

NOV 24 2008

TYPE: MRP-RESP
DEPT: HPOP
FILE: 39000-3
COMMENT:

Her Worship Lois E. Jackson
Mayor of The Corporation of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

Dear Mayor Jackson:

Thank you for your letter of October 7, 2008 respecting a potential Home Purchase Offer Program (HPOP) for property owners directly on the BC Hydro right-of-way of the Tsawwassen segment of the Vancouver Island Transmission Reinforcement (VITR) project.

Earlier this year, I made a commitment in response to the above-noted concerned property owners that a voluntary HPOP would be considered. As a result, the Ministry of Energy, Mines and Petroleum Resources retained a consultant, with the assistance of Accommodation and Real Estate Services staff of the Ministry of Labour and Citizens' Services, to begin consultations with the homeowners of the 138 residential properties located directly on the BC Hydro right-of-way in Tsawwassen to further understand the level and extent of interest in a potential HPOP.

For your information, I am enclosing a copy of the "Discussion Guide and Feedback Form" which contains further information on a voluntary HPOP. This material was used in the consultation meetings.

The consultations have been completed. The majority of homeowners directly located on the BC Hydro right-of-way in Tsawwassen have expressed an interest in a potential HPOP. Government will be making a final decision on an HPOP soon. I will keep you apprised of further developments.

.../2

Thank you, again, for your letter.

Sincerely,

A handwritten signature in black ink, appearing to read "R Neufeld". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Richard Neufeld
Minister

Enclosure

pc: Honourable Gordon Campbell
Premier



Consultation on

Voluntary Home Purchase Offer Program

BC Hydro Right-of-Way in Tsawwassen

Vancouver Island Transmission Reinforcement Project

Discussion Guide and Feedback Form

The purpose of this consultation is to find out whether property owners directly on the BC Hydro right-of-way for the Tsawwassen segment of the Vancouver Island Transmission Reinforcement (VITR) project are interested in participating in a potential voluntary home purchase offer program.

According to government records, 138 residential properties are located directly on the BC Hydro right-of-way in Tsawwassen, and the owners of these properties could be eligible to participate in a voluntary home purchase offer program. Properties not located directly on the BC Hydro right-of-way would not be eligible to participate.

The consultation phase for the voluntary home purchase offer program will be conducted through a one-on-one telephone interview or a face-to-face meeting. An independent facilitator and a representative from Accommodation and Real Estate Services (ARES), a division of the Ministry of Labour and Citizens' Services, will answer questions related to the potential voluntary home purchase offer program. They are not representatives of British Columbia Transmission Corporation (BCTC) or BC Hydro and will, therefore, not be able to answer questions or discuss the VITR project.

Neither the consultation nor this document constitute an offer to purchase or an obligation to sell.

Frequently Asked Questions

Q Why is the government considering offering a voluntary home purchase offer program?

- » The B.C. Minister of Energy, Mines and Petroleum Resources made a commitment in response to concerned property owners directly on the BC Hydro right-of-way in Tsawwassen that a voluntary home purchase offer program would be considered.

Q Is the decision to proceed with a purchase program related to electric and magnetic field concerns?

- » No. Based on input from Health Canada and the Fraser Health Authority, the Environmental Assessment Report for the VITR project stated that the project is within science-based international electric and magnetic field exposure guidelines for human health.

Q How will fair market value of my home be determined?

- » As currently envisioned, a fair market offer would be made following an appraisal report from an accredited appraiser designated by the Appraisal Institute of Canada. Market value would be estimated in accordance with approved standards considering the historic BC Hydro right-of-way in Tsawwassen without the new transmission line.

Q Will the government be offering this voluntary home purchase offer program to other segments of the VITR project?

- » No. The program would be specific to the 138 residential properties directly on the BC Hydro right-of-way for the Tsawwassen segment of the VITR project.

Q If I choose not to participate in any voluntary home purchase offer program, will I be eligible for some other form of compensation?

- » The program would be designed to enable property owners with homes directly on the BC Hydro right-of-way in Tsawwassen to have the opportunity, should they choose, to sell their homes and move. The Government of B.C. is not offering a compensation program.

Background

As the final segment of the VITR project, BCTC is erecting 230-kV overhead transmission lines on the 3.7-kilometre BC Hydro right-of-way in Tsawwassen to replace the existing 138-kV lines. The construction of this segment is scheduled for completion by October 2008. BCTC is replacing 78 existing wood poles with 20 new steel poles at the 18 locations that currently contain wood poles.

In May 2008, residents living along the right-of-way in Tsawwassen were sent a letter from the Minister of Energy, Mines and Petroleum Resources notifying them about a potential home purchase offer program. The letter indicated that property owners would be contacted to consult about their homes and to find out their interest in a program.

Vancouver Island Transmission Reinforcement Project

B.C.'s population and economy are growing and so is the need for electricity. The VITR project will help to ensure a reliable supply of power for more than 700,000 residents and the businesses on Vancouver Island and the southern Gulf Islands.

On July 7, 2005, the BCTC requested that the British Columbia Utilities Commission (BCUC) grant a Certificate of Public Convenience and Necessity (CPCN) for the VITR project to reinforce the transmission system serving Vancouver Island and the southern Gulf Islands. On July 7, 2006, the BCUC granted a CPCN for the VITR project, and after reviewing evidence, intervenor comments and issues raised by stakeholders during BCTC's consultation process, the BCUC concluded that an overhead line on the existing BC Hydro right-of-way in Tsawwassen was the most appropriate option.

Overview of a Voluntary Home Purchase Offer Program

The goal of a voluntary home purchase offer program would be to enable property owners with homes directly on the BC Hydro right-of-way in Tsawwassen to relocate by selling their property to the Government of B.C. Property owners directly on the BC Hydro right-of-way in Tsawwassen would be treated in a fair and consistent manner. **A home purchase offer program would be voluntary** and the property owner would have the ability to withdraw from the process **at any time** prior to the completion of a formal purchase and sale agreement.

Features of a Home Purchase Offer Program could include:

Property owner(s) formally express(es) interest in program by signing and returning an *expression of interest* letter to the Government of B.C.



Accommodation and Real Estate Services (ARES) would arrange for an appraisal from a pool of independent, third-party appraisers.



Appraisers would determine the market value of the property in accordance with approved standards, considering the historic BC Hydro right-of-way in Tsawwassen without the new transmission line.



Government of B.C. would present the appraisal and make an offer to purchase.



Government of B.C. would provide a maximum fixed allowance for:

- Moving costs
- Legal fees



Government of B.C. would pay the actual cost of:

- Property transfer tax based on the agreed sale price
- Mortgage penalties/fees incurred by the homeowner
- Usual adjustments at time of purchase such as property tax, heating fuel and prepaid utilities

Appraisal Process and Determination of Purchase Price

Homeowners would first formally express their interest in participating in a voluntary home purchase offer program by signing and returning an *expression of interest* letter to the Government of B.C. Accommodation and Real Estate Services (ARES) would then arrange for an appraisal by an independent, third-party appraiser. Appraisals would comply with the Canadian Uniform Standards of Professional Appraisal Practice. Appraisals would be done by an accredited appraiser designated by the Appraisal Institute of Canada. ARES has pre-qualified a number of appraisers due to the specialized nature of the appraisals required.

Market value would be estimated in accordance with approved standards considering the historic BC Hydro right-of-way without the new transmission line.

Q: What are my options if I am not satisfied with my appraisal?

A: This would be a voluntary program and you are in no way obligated to sell your house. You may choose, at your own expense, to get a second appraisal done on your property.

Q: Can I get my own appraiser?

A: Yes, you could arrange for a second appraisal at your cost. We would provide the terms of reference used in developing the valuation. Your appraisal must be undertaken by an accredited appraiser designated by the Appraisal Institute of Canada. As this is a voluntary program, the Government of B.C. would not be obligated to revise its offer based on the second appraisal.

Consultation Process

Kirk & Co. Consulting Ltd., a firm specializing in consultation programs, will be contacting you to set up a one-on-one interview concerning your potential interest in the home purchase offer program. If you have any questions regarding scheduling an interview, please contact:

Neil Miller, Administrative Assistant
Electricity & Alternative Energy Division
Ministry of Energy, Mines and Petroleum Resources
Phone: 250-953-3391
Fax: 250-952-0258
E-mail: Neil.G.Miller@gov.bc.ca

How will your input be used?

The Government of B.C. will provide information and seek feedback to find out whether property owners with homes directly along the BC Hydro right-of-way in Tsawwassen are interested in participating in a voluntary home purchase offer program.

Consultation

Once a home purchase offer program has been finalized, the Government of B.C. would mail those who have indicated that they are interested through this consultation a formal written *expression of interest* for signature by the property owner(s). This formal *expression of interest* would allow the rest of the process to proceed as outlined in this discussion guide.

Consultation with homeowners will occur during August and September 2008.

Confidentiality Statement/Agreement

The Government of B.C. and its contractors agree to keep the information received through the consultation confidential, subject to any legal requirement to disclose that information.

Your feedback is important to us.

Completed forms may be returned at your face-to-face consultation meeting, or by:

Mail:

Neil Miller, Administrative Assistant
Electricity & Alternative Energy Division
Ministry of Energy, Mines and Petroleum Resources
PO Box 9314, Stn Prov Govt
Victoria, BC V8W 9N1

Fax:

250-952-0258

E-mail:

Neil.G.Miller@gov.bc.ca



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THE CORPORATION OF DELTA

From the office of:

The Mayor,
Lois E. Jackson

FAXED
OCT 7/08

October 7, 2008

The Honourable Richard Neufeld
Minister of Energy, Mines and Petroleum Resources
PO Box 9060, STN PROV GOVT
Victoria, BC V8W 9E2

TYPE:	<i>Info</i>
DEPT:	<i>Energy</i>
FILE:	<i>31000-3</i>
COMMENT:	

Dear Minister:

Re: Residential Buy-Out Option – VITRP in Tsawwassen

With the imminent completion of the Vancouver Island Transmission Reinforcement Project, we are receiving inquiries from residents in Tsawwassen about the buy-out option that was proposed earlier this year. At that time, the Province was offering to buy residential properties along the BC Hydro right-of-way in Tsawwassen from property owners wanting to sell.

We have received few details regarding this option since that time and, understandably, some of the residents would like to see some progress in this regard. I would appreciate it if you could provide an update on this matter and assurance that the buy-out option is going ahead as planned.

Please contact me at 604-946-3210 if you wish to discuss this matter.

Yours truly,

Lois Lois E. Jackson
Mayor

cc: The Honourable Gordon Campbell, Premier of British Columbia
Dan and Yvonne Bennett
Tsawwassen Residents Against Higher Voltage Overhead Lines (TRAHVOL)
Delta Council
George V. Harvie, Chief Administrative Officer



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