

### Q.1. What do you value about the lands acquired at Jordan River?

Respondents offered a variety of comments around the value of the Jordan River lands. In general, respondents seem to really care about these lands and are quite attached to them. They appreciate the area's wildness, scenic views, natural beauty, easy accessibility, and year-around use. They prize the "world-class" surfing beach, the campground, the forested slopes, and the hike down to Sandcut Beach, and they are interested in the potential to connect this park with provincial and national parks along this coast. Many feel the need to save this land for future generations, while others think preserving these lands will protect the area from unwanted development. Many respondents also see the potential to promote this area for tourism with the added benefit of helping to stimulate the economic development of nearby Jordan River.

#### *Value -- Key Themes*

- The lands acquired at Jordan River have significant **natural attributes**.
  - *"This is a wonderful opportunity to protect the natural beauty of this area."*
- The lands provide valuable **future benefits**.
  - *"It is essential that these lands be saved for future generations."*
- The lands hold tremendous **recreational and community benefits**.
  - *"Jordan River is an integral part of the Canadian surfing scene and should remain this way for all beach lovers. When there are not great waves, it is still an amazing place to visit and enjoy the beach, the view, the wildlife, and the company with a hot tea and a campfire."*
- The lands are important for their **easy accessibility and potential connectivity** to other trail systems.
  - *"To me, it's all about the BEACH—the beach landscapes are easy to get to and easy for people to see the vista. It's good any time of year, in any weather..."*
- The lands have great **economic and tourism potential**.
  - *"We have the opportunity here to create an eco-tourism area second-to-none, linking up with national and provincial parks along this coast."*

- The lands have **intrinsic worth**.
  - *“I value the natural wilderness experience that these lands provide to all CRD residents. This experience is fundamental to maintaining our West Coast identity.”*

## Q.2. Which lands should be retained for regional parkland?

This question resulted in a mix of responses from participants. If there was general agreement around valuing of the land, then deciding on what should be retained for regional park caused quite a bit of discussion among the public, with some contradictory thoughts on the issue. Quite a few respondents believe that the CRD should retain all of the parcels, while some believe that if some land has to be sold, it should come with caveats as to which lands are disposed of and why. Others freely offered advice as to which parcels they thought should be disposed of, either by landscape characteristic (e.g. third-growth forest, contaminated land, etc.), or by parcel number (e.g. JR 2, 3, 5, or 7—either in whole or in part). And finally, some respondents wanted the discussion about land disposition linked to ecological or community concerns (e.g. lack of environmental assessment, on-going community planning processes).

### *Retained Lands – Key Themes*

- Keep **all** of the lands.
  - *“All of the lands should be retained for regional parkland. Once they are gone, there is no more. Leave some of Vancouver Island for all to enjoy.”*
- Keep the lands **between the ocean and the West Coast Road**.
  - *“The lands between the highway and the coast should remain as greenspaces, even if not developed as parks. This will help maintain the wilderness experience.”*
- Keep **specific parcels or parts of parcels**.
  - *“Only those with ecological, recreational, or tourism value. Do not keep too much property you have no plan for!”*
- Keep land that are linked to **ecological or community concerns**.
  - *“All land should be retained until a review of the community plan is conducted and an environmental assessment is done—it is too preliminary to be disposing of land.”*

## Q.3. Which lands could be declared as surplus?

Respondents again varied on which lands they thought could be declared as surplus. Many restated that they didn’t believe any of the land should be considered surplus, while others thought that while no land should be sold—if it had to, then it should be sold for specific purposes or reasons. A few commented that First Nations should be consulted before selling any lands, and that their input

needed to be valued and honored. A number of respondents identified particular sites or areas that they thought would be fine to sell, while a few asked for more information about the parcels in order to make qualified decisions.

### *Surplus Lands – Key Themes*

- **Don't declare any of the lands as surplus.**
  - *“All the lands have intrinsic worth—none are surplus.”*
- None of the lands are surplus, but **if you must sell some, then...**
  - *“None of the lands are surplus, except for maybe the manager's house.”*
- If lands are deemed surplus, then they must **come with caveats.**
  - *“None of the lands should be sold, except if the CRD could ensure through appropriate covenants that the alienated lands would be part of sustainable forestry/agriculture/tourism—not residential development.”*
- Consider **identified parcels or sites as surplus.**
  - *“Sell all contaminated sites that aren't waterfront or sites that have been logged in the last ten years.”*
- Don't declare any lands surplus until we **have more information.**
  - *“Without more information, it is difficult to identify lands that could be declared surplus.”*

### **Q.4. Other comments?**

This question generated a substantial amount of comments from respondents. The comments ranged from thoughts about the park's environmental values, to ideas and considerations for economic development, to the value of the park to the community and for recreation, to concerns about contaminated sites, to consideration and inclusion of First Nation interests, to personal thoughts and reflections on the park acquisition and park boundaries. In general, respondents seemed very happy that CRD Regional Parks had acquired land in the Jordan River area, although ideas on what to do (or not do) with the new park and the surrounding area varied quite a bit.

### *Other Comments – Key Themes*

- Protect and conserve the park's **important ecological features.**
  - *“Although there are possible environmental concerns with parts of JR2 and JR3, I strongly support the rehabilitation of these areas, especially the reclamation of the original marsh lands. This would be strongly endorsed by the local community.”*

- Take into account the **impact of development** on any lands which are subdivided and sold.
  - *“Don’t sell the land to developers who only want to put houses on it...come up with innovative, sustainable, and revenue-generating uses for those parcels that aren’t coastal park material. It needn’t all be traditional park. The area has so much potential!”*
- Consider the park’s linkage to **community and recreational values**.
  - *“When this land does become a park, I hope Regional Parks won’t do much to it. All that’s needed is periodic trail maintenance.”*
- Address **contamination issues**.
  - *“WFP should be required to clean up the toxic areas regardless of cost.”*
- Invite **First Nation participation** in deciding the future of this area.
  - *“Native claims and native participation should be welcomed.”*
- Listen to the **personal thoughts** of park supporters.
  - *“We applaud the CRD for their vision and foresight to acquire these lands that are so important for the whole CRD and beyond. They are going to become more important as time goes on as a natural legacy for all for the future.”*

## Summary

Regional Parks recently completed a round of public consultation to ascertain which lands the public think should be retained for Jordan River Regional Park Reserve and which land might be declared as surplus. As part of the investigation, two public meetings were held in Sooke and Victoria on February 22 and 23, and an on-line and hard copy response form was available between February 7 and March 9.

A letter was also received from the Pacheedaht First Nation outlining their interests in the parcel known as “JR2” at the mouth of the Jordan River, and the Jordan River Community Association provided a written submission around the key questions contained in the response form.

Nine overarching messages emerged from the public input, and a number of themes were developed from the four questions asked at the public meeting and on the response form. One of the primary messages to emerge out of the consultation is the public’s high valuing of, and connection to, Jordan River Regional Park Reserve lands. Respondents noted the park’s quintessential “West Coast” feeling, and its outstanding scenic and recreational opportunities which are readily available throughout the year.

Respondents wish to safeguard this special relationship with the park reserve and are split on how best to achieve this outcome, particularly if some of the lands are to be sold off. There is a call to slow down the process of selling any lands until adjacent community planning processes are complete and there is a better understanding of the ecological characteristics of the parcels.

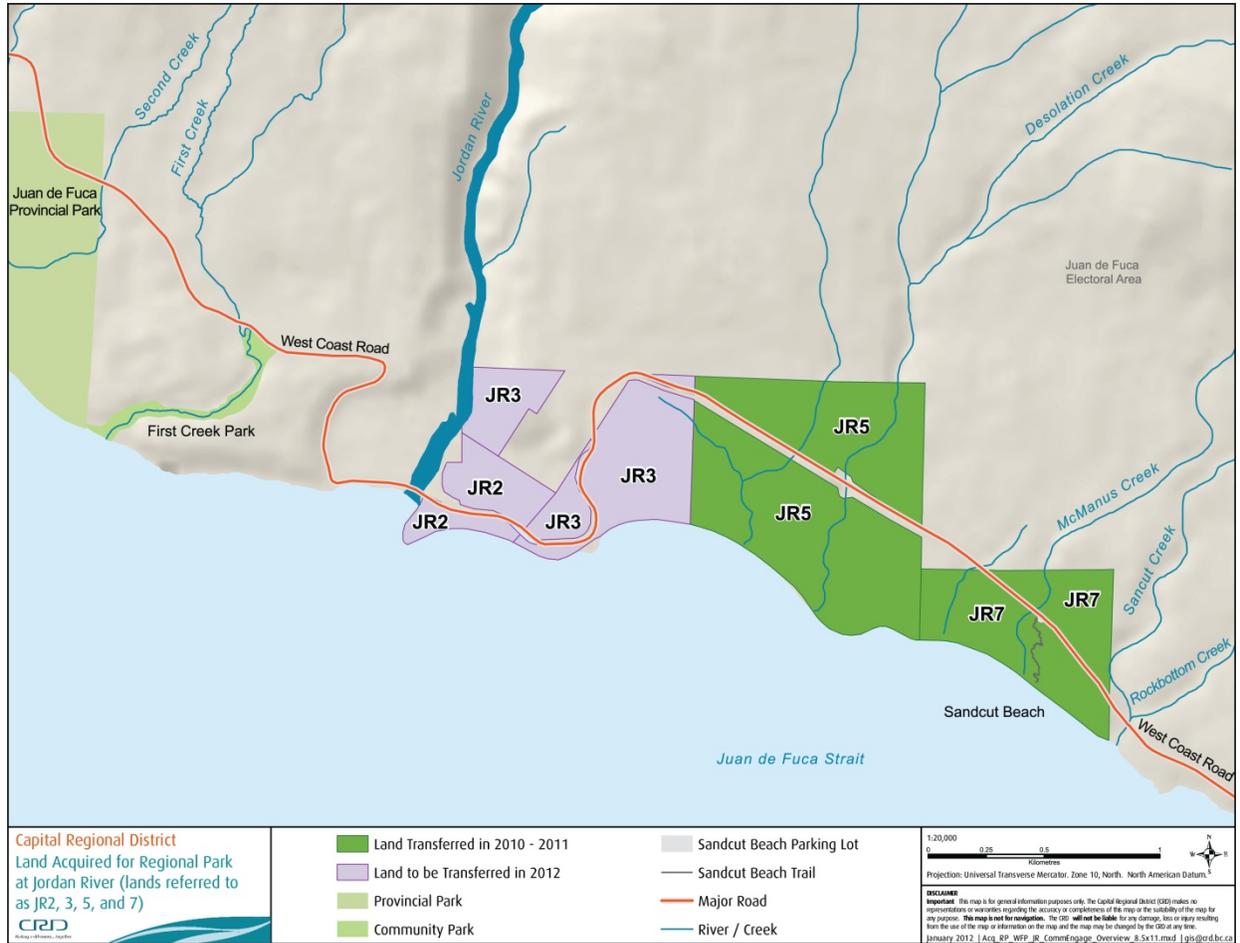
If lands are to be sold, there is almost universal support for retaining all of the ocean-front parcels, with most wanting to keep all the land between the ocean and the West Coast Road (WCR). There is some difference of opinion as to what can/should be done with forested parcels north of the WCR, but most respondents are opposed to using these parcels to facilitate expansion of rural residential development.

There is keen interest in the future of this area, and of how Jordan River Regional Park Reserve will play into the development of neighboring Jordan River. As well, the Pacheedaht First Nation has a strong interest in re-establishing their traditional ties to these lands. In all of this mix, there seems to exist widespread support for a significant regional park presence in this area.



View from Jordan River Regional Park Reserve over the Strait of Juan de Fuca

# Appendix 1 Map of Jordan River Regional Park Reserve



## Jordan River Regional Park Reserve Boundary Comment Form | Winter 2012

The Capital Regional District is holding public consultations on the park boundary for the new Jordan River Regional Park Reserve. The park was created in 2010 when the CRD acquired 187 hectares of land at Jordan River. The CRD was required to purchase the lands based on legally defined parcels even though some of it did not have park value. CRD Regional Parks is now exploring which land should be retained for parkland, and what land could be declared as surplus. As part of this investigation, Regional Parks wants to hear from you.

**1. What do you value about the lands acquired at Jordan River?**

---

---

---

**2. Which lands should be retained for regional parkland?**

---

---

---

**3. Which lands could be declared as surplus?**

---

---

---

**4. Other comments?**

---

---

This comment form is one way that you can voice your ideas and interests on the boundary for the park. The information you provide will be compiled in a report, available for the month of April on the Regional Parks website, will go to the CRD Regional Parks Committee and CRD. For more information please visit [www.crd.bc.ca/parks](http://www.crd.bc.ca/parks)

**Submit Your Comments**

You may mail, fax or drop off your comments by March 9, 2012 at 5pm.  
Capital Regional District | Regional Parks | 490 Atkins Avenue, Victoria, BC V9B 2Z8  
t 250.360.3369 f 250.478.5416  
You may also complete the response form online at [www.crd.bc.ca/parks](http://www.crd.bc.ca/parks).

*\* Use reverse for additional space\**





# Appendix 3 Letter from Pacheedaht First Nation



## Pacheedaht First Nation

350 Kalaid Street  
Port Renfrew, BC  
V0S 1K0

Phone: (250) 647-5521  
Fax: (250) 647-5561

February 14, 2012

**DELIVERED BY FAX**

Geoff Young  
Chairman  
Capital Regional District  
625 Fisgard Street  
Victoria, BC V8W 1R7

Fax: 1-250-360-3130

Dear Sir:

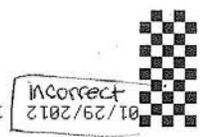
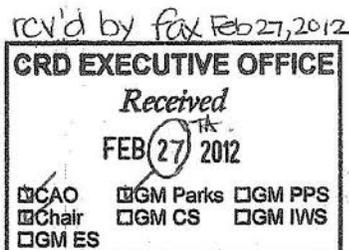
**Re: Capital Regional District Consultation with Pacheedaht respecting Jordan River #2**

We are writing in response to a letter from Jeff Ward, Manager, Regional Parks, CRD dated February 7, 2012, respecting the Capital Regional District's plans to hold public consultations for the purpose of "exploring which lands should be retained for inclusion in a new regional park at Jordan River and which lands could be declared as surplus."

The CRD has asked Pacheedaht to confirm our interests in Jordan River Parcel 2 ("JR2"). It is important that, prior to making any decision with respect to the lands at JR2, the CRD and the public be made aware of the significance of this decision to the Pacheedaht First Nation and the future of our distinctive identity and culture as Pacheedaht peoples.

**i) History and Background of the CRD Acquisition of JR2 Lands**

Pacheedaht First Nation has made known its interests in the entire parcel at JR2 to both the CRD and the Province consistently, and on an ongoing basis since prior to the recent acquisition of the JR2 lands by the CRD. Prior to the transfer of the lands at JR2 to the CRD, these lands were in a Tree Farm License and Pacheedaht was negotiating with Western Forest Products to re-acquire JR2; we felt that these negotiations were going well. However, at the same time as encouraging



these negotiations between Western and Pacheedaht, the Province and the CRD were holding private -- closed door meetings which resulted in the Province providing \$2 million to the CRD to acquire the WFP lands.

There was no consultation with Pacheedaht when the lands were taken out of the Tree Farm License; there was no consultation when the CRD purchased these lands from WFP, in fact the CRD is now impeding on our efforts to acquire these lands through Treaty negotiations. Pacheedaht met with the CRD subsequent to the acquisition to make our interests known; so that the future planning and decision-making regarding the JR2 lands could take into account our desire to re-acquire all of the lands at JR2.

Further to our meeting with the CRD in April, 2011, a letter from Jeff Ward, May 27, 2011, the CRD confirmed that it acknowledged Pacheedaht's request, and committed to the following:

...the PFN expressed an interest in acquiring all or part of the parcel referred to as JR 2 located at Jordan River.

The PFN also asked the CRD to provide assurance that it would not dispose of all or part of JR 2 to another party until further discussions between the PFN and the CRD had taken place.

The CRD recognizes the PFN's interest in the land at Jordan River and, in particular, its interest in acquiring all or part of JR2. Therefore, I hereby confirm that we will not dispose of JR 2, in whole or in part, to another party while in discussions with PFN and we will provide PFN with an opportunity to purchase that part of JR 2 identified as excess to CRD Regional Parks' needs.

Given this commitment, we are concerned that the CRD has been planning the upcoming public consultation meetings respecting the lands at JR2. PFN does not feel confident that the CRD would have made the public aware of our historical claims to these lands.

**ii) Importance of Recognizing the Pacheedaht First Nation Claim to JR2 Lands**

Pacheedaht has consistently advised the CRD of the importance of the lands at JR2 to the Treaty settlement negotiations that are currently underway between Pacheedaht First Nation, the Province and Canada. To date, we have ensured that all parties have been made aware of the interests of Pacheedaht First Nation in acquiring the lands at JR2 as part of the settlement of Pacheedaht's Aboriginal title claims over our lands, through Treaty negotiations.

We have deeply rooted interests in the JR2 lands; these lands hold a Traditional Village site and archeological sites -- *we have protected these lands since time immemorial, and see these lands as foundational to the survival of our culture and future generations.*

As such, our claims to JR2 lands cannot be overlooked by the CRD in making any decisions respecting the use and future uses of these lands, by way of the upcoming public consultation meetings or subsequent decision-making respecting the potential expansion of the regional park.

Pacheedaht First Nation, therefore, trusts that our concerns will be taken into account, in terms of:

- a) the CRD informing the public about the outstanding land claims to the JR2 lands during the discussion of making these lands into a regional park; and
- b) the CRD seriously considering the effects of its decision upon the Pacheedaht First Nation's claims, prior to the CRD making any decision with respect to the JR2 lands.

In this respect, we ask that the CRD provide the public with a copy of this letter at the upcoming meetings, prior to initiating discussion over the use of the lands at JR2, in terms of their value as a regional park. It is important to the Pacheedaht First Nation that those involved in the public consultations understand the context in which this meeting is being held, and the underlying interests of Pacheedaht First Nation in the significance and future of the lands at JR2.

**iii) The Decision to Create Parks Dispossesses Pacheedaht of Its Use of Traditional Lands**

Throughout Treaty negotiations, Pacheedaht has informed the Province and Canada of the significance of the lands at JR2, in terms of the potential of these lands to form part of Pacheedaht First Nation's Treaty Settlement Lands ("TSL"), for the purposes of settling the land component of Pacheedaht's Treaty negotiations. Given this context, it is abundantly clear that any strategic decision-making or planning by the CRD with respect to the future use of the lands at JR2, must seriously consider the significant adverse impact that making any part of the JR2 lands into a regional park will have on the unresolved and outstanding Aboriginal rights and title claims of Pacheedaht First Nation, and on our Treaty negotiations.

The creation of Regional, Provincial and Federal parks has, to date, resulted in our homelands being largely inaccessible to the Pacheedaht peoples for the purposes of living off of the land and pursuing our traditions and culture. The creation of parks throughout our traditional territory has left the Pacheedaht with few opportunities for developing sustainability, instead resulting in a situation where we are forced to the less productive parts of our territory, which do not have high potential for sustainable, long-term community and cultural development to occur, in a way that respects the natural environment

The creation of regional park lands at JR2 will result in an increasing difficulty and insurmountable challenge to the Pacheedaht First Nation in having our homelands at JR2 returned to our people through Treaty negotiations.

All parties should understand that:

"We, the Pacheedaht First Nation, are the First Peoples of the Jordan River Lands, including JR2. We have never surrendered, ceded or relinquished our Aboriginal rights and title to our traditional territory. We are the true owners of the lands at Jordan River and have protected these lands since time immemorial. As Pacheedaht peoples, our Aboriginal land claims have never been settled. We are presently in Treaty negotiations with the Province and Canada with respect to negotiating a settlement of our ownership

claims. Any decision to make a regional park out of the lands that we claim to be true owners of has the potential to adversely affect our ability to obtain these lands – our title lands – as a part of Treaty negotiations.

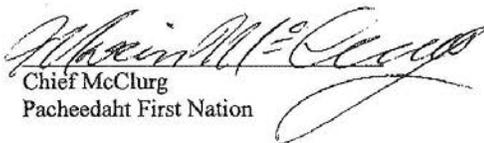
To make the lands at Jordan River, specifically JR2 into regional park land will deprive our First Nation of the ability to protect some of the richest and most bio-diverse lands in our traditional territory. The creation of regional park land at JR2 will yet again dispossess our people from our homelands, impeding the return of our lands through Treaty negotiations. It is not our intention to exclude the public from these lands; but for all to recognize that the Pacheedaht First Nation have the rights and titles to these lands.

We, therefore, call on the CRD and the public not to create a regional park on lands that are fundamental as part of our Treaty Settlement Lands.”

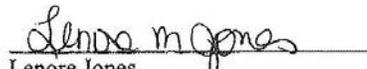
The long-term sustainability of our community and our culture depends on the success of our negotiations for our Treaty Settlement Lands that include JR2. The development of regional park lands at JR2 does exactly the opposite: it dispossesses our people from our homelands which we have protected, and will continue to protect, for the benefit our culture and the environment for future generations.

We, therefore, call on the CRD, the Province and the public to acknowledge the net benefit of allowing the lands at JR2 to remain open to being returned to the Pacheedaht First Nation for the long-term sustainability and protection, not only of the environment, but of our lands, our traditions, and our culture as Pacheedaht peoples -- people of the Scafoam, protectors of our culture and our Traditional Lands.

Yours truly,

  
Chief McClurg  
Pacheedaht First Nation

  
Tracy Charlie  
Councilor

  
Lenore Jones  
Councilor

cc: Premier Christy Clark – faxed to 1-250-387-0087  
Minister Mary Pollock – faxed to 1-250-953-4856  
Minister Ida Chong – faxed to 1-250-387-4312  
Mike Hicks, Juan de Fuca Area Director, CRD – faxed to 1-250-642-5274  
Jeff Ward, Manager, Regional Parks, CRD – 1-250-478-5416  
Mark Lofthouse – Provincial Treaty Negotiator – mark.lofthouse@gov.bc.ca

## Appendix 4 Jordan River Community Association Submission

### **Jordan River Park Lands Public Consultations: Jordan River Community Association comment and feedback**

#### Questions put forward by CRD Parks

1. What do we value from the lands acquired by the CRD
2. What lands would we like the CRD to retain as Parks
3. Which lands could be declared as surplus

#### Key points identified by Jordan River Community Association directors

- A. All lands purchased by the CRD possess intrinsic natural value as park lands, including the ability to provide peace and quiet, recreational use, and public beach access from Sandcut to the Jordan River Point.
- B. In regards to what CRD should keep as Parks and what could be retained as parks and declared as surplus, we believe that the following factors are key to our ability to voice an informed and reasonable point of view:
  - a. The decision to keep park lands or let go of potential park lands is implicitly connected to the alternative land use that would be made of the said surplus lands (particularly in terms of zoning and allowable use);
  - b. In order to make a clear decision on park boundaries versus surplus lands, a framework for the valuation of the said lands need to be provided by CRD Parks. Without a clear framework, the community will not be able to provide adequate feedback and direction.
  - c. In order to provide adequate feedback and direction, the community needs to know if it is within the realm of possibilities for parcels JR 2, JR3, JR 5 and JR 7 to be subdivided into smaller parcels. By that, we mean: is the surplus to be declared on entire parcels, or can portions of parcels JR 2, JR 3, JR 5, and JR 7 be declared part parks and part surplus?
  - d. Our community is of the opinion that NO waterfront property is to be declared surplus as this is a unique opportunity for the community to gain continuous public access to the waterfront, a highly valued amenity to this region.
  - e. Our community values natural wildlife corridors existing on some stretches of the Sandcut – Jordan River Point beach length, and believes that some areas, given proper analysis, should remain untouched, without trails to allow undisturbed wildlife use of said corridors.
  - f. Our community has been struggling with the enforcement of speed limits and parking arrangements around the Jordan River Point for a long time. Currently, the Point is a campground and paid access parking and pedestrian area. The Point should remain

accessible to vehicles, but in order to minimize the risks posed by vehicles parked ad hoc in the Jordan River hamlet, additional parking should be designated on the North side of the road (across from the Point) next to what is locally known as the Telus Shack. Additionally, no resident or visitor should be imposed fees in order to access this section of beach access lands.

- g. The Jordan River community is currently involved in a zoning process with the CRD, and during the planning sessions involving CRD and Community members, Jordan Riverites have voiced their concern over CRD acquired lands in regards to their future zoning, being part of the Jordan River boundary area. We believe that it is ESSENTIAL that this process and that of putting zoning in place in Jordan River go hand in hand. The future of the recently acquired CRD lands will impact our community significantly.
- h. The Jordan River community currently has no access to Community infrastructure – i.e. No indoor space for community meetings or community activities. We believe that some infrastructure on the CRD acquired lands could potentially serve the needs of our community in that regard, and that this needs to be taken into consideration during this process.

## Appendix 5 Summary of Public Input by Question

The comments below represent a synopsis of the input received through the February 22<sup>nd</sup> and 23<sup>rd</sup> public meetings and the hard copy and on-line response forms. The synopsis tries to capture the range of responses received and it is a roll-up of the verbatim comments (see Appendix 6).

The following comments are not presented in any order of importance and are merely representative of the range and relative frequency of expression.

### Q. 1 WHAT DO YOU VALUE ABOUT THE LANDS ACQUIRED AT JORDAN RIVER?

#### 1. *Natural Attributes*

- Natural beauty
- Wildness
- Absence of human development
- Restoration of lowlands in Jordan River
- Wildlife habitat
- Watersheds
- Forest cover
- Scenic views
- Scenic with ocean views
- Natural beauty
- Spectacular views
- Wilderness and beauty
- Preservation of habitat
- Beautiful natural area
- Unique West Coast rainforest
- Views over the Strait
- Protection of coastal ecosystem
- Protects many different species
- Wildness
- Untouched green space
- Beach, forests, riparian areas
- Ecological value
- Carbon sequestering ability

- Natural beauty
- Natural surroundings
- Protection of wildlife habitats
- Large block of protected area
- Natural habitat
- Larger connected parcels
- Wild, beautiful, breathtakingly scenic!

## *2. Future Benefits*

- Important that the lands are saved for future generations
- Land banking area west of the Sooke River
- Prevention of private development
- Forests for the future
- Must be saved from development
- Buffer area between beach and road; keep natural and free
- Value to future generations
- JR5 and JR7 are essential
- Worthwhile investment for the future
- Protection from development
- Keep all the lands—many possibilities for the lands for the future benefit of all
- Protection from sprawl
- Value all 187 ha—none can be declared as “surplus.” Don’t divide up the lands.
- Retain as much land as possible for future generations
- Value as future old growth ecosystems
- Buffer against urban sprawl
- Future benefits of preserving shoreline access

## *3. Recreational and Community Benefits*

- Added green space close to Victoria for recreation and wildlife protection
- Surfing beaches
- World class surfing spot
- Campground, surfing, picnicking
- Lovely trail to Sandcut Beach
- Exploring and relaxing
- Valuable recreational areas

- Integral part of the Canadian surfing scene
- Amazing place to visit and enjoy
- Natural wilderness experience
- Surfing and campground
- Recreation
- Surfing
- Surfing beach; world class surfing
- Provides a shoreline buffer
- Sentimental value
- Hiking and communing with nature
- Recreation area
- JR5 and JR7 are the most valuable from a recreation and ecosystem perspective

#### *4. Accessibility and Connectivity*

- Prime shore and beach access
- Convenient and accessible
- Extend the protected areas from Tofino to Jordan River
- Shoreline access
- Sandcut Beach and the ability to walk from this beach to Jordan River
- Public access
- Waterfront lands
- Continual corridor, connectivity
- Waterfront access
- Beach access
- Near to Victoria
- Great start towards expanding the trail system along the whole southern coast
- Only area accessible directly by road between Sooke and Port Renfrew
- Last publicly accessible beaches
- Access to river mouth and beaches
- Wide open beaches that are easy to get to
- Close to urban areas
- Linking up national and provincial parks along this coast
- Access to waterfront
- Connectivity

- Part of the foreshore for public access
- Easy accessibility from Victoria
- Free public access to West Coast
- Access to uplands and beaches is significant
- Public access to waterfront and forest lands

#### 5. *Economic and Tourism Value*

- Possibility for limited commercial use
- Promote as a “coastal getaway”
- Great for tourism
- Potential tourist destination
- As valuable as Tofino for tourists – have the ability to create a first class eco-tourism area

#### 6. *Intrinsic Value*

- Value all the lands
- Sacred location at mouth of Jordan River
- Fundamental to maintaining our West Coast identity

## Q.2 WHICH LANDS SHOULD BE RETAINED FOR REGIONAL PARKLAND?

### 1. *All the lands*

- All the lands
- Retain the original boundary
- All the lands
- Keep all
- All of the land
- All lands should be retained

- All the lands
- All for now
- All lands, even those that may seem unsuitable for a park, because they can serve as a buffer and/or be restored
- All the lands
- Preferably all the lands
- All the lands
- All the lands
- All the lands
- All the lands

## *2. All lands between WCR and the ocean*

- Those parts of JR2,3, 5 and 7 on the seaward side of WCR
- All the lands west of the highway
- Keep the lands between the road and the ocean
- All lands south of the road to the ocean
- Most of the water side of the highway
- All the lands on the water side of WCR
- The lands between WCR and the waterfront
- All lands between WCR and the ocean
- All sections between the WCR and the ocean

## *3. Specific parcels or parts of parcels*

- Shoreline or ocean front
  - All of the shoreline
  - All oceanfront areas
  - All coastal lands
  - waterfront portions of JR 5 & 7 south of WCR

- Most or all of the land on the flats at sea level
- The marine foreshore corridor, the beaches
- Shoreline only
- The beachfront
- The coastal areas
- Sandcut Beach and the campground at JR
- Area around the waterfront and mouth of river
- Coastal lands adjacent to streams and rivers
- All waterfront lands
- Land bordering streams, beaches, and older growth forests
- Any land within a tsunami zone
- Forested or other lands
  - Areas that are planted as research forest
  - Park access points
  - Forest lands north of WCR
  - Reclaimed land in JR
  - All the forested lands
- Specific parcels
  - JR 2 and 3, and possibly JR 5 & 7 south of WCR
  - All of JR5 & 7, and part of JR3 next to JR5
  - JR 2 & 3;
  - All of JR5 and JR7
  - Remainder of JR2 and JR3 north of WCR
  - JR 2 & 3
  - JR 5&7
  - All but the inland section of JR3
  - JR 2,3, 5 & 7

#### 4. *Lands linked to ecological or community concern*

- Without a detailed description of each parcel, how would the average person know which should be retained and which not?
- All land should be retained until a review of the community plan is conducted and an environmental assessment is done—it is too preliminary to be disposing of land
- Only those lands with ecological, recreational, or tourism value
- Keep the headwaters of each creek that could be restored for salmon and trout

- The most ecologically sensitive areas and areas for development of a contiguous trail
- Keep the sections along WCR for a cycling/pedestrian trail (alternative to being on road)
- Anything that hasn't been logged or degraded over the past 30 years
- Land that is not suitable for agriculture

### Q.3. WHICH LANDS COULD BE DECLARED AS SURPLUS?

#### 1. *None*

- None
- None
- None
- None of the land
- None of the lands
- None of the lands
- All land should be retained-it all has value as a buffer
- None of this land should be declared surplus
- No lands are surplus
- All the lands have intrinsic worth—none are surplus
- None are surplus
- None of the lands are surplus
- None of the land should be declared surplus
- None of the lands should be declared as surplus
- There is no surplus land
- None of the land is surplus
- None of the land

#### 2. *None, but if it is necessary....*

- None, but if necessary the lands on the high side of the highway
- None, except for maybe the manager's house
- None, although the land north of WCR could be deemed surplus
- Keep all the lands, but if need be, then only some parts of the highlands above the WCR

### 3. *Surplus, but with caveats*

- *Ecological integrity*
  - Lands that don't compromise ecological integrity in any way
  - Possibly portions of JR2 north of WCR, except if there are wetland values—if so, keep and reclaim
- *Community needs*
  - If surplus, could be used for community needs (e.g. campground, tourist services, community centre, community forest)
  - Uplands portion of JR5 and 7, and possibly northern portion of JR3, as long as it was compatible use—not rural residential
  - None, with the partial exception of a community forest that will be in perpetuity (e.g. no sprawl down the road)
  - Parts of JR5 and 7 north of WCR—as long as they aren't sold for residential development (kept for future logging)
  - None of the land – but if that's not possible, save the best for all of us!
  - None at this point. If land is ever sold, it should have restrictive covenants on it
  - Only lands suitable for agriculture
  - Lands close by and to the north of the WCR need to be reserved for the future growth of JR (which by 2030 will likely be a bustling community again); selling off the land now is a mistake—hold onto it for long-term strategic planning.
  - If any of the lands are declared surplus, they shouldn't be sold for residential development
  - Protect all of it if it would be sold for ridiculous development proposals
  - Any contaminated lands that have been restored to MOE standards; these lands could benefit JR through limited development
  - Areas north of WCR could be developed for a tourist resort or accommodations
  - None of the lands should be sold, except if the CRD could ensure through appropriate covenants that the alienated lands would be part of sustainable forestry/agriculture/tourism—not residential development
  - Don't sell any of the land now—it's not a good time and seems short-sighted. Hold onto it and see what develops.
- *First Nations*
  - Possibly lands that First Nations have an interest in, with possible development covenants to preserve recreational values

- First Nations must be consulted and treaty rights seriously honored

#### 4. *Identified parcels or sites*

- *Developed areas*

- Some of the town site with contamination
- All contaminated sites that aren't waterfront or sites that have been logged in the last 10 years
- The industrial site around JR itself
- Any existing buildings/development
- The old town site and forest company operation sites in parts of JR2 and JR3, but not the waterfront
- The industrial area in JR2
- Lands within JR's current boundary
- The developed areas,

- *North of WCR or forest plots*

- Uplands and forest plots
- JR5 & 7 north of the WCR
- Portions of JR5 and 7 north of WCR
- JR5 and 7 north of WCR
- Lands north of the WCR
- Parts of JR 5 and 7 north of WCR
- Possibly the land above the WCR in JR5 and JR7
- Lands adjacent to those being logged
- JR2 and JR3, and the area north of the WCR in JR5 (which has already been clear-cut)
- Forest lands between Sandcut Beach and the hill going down into JR from the east.
- Land north of WCR
- Old logging areas that have the potential to erode before greening up
- Non-beachfront
- Land north of WCR, especially north of the river mouth
- Second-growth areas inland of the waterfront
- Upland from WCR
- Perhaps some of the rural A land that is already cleared
- The inland section of JR3

- Lands north of WCR in JR5 and JR7

#### 5. *Need more information*

- Without a detailed description of each parcel, how would the average person know? Please provide us with some guidance and suggestions around this...
- Not qualified to say
- Without more information, it is difficult to identify lands that could be declared surplus

### Q.4 OTHER COMMENTS?

#### 1. *Ecological*

- Conserve the low-laying areas of JR2 and JR3. This was originally a salt water marsh. Also include the JR estuary.
- The marsh lands should be preserved as natural habitat.
- Protect the foreshore and creeks.
- Protect watersheds and all Sitka spruce trees.
- Preserve the undeveloped ocean land for future generations.
- Keep BC's coast wild! It's our best asset and we need to protect our wilderness for future generations.
- The upslope areas are small but will act as buffers to probable resource extraction in the future. Keep them.
- No decisions should be made on the park boundaries until more detailed bio-physical plans, cultural history assessments and the park master plan are completed. Why the rush to determine park boundaries now?
- Basically sell anything that doesn't have any or a few small third growth trees; ugly trees can go.
- Reclaim low lying areas into the salt marsh to beautify the area and help with restoration.
- The wilderness character of the area should be preserved and enhanced.
- Although there are possible environmental concerns with parts of JR2 and JR3, I strongly support the rehabilitation of these areas, especially the reclamation of the original marsh lands. This would be strongly endorsed by the local community who are currently working on plans to clean up the lower Jordan River and foreshore environments.

## 2. *Development*

- Land can be leased instead of sold. Forestry and the market are depressed.
- Any surplus lands must only be sold for rural forestry—not for rural residential spread.
- Don't spend time trying to make money on bits and pieces and don't allow residential development.
- Vociferous opposition to declaring any land surplus is to be expected in view of any development proposals.
- Whatever we do, we don't want this area to be another path for urban sprawl.
- There are opportunities for rezoning surplus lands to accommodate farming, selective logging, a new sawmill, and the old copper mine.
- Zoning must be in place before any decision can be made as to surplus lands. There cannot be any commercial or industrial zoning on any of these lands. A meeting with JR residents must be held before any decision is made.
- Zoning of any surplus properties would need to fit in with the park (e.g. forest land).
- JR3 is the only parcel with a great view across the Strait—it would be ideal for a resort. Exchange JR3 and the northern part of JR5 for all of Marine Trail Holdings (Ender Ilkay) along the JDF Trail.
- The land between Sooke and JR is the likely landscape for future development, given the topography of the land. The surplus land should be sold to the highest bidder as 20-hectare lots for either residential or commercial development, with a five-year timeframe to complete developments.
- Please don't keep all of this land! The management and liability costs aren't worth it. This area needs some of the land to be developed to contribute to the economy so that people can truly use and enjoy the region.
- JR is the entry point to the JDF Marine Trail and the string of beaches leading to PR. JR should be viewed as an easy-access, French Beach-style experience for people of all ages and abilities. This is quite different from the wilderness experience available further up the coast.
- It's about time this issue was settled in favour of restraining uncontrolled spread of the urban environment and giving Nature room to offer all she has.
- Further development of JR area should contribute to the year-round economy.
- Any land that is declared surplus in this area will result in urban sprawl or more correctly rural sprawl.

- I think some of the lands which have already been used by WFP and have buildings on them could be used for resort development. But this kind of development should not take place on the ocean side of the WCR.
- Whatever section is released for development should have restrictions put on it regarding number of homes and people per square kilometer. And the access road and drainage from those properties must not damage the quality of the Jordan River for the area's wildlife.
- As much parkland as possible should be retained as park land. Our only provisos are that (a) the agreement of the First Nations needs to be obtained, and (b) the town of JR must be consulted throughout and allowed to retain parcels that are needed for suitable municipal development.
- The CRD should seriously consider the potential exchange of portions of JR2 and JR3 for some of the more sensitive Marine Trail Holdings lands.
- It is essential that the CRD not alienate ANY lands which will be "developed" for residential purposes west of Sooke. We must stop sprawl for all the known reasons.
- Don't sell the land to developers who only want to put houses on it. Create an advisory committee to come up with innovative, sustainable, and revenue-generating uses for those parcels that aren't coastal park material (e.g. above the WCR). We must preserve as much as possible and be creative—it needn't all be traditional park. The area has so much potential!

### *3. Community benefits and recreation*

- Perhaps trade surplus land in JR2 for recreational land in the 5-mile area of North Main.
- Consider creating a community forest as part of the lands.
- Turn the abandoned research forests into a community forest under OPSRRA management.
- The surfing beach, historical buildings, heritage sites, and archaeological sites.
- If a community forest is allowed, make sure it is forever. No residential development.
- Need to acquire corridor west on JR to connect with the JDF Trail.
- JR has great potential for tourism development which need not conflict with park preservation.
- Relocate campsites to the north side of WCR, and regulate sewage treatment and disposal to prevent public beaches from future pollution.

- Land should be provided for off road motorcyclists and 4x4 use.
- Having both sides of the WCR protected will be a plus.
- At times there is a lot of illegal and dangerous parking along the highway, as well as speeding issues. Provide free parking in the park.
- If any land is up for a swap or lease arrangement with Queesto, consider setting aside land near the junction of N500 and North Main as a winter recreation area (e.g. between mile 5 and mile 6 for snowshoeing, tobogganing, and x-country skiing).
- Stop being NIMBYs and let surfers and hikers build houses and cabins in the area they love.
- No matter what happens, move the shack on the surf point. There should not be a clubhouse for aggressive people—why should they get special status?
- Will motorized recreation be recognized through this process as legitimate and provided some form of access?
- The lands in JR should have the amenities for the public to enjoy the region, such as an RV park.
- Put together a committee composed of agricultural interests to determine areas suitable for agricultural purposes. Legally bind these areas to the ALR—the future farmers will thank you!
- When this land does become a park, I hope Regional Parks won't do much to it. All that's needed is periodic trail maintenance.
- Having JR 2, 3, 5, and 7 as park only begins to compensate for the loss of WFP lands being removed from TFL's.
- Additional lands could be purchased in the future as such as lands west of JR2 to the river and the area between the parcels of JR3, and the small triangle of land north of JR7 to the WCR could be purchased and added to the park.
- I think ten acres should be set aside for a fire hall and training site, as well as for firefighter dwellings.

#### *4. Contamination*

- WFP should be required to clean up the toxic areas regardless of cost.
- Clean up the toxics from upstream contamination and engage in spawning rehabilitation logging setbacks, using university students to carry out projects.

## *5. Personal thoughts*

- I am happy the CRD is acquiring the lands and have been accessing the JR area since 1984. I love to surf and appreciate the ocean. For me, the most valuable lands are adjacent to the ocean and river.
- I like the campground and existing facilities.
- I like the variety of uses.
- Thank you for protecting this beautiful part of the coastline. We need to maintain free public access to the surfing area on JR2, as well as provide increased access to other parts of the shoreline. Retain camping on site.
- Further public consultation would be useful and appreciated.
- Thank you for saving Sandcut Beach, the forests, all the ocean-front lands, around rivers and streams, the viewpoints and south facing lands and slopes.
- I'm not sure any public lands could be considered as surplus. If we don't protect green space, who will? Once the park lands are gone from park designation, they're gone!
- Thank you for caring and listening to the people about protecting this wonderful land.
- This has been a great last minute rescue of former Crown land.
- I like the idea of knowing what is of value, setting the boundaries and go from there...
- We applaud the CRD for their vision and foresight to acquire these lands that are so important for the whole CRD and beyond. They are going to become more important as time goes on as a natural legacy for all for the future.
- I would suggest that decisions about what is surplus be left until decisions *MUST* be made. Wait and be patient. As needs and concerns become apparent, the rational decision will become apparent.

## *6. First Nations*

- Native claims and native participation should be welcomed.
- The First Nations have a large stake in the maintenance of these lands in their wild state and may have cultural uses that must be respected.
- As much parkland as possible should be retained as park land. Our only provisos are that (a) the agreement of the First Nations needs to be obtained...

## Appendix 6 Record of Public Comments

<b>Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012</b>			
<b>What do you value about the lands acquired at Jordan River?</b>	<b>Which lands should be retained for regional parkland?</b>	<b>Which lands could be declared as surplus?</b>	<b>Other Comments?</b>
<p>This is a wonderful opportunity for our community to protect the natural beauty of this area.</p>	<p>All oceanfront areas should be retained, as well as any park access points.</p>	<p>None.</p>	<p>One of the areas I feel should be reserved within park boundary is the low lying areas of JR2 and JR3. This was originally a salt water marsh, which in recent years has unfortunately suffered at the hands of urban and industrial development. Today, we're much more aware of the environmental and ecological value of salt water marshes, and so we should take all precautions in protecting and restoring these natural habitats. Salt water marshes are one of the most biologically productive habitats on earth, a coastal equivalent of a tropical rainforest. They play a large supporting role in the aquatic food chain, they export important nutrients to coastal waters, and they provide shelter to migrating birds and provide protection from coastal erosion. It is SO important that we include this ecological area within park boundaries, not only to protect this vital resource, but also to highlight to visitors and local residents alike the natural beauty of these coastal lands. By protecting, we can educate. The estuary of Jordan River needs to be included as parkland, and this is our chance to ensure it will be protected for the future.</p>

### Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>Their wildness and absence of human development.</p>	<p>Retain the original boundary, except...</p>	<p>Lands that do not compromise ecological integrity in any way and are essentially without value as wildlife habitat or dispersal corridors.</p>	<p>WFP should be required to perform the toxic cleanup regardless of cost. They have benefitted from nearly a free ride in terms of their acquisition of these lands. They have sacrificed the deletion of the private lands for the subsequent sale of those lands and a highly preferential tax base as "forest lands" that they now would like to urbanize.</p>
<p>Prime shore and beach access. Convenient and accessible forest access on south side of West Coast Road.</p>	<p>Those parts of JR 2, 3 5 and 7 lying on the seaward side of WCR.</p>	<p>Those parts of JR2, 3, 5 and 7 on the north side of WCR.</p>	<p>Perhaps surplus land (JR2?) could be traded for recreational land in the 5 mile area of North Main?</p>
<p>In an area that is slated for commercial development, it is essential that these natural lands be saved for future generations.</p>	<p>All the lands should be kept for now to be used for conservation or community uses at a later date, and all of the beach lands saved for a park.</p>	<p>NONE</p>	<p>The marsh lands should be preserved as natural habitats.</p>
<p>I value all the lands. The beach access, the forested areas, the beach areas for water access, hiking. JR1 and JR2</p>	<p>All lands</p>	<p>None really but if need be the lands on the high side of the hwy.</p>	<p>I am happy CRD is acquiring the lands. I am a 42 yr. female born and raised on the south island. I have accessing the Jordan River campsite area since 1984. Learning to surf and appreciate the ocean. I hope all lands acquired are kept park but if not, then for me the most valued is all lands adjacent to the ocean and river.</p>
<p>1. Added green space close to Victoria for recreation, wildlife protection. 2. Opportunity to include some enhanced recreation and limited commercial use. 3. Land banking for the area west of Sooke</p>	<p>1. All of the shoreline 2. areas that were planted on research forest need to be evaluated for future "best use" as demonstration forest, research forests, etc.</p>	<p>Some of the town site that has the washer contamination risk should be considered for other public recreation.</p>	<p>Most important: protect foreshore and creeks. Consider creating a community forest as same part of the lands.</p>

### Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
extend national park reserve (Tofino to West coast Trail to Avatar Grove to Juan de Fuca Trail to West Coast Marine Trail to Jordan River	All west of highway		turn abandoned research forests within near the reserve into a community forest under auspices of OPSRRA mgmt.
Shoreline access to JR surf public access to surfing beaches	all coastal land back to 200m from high water line between JR and Sandcut	uplands / forest plots	I like the campground and other existing facilities.
The beach forest from Sandcut to JR signature forest to the highway. Potential for restoration of lowlands in JR	JR 7, 5, 3 and 2 for community use. Corridor increase installation. Campgrounds, interpretation centre, commercial services for tourism	None	No real surplus. Just a variety of use.
Retain them for public assess, wildlife habitat, watersheds and forest cover.	All of them.		Lands can be leased instead of sold. The market is still depressed. Forestry is also depressed.
I value waterfront lands. I value inaccessible forest that is left undisturbed. People from other countries come to BC because we have wilderness areas which are unique.	all	none	
Preservation of world class surfing spot (public access) - JR 2 and 3. Prevention of private development in one of the CRD's last remaining central unspoiled areas.	JR 2, 3 and possibly JR 5 and 7 (south of WCR)	JR5 and 7 (portions, north of WCR)	Thank you for protecting this beautiful part of our coastline! It is primordial to maintain public access (preferably free of charge) to the surfing area on the point in JR2. Increased access to other areas of the shoreline would also be appreciated. Also retain possibility of rustic/RV camping on this site. Surfers would rather have free access and no services than pay for access to services they don't need.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
the campgrounds, surfing, day picnicking, sacred location right on the ocean at the mouth of JR	Keep headwaters of each creek that could be restored for salmon and cut throat trout spawning grounds.	No comment until I see further analysis and feedback comments.	Re: upstream contamination from old mines and other sources. They can be dealt with similar to the PhD candidate who solved how to clean up Britain's more affluent that had been poisoning Howe Sound. For spawning rehabilitation logging setbacks would determine surplus lands not immediately adjacent to the fish habitat will include bird life too. Engaging university students in these projects under their supervisor can develop the watershed mgmt. plans at minimum cost.
		Some surplus to the CRD park maybe surplus to community needs for campground, tourist services, community centre, community forest.	JR surfing beach provincial park reserve 1-6-1-475 referred to in the Shirley JR OCP and bylaws of July 2007? Buildings and houses of historical significance? Heritage value? Archaeological sites?
Keep the forest as forest for the future. All the lands that have potential to be forest should be kept as forest.	all JR5, 7 and parcel of JR 3 next to JR5	NONE. Maybe just the manager's house.	If community forests are allowed make sure it stays as forest forever. No residential development. All lands to be fully remediated before CRD takes ownership.

### Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
viewpoint of JR mouth; protects shoreline/oceanfront; continual corridor along shoreline 5 km.	JR 2 and 3; JR 5 and 7 - waterfront portions south of highway	Uplands portions of JR 5 and 7 and possibly northern portion of JR 3. If compatible use - NOT rural residential.	Need to acquire corridor west on JR to connect with JdF trail!! 1. Still need to acquire more waterfront lands surrounding first creek park to extend JR lands west to link with JdF park!! 2. Suggesting some parcels are surplus and could be sold presumes there are potential buyers - at what price? For what use? Surplus lands must only be sold if use is rural/forest. - must not be sold for rural residential spread out along 4 km of highway! The risk is that surplus portions only may have nominal market value unless they have commercial forest on standing timber.
Natural habitat - potential recreational - maybe some community forest. MUST NOT INCLUDE MORE RESIDENCES/COTTAGES/SPRAWL	ALL if consistent with above uses.	NONE - with partial exception of community forest if that can be arranged in perpetuity (no sprawl down the road)	Don't spend a long time trying to make money on bits and pieces - and don't allow any residential development - this against common sense.
waterfront access, connectivity of land parcels	if selling off portion not required, keep all and buy crown portion between JR3 lots	Portions of JR5 and 7 (north of above main road) - possibly JR 2 above (north of) road which has been the industrial area, but if there are wetland values, keep and reclaim.	
	All JR 5, All JR7		

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>These areas are scenic with opportunity to view open ocean views different from that in metro Victoria on the inside passage and the varied ecosystem onshore i.e., salal vegetation which differs compared to forested areas in land.</p>	<p>the most ecologically sensitive areas and those areas which will allow development of a contiguous trail through JdF prov. Park and first creek park eastward as far as possible past JR through nearby acquires areas.</p>	<p>Possibly lands that first nations have an interest in because of historically habitation and significant potential archaeological sites with possible covenants signed to limit development so as not to conflict with preserving recreational values.</p>	<p>JR has great potential for tourism development, surfing, hiking which need not conflict with park preservation. Elected regional government officials as well as staff have a difficult balancing act between preserving parkland within budgetary constraints, not creating conflict with adjacent private landowners; also resolving native land claims. Vociferous opposition to declaring any land surplus is to be expected in view of any development proposals. Consideration must be given to local residents, i.e., Port Renfrew, JR, Shirley who may resent CRD directors other than their local director having a vote in land use decisions. Possible future incorporation of some or all of these areas under separate municipal governments will necessitate co-operation with elected officials from nearby incorporated areas. Further public consultation would be useful and appreciated. Thank you for information provided and I trust further meetings will be publicized in advance.</p>
<p>I particularly value the lovely trail down to Sandcut beach, access to the beach and even through Sandcut falls are not on CRD land, it's lovely to see them from the beach. I also greatly value having access to the beach front at JR. it is a lovely view and area.</p>	<p>All of this land.</p>	<p>None of this land.</p>	

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
Their natural beauty for animal habitat and for recreation - hiking, camping, swimming, exploring and relaxation.	all lands should be retained for extended and more natural animal habitat and for future generations of humans	None - but if that's not possible, sell the least beautiful lands. Save the best for all of us!	thank you for saving especially the Sandcut beach area, forests and surrounding lands, as well as all ocean-front lands, around rivers and streams, viewpoints and south facing lands and slopes.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
Spectacular views, beach access, surfing, picnicking and all near Victoria.			<ol style="list-style-type: none"> <li>1. The beach and all land from JR to Sandcut on the ocean side of WCR should be undeveloped park-possibly with some TLC participation in management.</li> <li>2. on the north side of WCR maybe some parkland even selective logging only - no trees cut 1 foot and under and no cute 3 foot and over to conserve old growth, brush cutting and thinning of brush only may be done.</li> <li>3. Native claims and native participation should be welcome.</li> <li>4. If available, parkland should boundary at the source of some of the creeks so the watershed is included in park area. All park areas should have trails and we ideally can extend the JdF trail to Sandcut creek.</li> <li>5. All Sitka spruce, old or young, should be protected. They are getting rare and there are quite a few along that beach.</li> <li>6. Also maybe some land if not zoned should be zoned for farming such as orchards, cattle or vegetables.</li> <li>7. Zoning for a new sawmill, where the old one was, would be good for manufacturing to lumber the new logs that are now shipped to Japan.</li> <li>8. We also have a copper mine at JR which may be could be re-started.</li> <li>9. whatever we do, we don't want this part of our region to be just another path for Sooke urban sprawl JdF trail and area is meant to be rural -even the houses should be log cabins.</li> </ol>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>To start with the lands preserve two valuable recreational areas historically used by residents and visitors alike: Sandcut Beach and the camping area at the mouth of the Jordan River. This is a great start towards expanding trail systems along the whole southern coast, possibly completely around Vancouver Island (decades hence) as the United Kingdom has done.</p>	<p>All the lands between West Coast Road and the ocean plus remainder of lots JR2 and JR3 on north side of West Coast Road. To do less could in the future, perhaps result in a similar land use conflict as at Marine Trails Development</p>	<p>Remainder of lots TR5 and TR7 NORTH of the West Coast Road</p>	<p>Main aim is to preserve the undeveloped ocean land for future generations. The campsites on JR2 should be relocated on the north side of West Coast Road and keep the ocean side for day use only. THE CRD SHOULD PUT IN PLACE NOW, RIGID REQUIREMENTS GOVERNING SEWAGE TREATMENT AND DISPOSAL IN FUTURE SUBDIVISIONS TO PRESERVE JORDAN RIVER PUBLIC BEACHES FROM FUTURE POLLUTION.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>I live in Victoria and regularly visit the Jordan River area with friends, family and dogs for recreation and appreciate the beauty and cultural value of this coastline. Protecting the land from privatization and logging from China Beach to Sandcut Creek is important to me because I believe that it needs to be saved from unsustainable and over-development and created into a public park with camping areas much like the Juan De Fuca Park the Sooke Potholes. Jordan River is an integral part of the Canadian surf scene and should remain this way for all beach lovers. When there are not any great waves it is still an amazing place to visit and enjoy the beach, the view, the wildlife, and the company with a hot tea and a campfire. Please save Jordan River from further logging destruction and coastal pollution by including all of it into Regional Parks and promoting it as a 'coastal getaway' for local and international visitors alike. Thank you TLC &amp; CRD, Danny Amato &amp; Wolfgang, beach lovers.</p>	<p>Without a detailed description of each parcel how would the average person know which lands should be retained and which not? I would like to see the sections that boarder Hwy #14 kept and developed as a cycling/pedestrian alternative to being on the highway itself.</p>	<p>Again, without a detailed description of each parcel how would the average person know which lands should be retained and which not? Please provide us with some guidance and suggestions around this. Pros and cons on each parcel would be helpful.</p>	<p>I'm not sure that any lands held as public lands could ever be considered 'surplus'. If we don't protect green space for the sake of green space and the wildlife, who will? Certainly not the forest companies and apparently not higher levels of government. It has to be done at a local level. In my view, not all 'parks' need to be 'developed' and there are truly no wilderness parks that are 'underutilized'. I do understand the need for cost recovery, etc. but it is short sighted to think we can dispose of supposedly excess lands now to pay for services and up-grades now. Once the lands are gone from park designation, they're gone! Is there no other designation?</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>I value the natural wilderness experience that these lands provide to all CRD residents. The land is not far from the city, but there is the feeling of remoteness, of being out in the wild far from civilization. This experience is fundamental to maintaining our West Coast identity</p>	<p>Development should be contained to existing urban boundaries. Allow development within Jordan River's existing town boundaries, and to the lands north of the highway. The lands between the highway and the coast should remain as greenspaces, even if not developed as parks. This will help maintain the wilderness experience.</p>	<p>Lands within Jordan River's current boundary and lands north of the highway can be declared "surplus", assuming that this designation means they will be sold to developers. Development should be contained to existing urban boundaries and to any lands north of the highway. The coast should be protected as parkland, and much of it should be left as wilderness, undeveloped without park services.</p>	<p>Land should be provided for off road motorcyclists and 4x4 uses. This is a legitimate recreational activity and enthusiasts should be provided with property to participate in their activity without having to trespass on private property.</p>
<p>The waterfront area is about the only area accessible directly by road between Sooke and Pt. Renfrew. It is great for camping, surfing. And general recreation. In summer these areas are overused but in winter it is certainly appreciated. The park will give access to area previously inaccessible which will alleviate the crowding and expand the whole experience. I am very appreciative of the CRD's efforts to obtain this land which, as I understand it was a challenging process.</p>	<p>All of them</p>	<p>None of them</p>	<p>Keep BC's coast wild! It's our best asset, we need to protect our wilderness areas so future generations can enjoy and benefit from them.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>As thirty year residents within the area, this is important to us that these are the last publicly accessible beaches which have to be protected from development. The land adjacent to oceanfront and river frontage should all be protected as park and greenspaces.</p>	<p>All lands in JR7, JR5, JR3, and JR2 that is adjacent to ocean and river frontage must be parks and greenspaces that include all areas south of Highway 14 to the ocean.</p>	<p>Parts of JR7 and JR5 north of Highway 14 are not important as park, not waterfront, and recently been logged.</p>	<p>If there were large areas of low park value I might have a different opinion, but the upslope areas (I presume these are the ones being considered -it would help to know!)Are small and will act as buffers to probable resource extraction in the future. Also having both sides of the 'long straight ' highway will be a plus.</p>
<p>Protection of accessible shore land and beaches- which are in short supply in a growing urban area.</p>	<p>All for now- see below</p>	<p>None as yet-see below.</p>	<p>Zoning must be in place for these parcels so that the park lands cannot be sold off and subdivided in the future before any decision can be made as to possible surplus lands. There cannot be any commercial zoning (or use) or industrial zoning (or use) on any of these lands. The Jordan River Community Association has already identified areas in Jordan River which will be the future commercial areas. There are still ongoing CRD discussions on areas still not zoned in Jordan River and these areas must have their zoning in place before zoning is decided on these park lands. A meeting with Jordan River residents concerning Jordan River lands must be held before any decision is made.</p>

### Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
I miss the days of unfettered access to the point for surfing. I believe that between the road and water should be a buffer on all parcels and kept in its natural state. The point and the pullout area opposite the works yard should be free for anyone to use.	Most of the water side of the highway. Most if not all of the land on the flats at sea level.	The portions of parcels 5 & 7 that are north of West Coast Rd could be declared surplus. However, I think those areas should remain as forest reserve for future logging. They should not be sold for residential development.	No decisions should be made on the park boundaries until more detailed bio-physical plans, cultural history assessments and the park master plan are completed. Following more detailed assessments and planning- it may be determined that more lands maybe needed to ensure an appropriate park boundary that incorporates all of the desired recreation opportunities, adequate natural and cultural heritage protection and lands that maybe needed for visual buffers, park operations or visitor/education services. Why the rush to determine park boundaries now?
Continued access to Sandcut beach trail and surrounding timber, and the park at the point. The remaining beaches the public will have access to regardless of ownership.	Even land that may seem to be unsuitable for park purposes can be valuable as a buffer. And some of it can be restored over time.	Some of the area to the south of the highway before you drop down the hill might not be missed. I'm referring to the area around the old mill site, the pit and the house on the plateau (the high ground in JR3). Also the higher ground above the Jordan River (JR3) Possibly the land above the highway in JR5 and JR7.	Thank you for the opportunity to comment.
I value the wilderness and the beauty of it.	Everything. We have not enough and so don't have the animals living out there. No wonder you see so much more deer around....	Even seemingly unsuitable land for park purposes can be valuable as a buffer. For now all possible land ought to be retained. Also First Nations in the area must be consulted and treaty rights honoured seriously.	At times there is a lot of illegal and dangerous parking along the highway. Free parking in the park and maybe a parking area on the north side of the highway might alleviate this. Speeding is also a problem. The zoning of these surplus properties would have to fit in with the park. I.e. Forest land.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
That they stay the way they are. Too much clear-cut all around already.	All lands on the water side of the Sooke highway	If it must be, only some part up in the highlands..... But even there, the clear-cuts are so deep. Keep what we have. That's why tourists come to this part of the world. not to see condos etc.	Thank you for listening to the people and for caring about protecting this wonderful land.
If we don't preserve parkland now it will be lost to future generations	JR2 and JR3.	Lands adjacent those being logged	This has been a great last minute rescue of former Crown Land. I would like to thank all the groups & individuals who overcame their personal politics to create this addition to the Juan de Fuca trail etc. when we were abandoned by our own Government.
Access to river mouth and area immediately east for sailing, surfing, and beachcombing.	JR5 and JR7	Not qualified to say.	JR3 is the only parcel with a great view across the Juan de Fuca Straits! It would be ideal for a resort. It is, thus, very valuable as an exchange property with Marine Trail Holdings (Ender Ilkay) for the lands held by MTH along the Juan de Fuca Trail to its North up to the West Coast Road. Exchange JR3 and the Northern part of JR5 for all of MTH's lands along the JDF Trail.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>JR5 and JR7 are essential to preserve the Sandcut Beach area.</p>	<p>The marine foreshore corridor. The beaches - that is what the visitor likes - not bush and 2nd growth forest. Already trails and old growth in the area close by.</p>	<p>JR2, JR3 and the area to the North of West Coast Road in JR5 (which has been clear-cut already).</p>	<p>Thank you for the meeting last night. Process was good. We couldn't stay, but caught some of the flavour. Don't agree that one has to know all the other future uses, zonings, bylaws etc. to know what may be surplus, what to retain. I like the idea of knowing what is of value, set the boundaries and go from there.... keeping it simple without the other "clutter". Only other comment is if any land use is up for a swap or lease arrangement with Queesto, maybe consider them setting aside land near junction of N500 and north main so the winter recreation area can be established as a CRD winter rec site. Partner with Province of BC recreation forestry &amp; Queesto. It still can be a part of the TFL - Kludahk Outdoors Club would love to see this discussed further! North main becomes safe winter rec site between mile 5 and mile 6 -snow shoeing, tobogganing, x country ski trails.</p>
<p>Access to and simple use of the marine foreshore. The BEACH. The beach landscapes - to me it's all about the wide open beaches. Easy to get to. Easy for people to see the vista. Keep it simple - logs, stones, not much infrastructure. JR is good to go to, or pass thru, anytime of year, in any weather. walks, picnics, putting kayak in etc.</p>	<p>Shoreline only</p>	<p>Forest lands between Sandcut and the hill going down into Jordan river from the east. BC hydro old power house site. Let it go...that can be for future JR development - settlement. That has value for other uses, not park.</p>	<p>Stop being NIMBYs and let surfers and hikers build houses and cabins in the area they love.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
Surfing	The parcel of land that has the above mentioned areas	Everything else	No matter what happens, the shack that is on the parcel of land at the surf point should be removed. If this land is to be 'BC park' land, it should not have a clubhouse for aggressive people!!! I really hope they do not get special status by being able to keep the shack?!?!
The RV camp site and surfing point is of great value to me as I frequent the area as much as I can to help relieve the stress I get from being a mature student at UVic!	Anything that hasn't been logged or otherwise been degraded by development by humans over the past thirty years.	The land that is north of the highway...	will motorized recreation be recognized thru this process as legitimate and provided some form of access
Over the next thirty years it will become evident that purchasing now that it was a worthwhile to purchase it.	Only those with ecological, recreational, or tourism value. Do not keep too much property you have no plan for! I would support some key pieces without ecological value being kept IF they were leased for development of a campground, dirt bike trails etc. Parcels with significant creeks or waterways. POSSIBLY treed areas with the idea of selling carbon credits.	Any old logging that has the potential to erode (SLIDE) before green-up. 3 METERS The other old logging that the CRD was forced to buy should be auctioned off to the highest bidder in 20 hectare lots for either residential or commercial development that would have five years to complete the development with extensions for another two years.	The land between Sooke and Jordan River over the next twenty years is going to be built up regardless of what happens in the Greater Victoria area since the population is growing faster than development can handle. The Saanich Peninsula is most in the ALR reserve and future development will be none existent. Metchosin wants to remain a farming community as long as possible which is the only greater Victoria area that is suitable area for expansion as development is now on the doorsteps of parks and reserves within the CRD. If Metchosin decides that their future is in rural farming community then the land between Sooke and Jordan River is the likely landscape where future development is feasible, given the topography of the land.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
The possibility for recreational activities, preservation of habitat for wild animals.	Beachfront	Anything contaminated or near "town" that is not waterfront, properties that have been logged within the last 10 years.	Please do not be suckered in to keeping all of this property!!!! The management costs and liability are not worth it. I'm really frustrated that the regions tax payers seem to be on the hook for these properties costs' in the first place. I know there was a big fuss by SOME residents to "Save" it but they made up way less than 10 percent of the population, the compromise must be that some money is recouped. The area also needs some of the land to be developed to contribute to the economy. Selling the appropriate parcels could allow for Kayak rental shops, cafes, boutiques, camping and fishing equipment stores etc., allowing people to truly use and enjoy the region and preserved properties.
Beachfront.	All the lands should be retained for regional parkland. Once they are gone, there is no more. Leave some of Vancouver Island for all to enjoy.	non-beachfront	[comment deleted due to privacy concerns]
This is a beautiful, natural area and it is getting to the point where these darlings of Vancouver Island are disappearing. This is our west coast, close enough to drive and enjoy.	Coastal	Surplus? None of this area is surplus.	Basically anything that doesn't have any or a few small third growth, ugly trees can go.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
Surfing	Sandcut Beach and the campground at Jordan River. The parcels in the Sooke Hills which fill in the holes in the map.	Land north of road especially north of river mouth	The lands in Jordan River should have amenities suitable for the public enjoying the region. An RV park comes to mind. Amenities for the surfers to enhance this internationally famous area. Low areas could be reclaimed into salt marsh wet lands to beautify the area and help with restoration. This could be done by private interests as long as priorities above are observed.
It protects the beaches from potential condo development. Sandcut Falls are beautiful. The potential for a new campground.	Portions between the road and waterfront.	The industrial site around the Jordan River itself. It may recover one day but not any time soon. I've heard that Weeks Lake is really contaminated with people firing guns into it over the decades. Not sure if it will ever be a suitable water supply. The Leech River is already not a very viable candidate.	Put together a committee related with agricultural background (no-not developers) to look over the existing area, check for soil classification (if available), flooding potentials etc. Legally bind these areas to either ALR. Or with Nature Conservancy. The future farmers will thank you for this.
Access to the waterfront	In order of priority: First: All sections between Hwy 14 and the Ocean. Secondly: forest lands North of the highway Thirdly Reclaimed land in Jordan River (see other comment)	Second growth areas inland of the waterfront	We applaud the CRD for their vision and foresight to acquire these lands that are so important not just for the people in Juan de Fuca but for the whole Capital Region and beyond. They are going to become more important as time goes on as a natural legacy for all for the future.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>The Unique West Coast Rain Forest. The beaches from Sandcut to Jordan River Surfing Beach The views over the straits World Class Surfing</p>	<p>all land acquired should be retained for regional parkland until a review of the community plan is conducted to determine what types of adjacent land uses would be appropriate (complete public consultation process, not just 2 short open houses) and until such time an environmental assessment is done of sensitive ecosystems, riparian areas, wildlife corridors, view-scrapes and contaminated sites. the more land held in the public trust, the better as there are no other regional parks west of Sooke River. It is too preliminary to be disposing of land. Sale of any land at this point will have a major impact on how the community of Jordan River develops. There are already conflicting land uses there and we don't want more adjacent to parkland.</p>	<p>Upland from Hwy 14, subject to priority above</p>	<p>Jordan River is the entry point to the JDF Marine Trail and the string of beaches leading to Port Renfrew. Basic services - restaurant, corner store, arts &amp; crafts outlet, and a cooperative store - belong in the town itself to serve residents, visitors &amp; surfers. A B.C. Parks information HQ could also be located in the town (as is the case in many towns situated on the border of parkland). Jordan River parks should be viewed as an easy-access, French Beach-style experience for day-trippers of all ages and physical abilities. This is quite different from the wilderness experience available further up the coast. Thank you for the opportunity to comment. I attended the public hearing in Sooke and was encouraged to see that the CRD is keeping its options open while listening closely to the public. I'm especially delighted to know that there is a green light for the final acquisition of land parcels in August despite the provincial government's austerity measures.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
Coastal ecosystem; wilderness camping; wilderness trail; forested buffer along highway; expansive land area connecting to Jordan River town site; potential for connective trail to galloping goose and other local trails.	Land that is not suitable for agriculture.	None at this point. In future, if lands are declared surplus and put up for sale, CRD should register covenants on the land to restrict certain negative land uses, limit residential density, restrict subdivision, restrict tree cutting except in defined building envelope/driveway area, etc. Zoning could change, but covenants should be carried with the land through time - and enforced! If any commercial, tourism or industrial land uses are proposed, a complete community review should be conducted prior to any agreement for sale as this will have huge impact on community.	It's about time this issue was settled in favour of restraining uncontrolled spread of the urban environment and giving Nature room to offer all She has.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>The possibility to put aside land for the ALR (agricultural land reserve). We have lost so much already, here is a chance!</p>	<p>All the lands in JR7, JR5, JR2, and JR3 should be retained for parkland. After they have all been acquired then more planning and consultation to determine their best use could be carried out over time. The forested parcels on the other side of the highway, in JR7 and JR5 could potentially be research or community forests or importantly maintained as increasingly scarce forest to allow it all to mature naturally and provide critical ecological habitat.</p>	<p>Lands only in conjunction with possible farm potentials.</p>	<p>The First Nations have a large stake in the maintenance of these lands in their wild state and may have cultural uses that must be respected.</p>
<p>On behalf of the Jordan River Steering Committee I would say that we all value and would like to see the acquisition of all the properties. The beaches, the surfing beaches, the shoreline the natural values, the forests, the trails, the opportunity to rehabilitate the parcels by the east side of Jordan River after they are cleaned up by WFP. There are many possibilities for those lands for the future benefit for all.</p>	<p>JR 2, 3, 5 and 7 (with extension as far as Sandcut Creek).</p>	<p>No lands are surplus. Many hundreds of people have fought for these lands and we see the need to keep them all. But discussions and planning can occur later about specific uses.</p>	<p>The amount of land we have now is the most we will ever have. Over the long run, land becomes more valuable. The wilderness character of the area should be preserved and enhanced.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>Another lovely ocean side wilderness within 75 minute drive of provincial capital. Sandcut is a lovely beach, and prospect of being able to walk from the town centre to it along the shoreline is fantastic. Thank you for making this purchase.</p>	<p>All the lands should be retained for regional parkland.</p>	<p>Those sections of JR 2, 3, 5 and 7 that are north of the West Coast Rd. Sections of 2 and 3 close to the road need to be reserved for the future growth of Jordan River's town site. By 2030, say, I imagine Jordan River as a bustling little community featuring independent businesses run by local residents. Selling off this land at current market prices would be a mistake. It is wiser, i believe, to hold onto it for long-term strategic planning.</p>	<p>Further development of the Jordan River area should contribute to the year round community</p>
<p>They protect the CRD from urban/suburban sprawl. They house many different species that require our respect.</p>	<p>The CRD should acquire all these lands. If not, they are likely to be sold for urban development which would enhance nothing but sprawl. The lands are too valuable wild to end up paved over.</p>	<p>Surplus to what - Nature? ALL the lands should be regarded as full of worth intrinsically. Are you making a park or are you goofing around?</p>	<p>Any land that is declared as surplus in this area will result in urban sprawl or more correctly rural sprawl.</p>
<p>That they are wild. That they are part of the foreshore which means they remain in the public domain. That they are easily accessible from Victoria so they can be used by people of all ages as a kind of laboratory of the wild.</p>	<p>All of the lands, really.</p>	<p>None are surplus.</p>	<p>When this land does become a park, I hope that Parks will do very little to it. All that is needed is to periodically clear the trail.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>I value the untouched green space in its entirety, all 187 hectares, not broken up or declared as surplus. I do not think there can be a "value" put on these lands really. Considering there are about 61 trees per person on this planet left, and that international visitors come from every corner of the world to explore and to experience Jordan River, I would say the more land left untouched the better. The wildness of the Pacific west coast is a crown jewel in my eyes and should be treated as such. I remember visiting the sparkling shorelines of Jordan River as a child, returning as a young adult and marvelling again in the beauty of the land. Please consider other alternatives to dividing up any lands in the Jordan River Regional Park Reserve.</p>	<p>The lands that border streams and the ocean beaches are the most important. Also lands that support older growth forests should be protected.</p>	<p>None of the green space in Jordan River should be declared surplus.</p>	<p>I think that some of the lands which have already been used by WFP and have had buildings on them could be used for resort development (camping, tourist cabins, and restaurant). But this kind of development should NOT take place on the ocean side of the highway. I hope that the land beside Sandcut Creek can also be included in parkland.</p>
<p>Parks are forever. Future needs for parkland are often not apparent today. The CRD should endeavour to retain as much land as possible.</p>	<p>All of the forested land, and any land that is in a tsunami zone</p>	<p>Without touring the area, it is difficult to identify lands that could be declared surplus.</p>	<p>Whatever section is released for development should have restrictions on the number of homes and people per square kilometer. And, the access road and drainage from those properties must not damage the quality of the Jordan River for the wild life of the area.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
The beach, the forest, the protection of riparian areas	All of the land should be retained as Parkland	Perhaps some of the Rural A land that is already cleared	As much land as possible should be retained as parkland. Our only provisos are that (a) the agreement of First Nations should be obtained, and (b) the town of Jordan River must be consulted throughout and allowed to retain parcels that are needed for suitable municipal development.
All of the lands acquired have value as future old growth ecosystems if they are left untouched. With a mixed forest cover species composition of over a hundred years and the associated ground cover species the area is a diverse ecosystem and will contribute to the health of numerous dependent species of animals and insects. Being adjacent to the shore it serves as a buffer and it provides a linear access point for walk-in tourism.	All of it.	None of the land should be declared as surplus.	It is long past time that an international law is proclaimed, making destruction of the biosphere a very serious crime, punishable by long prison sentences and confiscation of assets.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>It is a beautiful place that I visit frequently. The first date I had with my wife was there. In addition to its sentimental value to me, I believe it is also has ecological value. I'm not a scientist, but I am aware of how little mature forest is left on southern Vancouver Island, especially in productive, low elevation locations.</p>	<p>All of the lands purchased should be retained for parkland.</p>	<p>If any lands are declared surplus it is very likely that they will be used for residential development. While this might be financially helpful to CRD parks in the short term, encouraging more residential development east of Sooke is a terrible idea for the CRD in the long term. While it may not affect CRD Parks' budget, it will affect costs related to roads and other infrastructure, the long term effect of which I'm sure will offset the short term cash gained from the sale of the land. Also, a one-time injection of cash from the sale of "surplus" land will not solve CRD Parks' chronic underfunding. Regardless of the ecological value of the land considered surplus, ecological damage will be done by the daily commutes of the people who would live there.</p>	<p>The CRD should seriously consider the potential exchange of portions of JR2 &amp; JR3 for some of the more sensitive Marine Trail Holdings lands.</p>

### Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
I value the forests, ocean and beaches as beautiful places to hike and to commune with nature, and as habitats for wildlife. I also want to retain the forests for their carbon sequestering ability.	All but the inland section of JR3.	None of the lands should be declared as surplus, especially not any of the lands on the ocean side of the highway.	The WFP lands being removed from tree farm license was a tragedy. Those areas are all being logged with no thought for the residents, our watersheds, wildlife or the future. Having JR 2, 3 5 and 7 as park only begins to compensate for that.
The natural surroundings of the entire area.	We urge you to keep as parkland all 187 ha. Acquired from Western Forest Products. If some of the land should be needed for other urgent purposes, that portion can be hived off later.	The inland section of JR3	I would suggest that decisions about what will be surplus or not be left until decisions MUST be made. As needs and concerns become apparent, the rational decision will be more obvious. Trying to foresee all possible futures is difficult if not impossible, and future needs will drive decisions rationally. Wait and be patient. Needs will not disappear.
Natural beauty combining forests and ocean. Protection of wildlife habitat. Unsuitable development would erode steep hillsides leading to the water.	All of the newly acquired lands.	There is no "surplus" land.	It is essential that CRD not alienate ANY lands which will be "developed" for residential purposes west of Sooke. We must stop the sprawl for all the well-known social, economic and environmental reasons.
I value them as part of a large block of protected biosphere and a buffer against further urban sprawl. I value them as evidence of our firm commitment at last, to draw a line to halt our wasteful way of life that callously emits the greenhouse gasses that will make life hell for our grandchildren. Surely you can see that!	Waterfront forest area near waterfront mouth of river and area around it as much as possible to protect watershed, forest, wildlife	None.	Additional lands could be purchased in the future such as the lands west of JR2 to the river and the area between the parcels of JR3. As well the small triangle of land north of JR7 to the existing road could be purchased to connect the park area.

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>Natural habitat watershed recreation area-camping, surfing, paddling, beach combing, picnicking...</p>	<p>Coastal lands and lands adjacent to streams/rivers should be protected for ecosystem integrity of our watershed and coastal ecosystems.</p>	<p>existing buildings/development if any</p>	<p>Although there are possible environmental concerns with parts of JR2 and JR3, I strongly support the rehabilitation of these areas especially the reclamation of original marsh lands. This would be strongly endorsed by the local community who are currently working on plans to clean up the lower Jordan River and foreshore environments.</p>
<p>Free, public access to beautiful west coast wilderness</p>	<p>All of JR5 and JR7 and JR2 &amp; JR3 lands that are waterfront, including lands along the Strait and the Jordan River</p>	<p>What will happen to lands declared as surplus?? If they'll be open for more ridiculous development proposals in the middle of nowhere then PROTECT it all. Green space for green learning and ecosystem services. Sometimes you can't put a price tag on what land is really worth to us all. Take the bullet for selling the land off illegally in the first place in 2007, and hold the province to its mistake and get some help in managing the land in a community based integrated coastal management process. Sustainable second growth logging is probably not an option since WFP is selling it to begin with i suppose? Just a thought.</p>	<p>I think 10 acres should be set aside for a fire hall and training site, as well as firefighter dwellings.</p>

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>The JR5 &amp; JR7 lands are undoubtedly the most valuable from a recreational/ecosystem perspective. Having access to the uplands associated with both lots is significant; access to Sandcut Beach and the adjacent shoreline to the west now and for the future needs to be preserved</p>	<p>All at this time. With the Shirley/Jordan River OCPs and zoning coming up for review, that land should figure in. If at a later date some parts might not be important to keep as park, then maybe some decisions could be made about keeping them or not.</p>	<p>Any lands that are contaminated or were and have been deemed to be restored to acceptable MOE conditions could be declared surplus. If these lands were disposed of strategically, either for cash or in exchange for other more sensitive lands, then limited development could be considered that would benefit Jordan River and the area generally. Jordan River is, I believe a designated Settlement Area, and was once a thriving community. Steps to restore it to that status could be very beneficial.</p>	
<p>The waterfront from Sandcut to Jordan River is so significant as parkland. The land in JR has potential as a tourist destination. The forest land is important because all the rest is being logged, and it would remain protected for wildlife and wilderness trails.</p>	<p>Preferably, all of them. But at a minimum, those lands that have (a) park value as defined by CRD (b) any impact on the amenity of travellers on the highway. This must remain a greenbelt to the maximum extent possible, not a commercial or residential strip</p>	<p>The only lands I would consider might at a future date be surplus, would be the old town site and forest company operation sites in parts of JR2 and 3. Not the waterfront. The areas on the north side of the road could be developed for tourist resort or accommodation.</p>	

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
--environment/greenery --access to beaches --recreational potentials	All if possible and reclaim the wetland in JR2 if appropriate.	None, really, for the reasons spelled out above and below. If, a big if, CRD were able to ensure through appropriate covenants, etc., that any lands alienated would be part of sustainable forestry/agriculture or recreation -- NOT RESIDENTIAL DEVELOPMENT -- this might be considered. But I wonder if the CRD has the energy and resources which would be needed to negotiation and then monitor such restrictions.	
public access to the waterfront in larger connected parcels	All lands.	If some land needs to be sold to pay down debt then land in JR5 and JR7 north of main access road could be sold. As well the industrial area in JR2 could be sold or kept for future parks interpretive/admin area	
As a Jordan River resident lands on the water provide public access, rehabilitation of marsh land in the lower Jordan River area.	the entire amount	None although areas to the north of the highway could be surplus.	
The Forest Lands and ocean access		none	

**Jordan River Regional Park Reserve Boundary Comment Form Responses - Winter 2012**

What do you value about the lands acquired at Jordan River?	Which lands should be retained for regional parkland?	Which lands could be declared as surplus?	Other Comments?
<p>This whole coast line from Sooke to Port Renfrew is incredibly wild, beautiful, and breath-taxingly scenic! It is every bit as valuable tourism-wise as Tofino. We have the opportunity here to create an eco-tourism area second-to-none, linking up with national and provincial parks along this coast</p>	<p>The coastal areas below the highway to be sure. But my real, deep sense of this that ALL of this land is valuable. You've budgeted the funds, you've made the commitment - so why not keep it ALL. There are so many creative uses. The non-shore areas could be put to community forest, services from the burgeoning surfing travel business.</p>	<p>Let's wait before selling any off? It's not the best time to be selling right now and it seems short-sighted to sell now. I think this land in terms of parks and tourisms has enormous potential. Hold onto to it and see what develops.</p>	<p>Selling It to developers who have so little imagination that all they can think to do is slap houses on to it is not the answer. We have housing development sitting idle right now already - we don't need more. Why not create an advisory committee of groups such as David Suzuki Foundation, Sierra Club, Jordan River Ratepayers, Permaculture groups, Transition Town, etc. to come up with innovative, sustainable and revenue-generating uses for those parcels that aren't obviously coastal park material (i.e. above West Coast Road - J7, 5, 3 and 2) we must preserve as much as possible and be creative - it needn't all be traditional park. Some could be demonstration/working forest, salmon enhancement. Living museum? There are 5 or 6 creeks, Jordan River, the ocean - it has so much potential! This is not my area of expertise so I don't have possible uses at my fingertips but I'm sure others do - native species, botanical garden?</p>
			<p>I'm delighted that China Beach is included in the I'm delighted that China Beach has been included in the park area, but what about Point No Point? It supposedly has petroglyphs on the SE side, is a landmark area, and a centre of interest for many tourists who enjoy the beach as well as the point area? Is it privately owned?</p>