

BCEATS Offer to purchase the Southlands for 205 million

Written by
Thursday, 10 March 2011 15:03



March 7, 2011

Mr. Sean Hodgins
Century Industries Ltd.
5499 12th Avenue, Delta BC V4M 4H4
BCEATS offer to purchase The Southlands \$205,000,000.00

Dear Mr. Hodgins:

British Columbia Ecological Agricultural Trust Society ("BCEATS") is pleased to offer \$205,000,000.00 (two hundred and five million dollars) to purchase the 538 acre Southlands property ("Property") from Century Industries Ltd., including all feed buildings and structures contained thereon, for the following considerations:

- BCEATS will pay the sum of \$5,000,000 CDN in cash (five million dollars).
- BCEATS will secure on a best efforts basis \$200,000,000 CDN (two hundred million dollars) for Century Industries Ltd. through Environment Canada's Ecological Gifts Program.
- BCEATS will set aside the best farmland for grain and mixed farm use as needed by a certified organics grower.
- BCEATS will reserve approximately 10 acres for a future LEED food, non-polluting processing facility that by estimation will employ 200 tax paying employees.
- BCEATS will protect the Property's environmentally critical land, conserving wildlife habitat for important public benefit. Residents and tourists alike can learn about and enjoy our natural environment and learn about local agricultural heritage.
- BCEATS will work to preserve and enhance habitat to support all resident and migrating animal species including the local Great Blue Heron colony.
- BCEATS will improve the habitat for our raptors by retaining the old-field and upland forest habitat.

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BRITISH COLUMBIA ECOLOGICAL AGRICULTURAL TRUST SOCIETY

This morning on CBC Radio during the "Early Edition" hosted by Rick Cluff, an offer to purchase the Southlands for 205 million dollars was announced by Peter Cummings, Director of the BC Ecological Agricultural Trust Society or BCEATS.

The announcement came in the wake of a contentious public hearing to put the 538 acre parcel of farmland back in the Agricultural Land Reserve. Opponents of the plan would see that the old Spetifore farm be rezoned to allow a residential development plan put forth by the current owner Century Industries. A plan that would see 1900 homes built on 1/3 of the property.

In a surprise move by Delta's Mayor Lois Jackson the hearing was temporarily adjourned to convene what she called, "a Mayor's Summit" that would put the stakeholders together with community group representatives to see if there is any way to resolve the issue. The Mayor may have lost her opportunity to be 'peacemaker' as this offer has the ability to change the entire playing field.

According to a letter to Sean Hodgins of the Century Group if he were to accept the offer he would receive 5 million dollars in cash and an additional 200 million dollars in the form of a tax

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credit through Environment Canada's Ecological Gifts Program.

The plan put forth by the society would see the best farmland used for organic farming, 10 acres for a non-polluting processing plant, and the remainder protected for wildlife habitat in the form of a natural reserve for locals and tourists.

Hodgins has 30 days to respond to the offer. An offer that perhaps has the ability to finally bring peace to Tsawwassen once and for all.

(To see the offer letter click on the thumbnails above)



BCEATS

BCEATS' mission is to preserve, protect and enhance the ecological agricultural health of the Southlands. This agreement between BCEATS and Century Industries Ltd. brings a new economic model to Tsawwassen and a pathway to new prosperity for Delta. By accepting our offer we form a partnership returning the legacy of farming to the Southlands while building public awareness around the unique opportunities and responsibilities of being an important Pacific Flyway community. Your acceptance of this offer assures sustainable progress for Tsawwassen, benefit for the general public and for all time.

Our work to date has brought many new and exciting partners to Delta. We are currently working with 20th Century Fox to produce a series of public service announcements to create increased awareness of bird migration. US Fish & Wildlife, Audubon, The American Birding Association and Ducks Unlimited - some of the largest wildlife trusts in the world - are all keen to know the outcome of what we do here today. With food and gas prices soaring, the opportunity for Tsawwassen to tell a remarkable story of how we, as a community, put years of struggle behind us to find a beneficial solution for all parties - will inspire. The community will be forever indebted to you for the stewardship you have provided the property to date - preserving it for the millions of lives that visit every year on wing - and for the many generations of families who come to Delta to grow their own rich lives, like us.

Please join us in this balanced solution.

Due to the time sensitive nature of this offer, we kindly request a reply within 30 (thirty) days. Please do not hesitate to contact me with any questions or concerns.

Regards,

Rob Johnson & Peter Cummings / Directors of BCEATS
604-484-0345
<http://bceats.org/>
bceats@gmail.com

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