

**Site C Review - Responses to questions raised by Deloitte
August 15th, 2017**

CONFIDENTIAL

No.	
47	Date/Source of Question: Email from [REDACTED] from August 15, 2017 at 2:35pm to [REDACTED]
	Response provided by: [REDACTED] / [REDACTED]
	Functional Approver: [REDACTED]
	<p>Question: For the cancellation scenario, we remember [REDACTED] mentioning that previous land owners have the option to buy the land back from Hydro at the same price. What will happen if the previous land owners and their next of kin are no longer alive? In the meantime, is it possible to get BC Hydro’s land acquisition register which lists all private lands acquired by Hydro for Site C since the eighties, current market value of those lands, and status (alive or deceased) of the previous owner.</p>
	<p>Response:</p> <p>For the cancellation scenario, we remember [REDACTED] mentioning that previous land owners have the option to buy the land back from Hydro at the same price. What will happen if the previous land owners and their next of kin are no longer alive?</p> <p>If an original land owner is no longer alive, or if the original owner does not wish to re-purchase their former land, BC Hydro may sell the land to a third party.</p> <p>In the meantime, is it possible to get BC Hydro’s land acquisition register which lists all private lands acquired by Hydro for Site C since the eighties, current market value of those lands, and status (alive or deceased) of the previous owner.</p> <p>See attached summary. Please note that, in order to estimate the current market value of the lands, we have relied on the 2017 assessed value for residential and commercial properties, and for agricultural land we have assumed a price per acre of \$2,000. Information on comparable market transactions in appraisal reports recently completed confirm that sales of agricultural land in the Peace Region equate to a per acre range of approximately \$1,500 to \$2,500, depending on location and size of parcels.</p>