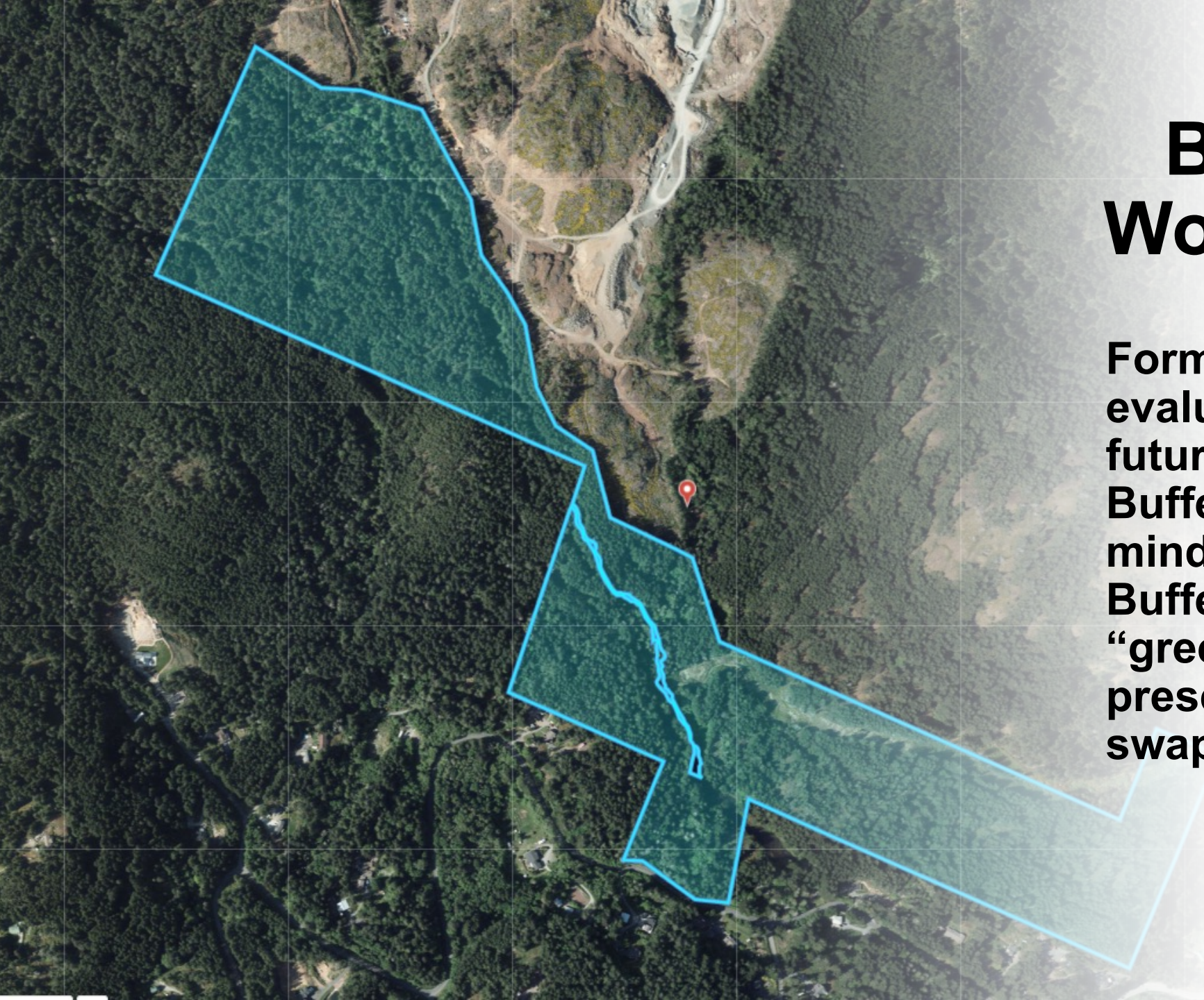

Metchosin Buffer Land
The future of this community-owned land.

# The plan for the evening

- The Working Group process
- Background on the Buffer Land
- Recent issues
- Public input to date
- Looking ahead
- Hearing from you



# Buffer Land Working Group

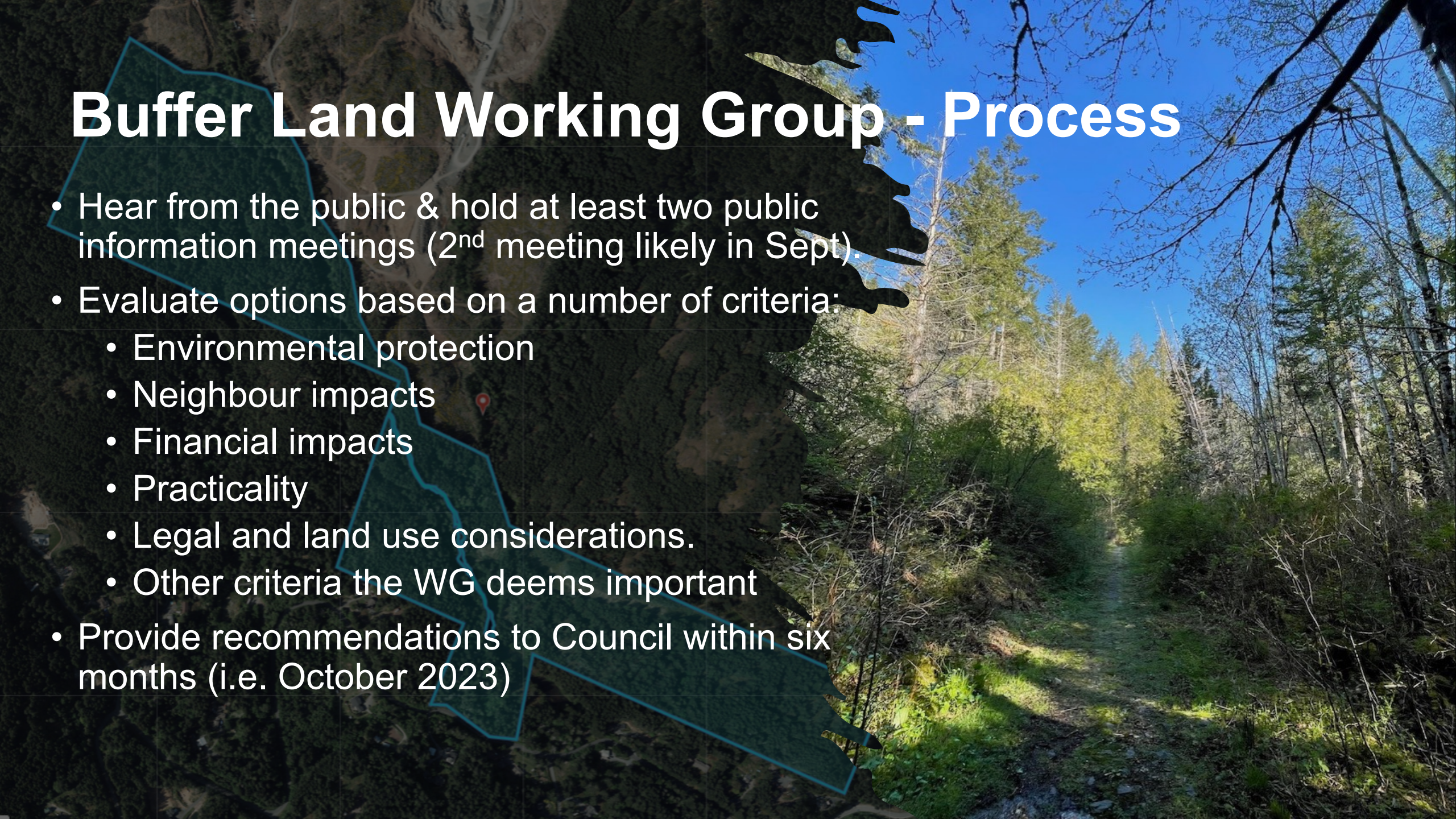
**Formed to identify and evaluate options for the future management of the Buffer Land, keeping in mind the concept of the Buffer Land being a “greenspace buffer” as presented in the 2017 land swap referendum.**

# Buffer Land Working Group – Composition

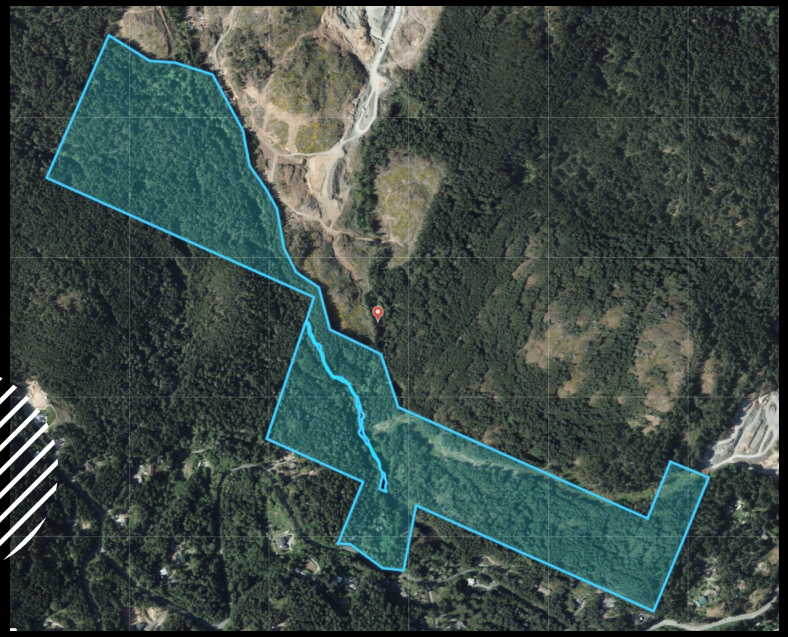
- Councillor Jay Shukin (Chair)
- Councillor Shelly Donaldson (Vice Chair)
- Bonnie Bouveur
- Brian Grant
- Anna Hall (MEASC)
- Karen Hoffman (PTASC)
- Richard Simpson
- Gary Smirfitt
- Bailey Spiteri

# Buffer Land Working Group - Process

- Hear from the public & hold at least two public information meetings (2nd meeting likely in Sept).
- Evaluate options based on a number of criteria:
  - Environmental protection
  - Neighbour impacts
  - Financial impacts
  - Practicality
  - Legal and land use considerations.
  - Other criteria the WG deems important
- Provide recommendations to Council within six months (i.e. October 2023)







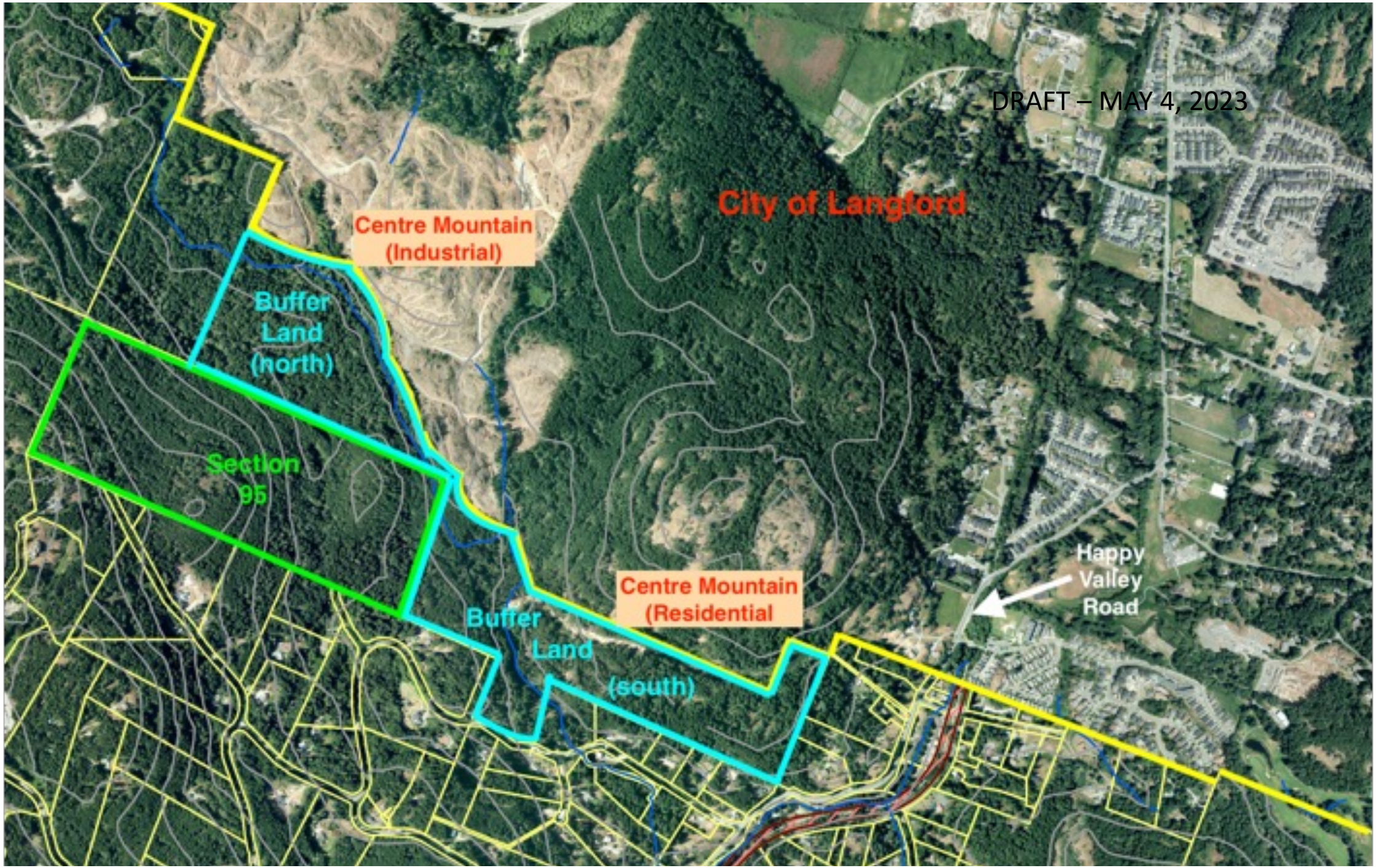
# Buffer Land Basics

**Size:**
- 113.5 acres (45.72 ha)

**Geographic location:**
- **North lobe** lies between S. 95 and Industrial Park and private residence.
- **South lobe** is between Centre Mountain Estates, Neild and Happy Valley Rd resident ial properties.

**Currently zoned Commercial Recreation 2 / 3 (PID: 030-095-875)**
- Background on what is allowed
- Assessed value: $3,273,000 (July 1, 2022)

**Riparian values**
- Metchosin Creek headwaters
- Various wetlands
- Connectivity to Bilston Creek and Witty’s Lagoon


DRAFT – MAY 4, 2023
City of Langford
Centre Mountain
(Industrial)
Buffer
Land
(north)
Section
95
Centre Mountain
(Residential
Buffer
Land
(south)
Happy
Valley
Road

# Origins of the Buffer Land – 2017 Land Swap

## What is the question?

*Do you support a municipal boundary adjustment, placing approximately 354 acres of private land into Langford, provided that the Beecher Bay First Nation agrees to transfer to Metchosin ownership of 250 acres of Crown Land offered to the Band as part of the Treaty process, and Metchosin receives a 112 acre greenspace buffer and a tax sharing agreement?*

## METCHOSIN REFERENDUM

### Why are we voting?

The District of Metchosin is holding a referendum to seek residents' approval for a boundary adjustment.

Under the deal Metchosin receives 362 acres of open space and parkland. In exchange approximately 354 acres of privately owned land on Metchosin's border is transferred into Langford.

Metchosin's Mayor and Councillors unanimously recommend that residents vote **YES** in order to:

- Maintain Metchosin's rural character
- Keep property taxes low
- Keep high density, urban land use and urban services outside of Metchosin
- Acquire and protect 362 acres of parks and greenspace.

The boundary adjustment is a 3-way partnership between the District of Metchosin, the Beecher Bay First Nation and the City of Langford. If approved, Metchosin will obtain control of 3 parcels of Crown Land, 2 located in the heart of Metchosin and 1 abutting the proposed boundary adjustment. Without this proposal that land could be developed by Beecher Bay as part of a treaty agreement with the Province.

The agreement expands Metchosin's tax base by providing tax sharing between Metchosin, the Beecher Bay First Nation and Langford in a proposed business park in Langford.

The agreement ensures a green future for 250 acres of land that could be developed by Beecher Bay under a treaty agreement, resulting in servicing costs and loss of rural land in Metchosin.

**DECIDE METCHOSIN'S FUTURE**

Vote on
January 28, 2017

**General Voting Day**
8 am to 8 pm
Metchosin Community Hall
4401 William Head Road

**Advance Polls**
January 18 and 25
8 am to 8 pm
Municipal Hall
4450 Happy Valley Road

### We are voting yes because ...

"I believe the rural future of Metchosin is tied directly to the future of these treaty lands. Without this agreement we will face urban development in the heart of our community. I've represented Metchosin since 1987 and these lands have always been a concern of mine. The agreement before us allows the people of Metchosin to secure this community's future as a unique rural municipality that our grandchildren will be proud of."

*Metchosin Mayor John Ranns*

"We preserve our rural character, protect environmentally sensitive lands and buffer ourselves from Langford's urban land uses. And there is no financial risk or loss of tax base for the community. We've worked together to mitigate our risks."

*Andy MacKinnon, Metchosin Councillor*

"We have to keep Metchosin rural. We can't afford to have development in the heart of our community, with no control over the land use, density and services that go there. This deal secures control over Metchosin's future as a rural community."

*Bob Gramigna, Metchosin Councillor*

"Metchosin has been working with Beecher Bay First Nation for years developing our relationship with them, government to government. This proposal allows our community to maintain its rural status and assist with Beecher Bay's economic stability. It shows leadership, environmental stewardship and community ingenuity."

*Kyara Kahakauwila, Metchosin Councillor*

"Metchosin's greenspaces are a critical component of our rural community. This proposal will permanently protect treaty lands and additional natural areas in Metchosin. It will also provide important economic and employment opportunities for our friends and neighbours in Beecher Bay. I encourage Metchosin residents to vote "yes" in this referendum."

*Moralea Milne, Metchosin Councillor*

# 2017 Referendum – Land Swap approved



**Metchosin residents back land swap deal with Langford, Beecher Bay First Nation**

Metchosin residents have voted overwhelmingly to support a land-swap deal that will protect the district's rural nature and change the boundary between that municipality and Langford.

- Referendum held on January 28, 2017
- 1,447 ballots cast
- ~76% in favour of the land swap.

# Reconciliation Agreement

- 354 acres of privately owned land transferred to Langford.
- Ownership of the 113.5 acres Buffer Land.
- Metchosin will obtain control of 3 parcels of crown land (sections 95, 28, 25) pending completion of the Treaty process with the Sc’ianew First Nation.
- Tax Sharing agreement related to the Centre Mountain Business Park.

# Recent events & issues with the Buffer Land

- Potential sale
- Letter of Understanding regarding a trail through the Buffer Land
- Stormwater Covenant
- Centre Mountain Estates construction begins

# Potential sale of the Buffer Land – October 2021



**District of Metchosin**
4450 Happy Valley Road, Victoria, BC V9C 3Z3
tel: 250- 474-3167 fax: 250-474-6298
www.metchosin.ca

**NOTICE OF DISPOSITION OF PROPERTY**

Pursuant to Section 26(3) of the *Community Charter*, SBC 2003, c 26

**TAKE NOTICE** that the District of Metchosin (the "District") proposes to dispose of an interest in the following land to the Capital Regional District.

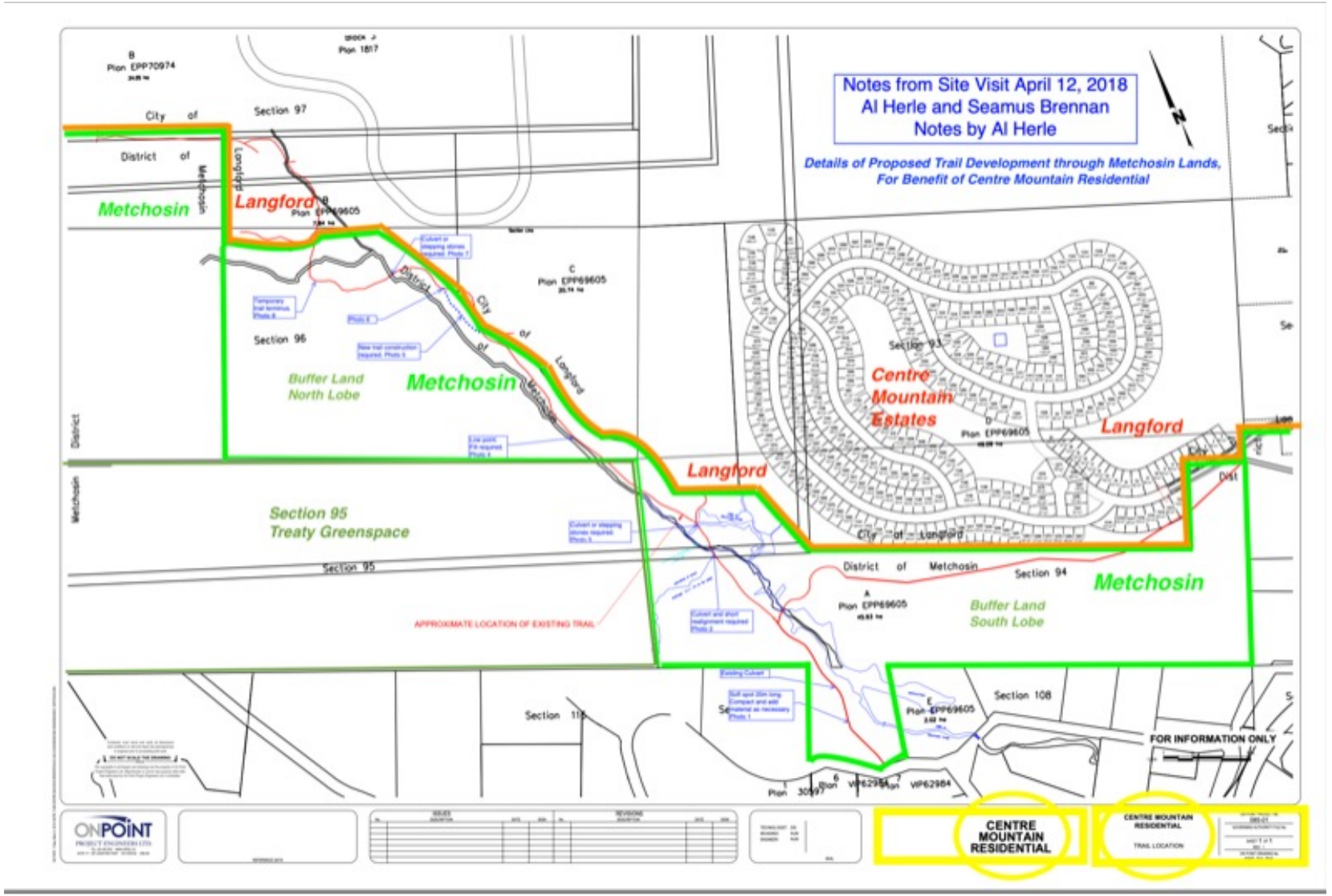
Legal Description: PID 030-095-875
Lot A Sections 93 94 96 and 108 Metchosin District Plan EPP69605

(the "Land")

The proposed disposition is a sale of the fee simple interest in the Land. The consideration to be received by the District is the purchase price of $274,400.00.

Any enquiries concerning this proposed disposition may be directed to Lisa Urlacher, Chief Administrative Officer, at 250-474-3167 or lurlacher@metchosin.ca.

# Letter of Understanding – Trail Development



# Stormwater Detention Ponds – Section 219 Covenant

- A Covenant and Easement allowing for “one or more stormwater detention ponds” in the Buffer Land, which would serve the development on Lot D (Centre Mountain Estates).
- Completed in 2017, shortly after the land swap referendum.
- Core rights and obligations of both parties:

The District must permit, and not obstruct, access to the Buffer Land by the developer relating to the development of the stormwater ponds.

The Developer must not “construct or build any building, structure or infrastructure of any kind” on Lot D until it delivers to the District a stormwater management plan prepared and certified by a District-approved professional engineer showing the size, design and location of the stormwater drainage works on the Buffer Land; and such plan is approved by the District; and the works are constructed in accordance with the plan and to the District’s satisfaction.

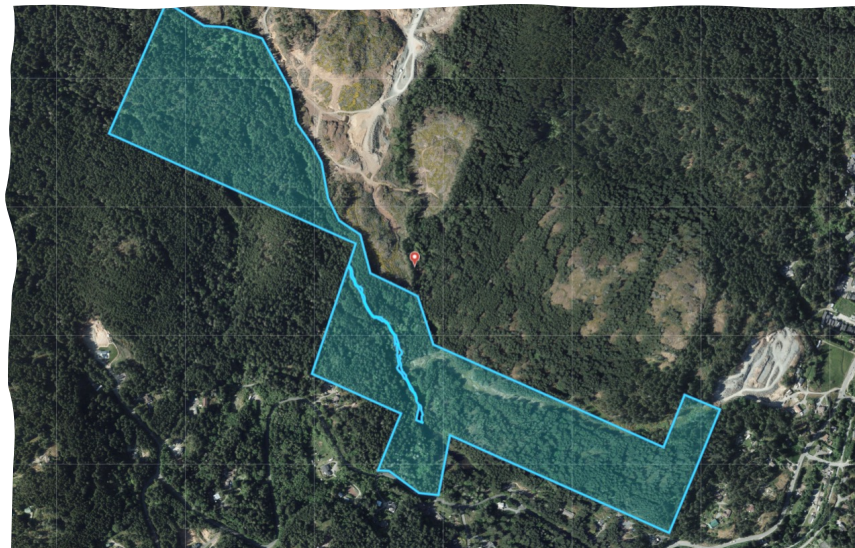
# Centre Mountain Estates

- The area for this residential subdivision was transferred to the City of Langford's jurisdiction as part of the 2017 land swap.
- The developer is Summit CM Developments Ltd
- Land clearing activities are well underway.
- The statement of conditions issued by Langford in 2020 indicates:
  - A maximum of 312 dwelling units.
  - Must be connected to municipal water and sewer systems.
  - Parkland of 35 acres

# Public Input to Date

- Metchosin Environmental Advisory Select Committee (MEASC)
- Metchosin Parks and Trails Advisory Select Committee (PTASC)
- Public Survey – August 2022





# Highlights of input from PTASC – Feb 2022

- Rezoning the parcel from Commercial Recreation to Parkland to give it a higher order of protection.
- Assess the parcel for fire risk under the Fire Smart Program.
- As part of Langford's subdivision approval process suggest that they maintain some greenspace within their jurisdiction and develop trails within it to provide recreational opportunities to their citizens.
- Suggest to Langford that they do not provide any legal access routes into the buffer land to their citizens.
- Manage access into the buffer lands by limiting parking spaces on Neild Road.

# Highlights of input from MEASC – April 2022

- In the Coastal Douglas-Fir (CDF) zone… “This ecological community is in the BC Red-list and is also considered to be globally rare.”
- Limit human use or manage it to limit access to rock outcrops and riparian areas.
- Create a quiet space and corridor for wildlife that also acts as a buffer for adjacent Metchosin residents.
- Engage the community in decision making.
- Utilize the findings and recommendations of scientists and other experts to complement the cultural and spiritual values that may be identified.
- The formation of a stewardship group.

# Public Input – Summer 2022 survey

- 24 responses; about 45% (11) were from the Neild Road area.
- Numerous broad questions on parks: How often do you visit Metchosin parks? Which one? Which park? How do you get there? Do you walk a dog?
- Three specific questions on the Buffer:
  - What recreational activities should occur in the Buffer Land (8 choices given)
  - What suggestions do you have for activities?
  - Any other comments on the BL?

# Summer 2022 survey – key results

- Strong support for protecting the environmental values of the Buffer Land and for its “buffer” values.
- Significant support for the Buffer to be left simply as a ”buffer” to the Langford development with little recreational activities:
  - Little support for trail connectivity.
  - Mixed interest for the area as a place for walking.
  - Mixed interest for dog walking .
  - Little interest as a place to ride a horse.
  - Very low interest in mountain biking

# Next steps

# Considerations for the future of the Buffer Land

**Environmental values**

- How do we protect this area, both terrestrial and riparian values?
- Is it possible to enhance the environmental values? (i.e. invasive species removal, cordoning off certain areas)

**Water / Drainage**

- Are there stormwater detention ponds coming?
- What could this mean to the health of Metchosin and Bilston Creeks, and Witty's Lagoon?
- What could this mean for access to the Buffer Land?

**Zoning**:

- Look at rezoning the Buffer Land?
- What is the right type of zoning?

**Access**:

- Is there a need to manage access? How to do this?

**Financial impacts**:

- What are the fiscal implications of the choices made?


Discussion