



February 8, 2007

The Cost of the Treaty Settlement – A top-line assessment of the costs associated with just the Treaty's land package

Can we afford to settle treaties in B.C. based on the financial precedents set by the Tsawwassen Treaty—the first urban treaty?

Did you know...

- That the value of the *land package* alone in the Treaty-- the 434 hectares of new land granted to the members of the Tsawwassen Band-- is worth more than a quarter of a billion dollars? (\$254,190,130)
- The value of the Tsawwassen Treaty land package equates to every member of the Tsawwassen Band receiving \$931,099 in new land assets or 1.59 hectares of land each?
- If this land package precedent is used to settle treaties with approximately 200 other aboriginal bands eligible to come to the treaty table in B.C., the cost of the total land package alone could amount to as much as \$122.2 billion?
- In comparison, the entire 2006 budgeted annual expenditures of the Province of B.C. amount to slightly less than \$34 billion? The total annual program expenses of the entire Government of Canada amount to approximately \$189 billion.

This analysis is based on available information from Treaty documents and is limited to an estimation of market value of land included in the "land package" of the Treaty. Valuation of land is based on estimated market value determined by reviewing publicly available data.

Contact: John Cummins, M.P.
(613) 992-2957, (cell) (604) 970-0937, (604) 940-8040 or www.johncummins.ca

LANDS GRANTED FEE SIMPLE	Area (ha)	Estimated Market Value per ha	Total Land Value
Existing Reserve Lands	290		
New Land			
Crown land remaining in ALR	227	\$106,210 ¹	\$24,109,670
Crown land to be excluded from ALR	207	\$1,111,500 ²	\$230,080,500
Total New Land Granted in Treaty	434		\$254,190,170

1. Value of agricultural land based on a comparable per hectare value of a January 2006 sale of a 54.3 ha parcel in the ALR on Arthur Drive in Ladner. Sale reported by Colliers International.
2. Value of industrial land based on un-serviced industrial land in Delta, arrived at using market data as reported in Colliers International's Vancouver Industrial Land Market Report – Third Quarter 2006.

LAND PACKAGE PER CAPITA TSAWWASSEN BAND MEMBERS	Total Land Granted (ha)	Tsawwassen Band Members	Per Capita Land (ha)	Value of New Land Per Capita
New Land	434	273 ³	1.59	\$931,099

3. Indian Affairs' reporting of 163 on-Reserve Tsawwassen Band members and 110 off-Reserve Band members.

Bands in BC Eligible for Treaty Negotiations	Total On-Reserve and Off-Reserve Members	Potential Value of Comparable Land Package
198 ⁴	121,593 ⁵	\$113,892,938,028 ⁶

4. Indian Affairs' reporting of 198 Bands in B.C. and with the B.C. Treaty Commission reporting several outside B.C. either at the treaty negotiating table or eligible to be at the negotiating table.
5. Approximately 53,249 on-Reserve Band members and 68,344 off-Reserve Band members.
6. Based on per capita estimated value of new land granted to Tsawwassen Band.

Contact: John Cummins, M.P.
(613) 992-2957, (cell) (604) 970-0937, (604) 940-8040