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## **QUINSAM CROSSING DEVELOPMENT**

**Updated: May 3, 2010**

**The Quinsam Crossing Commercial Sub-division will be complete and ready for occupancy by end of June 2010, with all services installed including paving, street lighting and landscaping.**

**Quinsam Crossing is owned by the We Wai Kai Nation [Cape Mudge Band], and is entirely situated on Quinsam IR # 12**

A complete package is available for interested parties which includes:

- 1. Site Plan**  
[Note Lot C has already been leased]
- 2. Matrix Summary of Appraised Values and Lease Values**
- 3. Leasing Terms**

The We Wai Kai Nation has adopted its own land code, and leases on the land at Quinsam Crossing can be approved by Chief and Council, without any input or approvals from the Minister of Indian and Northern Affairs. Council policy at this time is to restrict initial leases to a maximum of 49 years. Options for renewal may be considered.

There are two basic options with respect to the lease terms:

1. Prepay the lease for the full term by paying the Appraised Value shown on the Matrix.
2. Pay annual lease payments with 5 year adjustments based on a re-appraisal of the land.

#### **4. Municipal Services**

At the present time municipal services will be supplied as follows:

- Water, Sewer and Fire Protection are purchased from the City of Campbell River
- Street Lighting, Road Maintenance, Snow clearing, landscape maintenance, utility maintenance, garbage collection and other related municipal services will be provided by the We Wai Kai Nation, and will be allocated to tenants on a pro rata basis until a local taxing by-law is adopted by the First Nation.

#### **5. Taxing Jurisdiction**

At the present time this land is within the boundaries and taxing jurisdiction of the City of Campbell River. Under the Community Charter, the City of Campbell River has authority to tax third parties on the value of their land lease at Quinsam Crossing, plus the value on any improvements, on a basis similar to a property situated anywhere else in the City.

However, it is the intention of the We Wai Kai Nation to adopt its own property taxing by-law which would remove the taxing jurisdiction from the City to the First Nation.

Future taxes would be based on an annual budget, which amortizes the cost of supplying services amongst all the properties within the sub-division, based on assessed values. It would be the intent of the First Nation to circulate the annual budget each year to the tenants for the purpose of demonstrating fairness in the application of a tax rate.

#### **6. Development Cost Charges & Building Permits**

The City of Campbell River presently do not have jurisdiction with respect to these types of charges. The We Wai Kai Nation is intending to consider these types of levies in the future, but as of this point do not have any policy in this regard.

#### **7. Building Guidelines and Inspections**

A building guideline package is attached for your review, which addresses such things as sub-division content guidelines, minimum construction standards, plan approval process, building inspections and other related matters.

#### **Interested parties should contact:**

- **Chief Ralph Dick**  
Phone (250) 287-0508

**Or**

- **Maurice Magowan C.A.** , Director of Finance and Corporate Development  
Phones: Cell and answering service (250) 287-6178