**DISTRICT OF METCHOSIN**
**AGENDA**

## ENVIRONMENTAL ADVISORY SELECT COMMITTEE MEETING

**June 27, 2023 at 7:00 p.m.**
Council Chambers
Metchosin Municipal Hall

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**1. Agenda, Additions, Approval**

**2. Presentations**

**3. Public Participation**

**4. Adoption of Minutes**
a) Environmental Advisory Select Committee, May 23, 2023 ..... 1

**5. Review of the Minutes**

**Council & Standing Committee Minutes**
https://www.metchosin.ca/council/council-meetings/agendas-minutes
a) Council Meeting: May 15 and June 5, 2023 ..... 5
b) Finance Committee: June 5, 2023 ..... 21
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d) Community Planning Committee: June 12, 2023 ..... 29
e) Public Works and Protective Services Committee: June 12, 2023 ..... 35

**Advisory Committee Minutes**
https://www.metchosin.ca/council/advisory-committees
a) Agricultural Advisory Select Committee
b) Buffer Land Working Group
c) Parks & Trails Advisory Select Committee

**6. Business Arising from the Minutes**

a) Metchosin Climate Action Plan
b) Improving Representation of WCMRC's GSR's in Sc'ianew Territory and Metchosin
c) Trans Mountain EAO Condition 39 – Existing Shorelines Conditions Report
d) Trans Mountain EAO Condition 38 – Human Health Risk Report ..... 39
e) Buffer Lands Stormwater Management Planning

**7. New Business**
a) Proposed Rezoning Application Referral – 4696 Beckingham Road ..... 43
b) Federal Aquatic Invasive Species Prevention Fund – Possible grant application

**8. Reports**

**9. Correspondence**
a) Jill Peterson, Metchosin Community Day ..... 47

**10. Adjournment and next meeting**

**District of Metchosin**

Minutes
**Environmental Advisory Select Committee Meeting**
**Tuesday, May 23, 2023 at 7:00 P.M.**
Council Chamber
Metchosin Municipal Hall

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**Present**: Councillor Steve Gray, Garry Fletcher (Chair), Andy MacKinnon (recorder), Merrilee Hoen, Bill Cave
**Regrets:** Anna Hall, Ric Perron, Erin Van de Water

The meeting was called to order at 7:02 p.m.

**1. Agenda, Additions and Approval**

**Moved and Seconded** by Steve and Bill that the Committee approve the agenda with the following additions:

6e) AVICC Resolutions
7b) Trans Mountain Human Health Report
7c) Subdivision referral – 4696 Beckingham Road
7d) Building Code changes – Step Code
7e) Metchosin Respectful Workplace Policy and Training
7f) Invasive species control

**Carried**

**2. Presentations**
None.

**3. Public Participation**
Kym Hill, on developments on Centre Mountain. Do we have the Stormwater Management Plan yet? Steve says no. Kym says Langford has the Plan; why don't we? She has put in an FOI with Langford to get it. There has been lots of land clearing – all the drainage goes into Metchosin. We should have the Plan already. This is being done backwards – the Plan should be in place before any clearing. What is the effect of blasting on wells, on sharp-tailed snakes and other species at risk? Steve will convey these concerns to Jay and Shelly who are leading the Buffer Land Working Group.

Brent Donaldson. He's a member of Bilston Creek Watershed Protection Group. They're looking in Metchosin and beyond Metchosin's borders, at the effects of the Centre Mountain development and other development (including the Business Park) on Bilston Creek and its tributaries.

**4. Adoption of Minutes**

**Moved and Seconded** by Steve and Merrilee that the minutes of the Environmental Advisory Select Committee meeting held on April 25, 2023 be approved.

**Carried**

**5. Receipt of Minutes**

**Moved and Seconded** by Andy and Bill that the Committee receive the Council & Standing Committee Minutes and the Advisory Committee Minutes for information.

**Carried**

Discussion on these Minutes:

- Council Minutes April 24, Tanker Traffic Risks, MEASC thanks Council for approving the letter we drafted for them to send to Minister Heyman
- Environment & Natural Areas May 8 Minutes, MEASC sends congratulations to Colin Sparks for receiving the CENIC Environmental Stewardship Award
- Environment & Natural Areas May 8 Minutes, Metchosin has been working to control a number of invasive plant species, including Black Knapweed, Japanese Knotweed, and Poison Hemlock. And they're planning a Scotch Broom Bash
- Many rabbits have been removed
- Environment & Natural Areas May 8 Minutes, Council has supported development and implementation of a strategy for spill response on the Shoreline with Beecher Bay
- Environment & Natural Areas May 8 Minutes, Council adopted a Biodiversity Resolution for UBCM

**6. Business Arising from the Minutes**

**a) Metchosin Climate Action Plan – Council Pinna Sustainability Workshop**
Council is expecting a revised draft document from Pinna May 29. Council will send comments to Pinna by June 5. Pinna will have the revised document back in time for the June 12 Environment & Natural Areas Committee meeting. Pinna will finalize the Strategy and bring it to a late June or July Council meeting. Steve will share the May 29 version with MEASC representatives Merrilee and Andy.

**b) Improving Representation of WCMRC's GRS's in Sc'ianew Territory and Metchosin**
Metchosin (including MEASC) members will meet with Beecher Bay representatives May 30 2:00 p.m. Garry will review WCMRC's latest list of GRS's before the May 30 meeting. There is a meeting June 8 10:00 a.m. with Beecher Bay, Metchosin and WCMRC in Metchosin Municipal Hall.

**c) Developing onshore spill response plans for Beecher Bay and Metchosin**
This has been supported by Council, and passed along to Chief Stephanie Dunlop for Action.

**d) Buffer Lands Stormwater Management Planning**
Councillor Gray reports that many people have expressed their concerns to Council about retention ponds and stormwater management in general. There are also concerns about species and ecosystems, not just volumes of water flow. In accordance with a recent policy adopted by Council on major stormwater management facilities, MEASC will be asked to review the buffer land stormwater management plan prior to approval.

**e) AVICC Resolutions**

- The MEASC-initiated Resolution on Anchorages was supported at AVICC, and will go to UBCM
- The Resolution to end old-growth logging went to AVICC, where there was vigorous debate. It was decided to re-word the Resolution to read that we should support implementation of the Merkel/Gorley report "A New Future for Old Forests". This revised Resolution will go to UBCM

**7. New Business**

**a) BCEAO Condition 39 – Existing Shorelines Conditions Report.**
Why were only six areas considered? There seems to be no requirement to gather baseline information on species and ecosystems. This is inadequate. No northern elephant seals, no breeding birds, no rare plants. Merrilee & Garry will provide comments to Steve by mid-June.

**b) Trans Mountain Human Health Report.**
Just received. For our information only.

**c) Subdivision referral – 4696 Beckingham Road – Pending.**
The proposal is on its way. We should see it at the next MEASC meeting.

**d) Building Code changes – Step Code 3.**
May 1 the whole province has to be in Step Code 3 for new house construction. Should we go to Step Code 4? (MEASC members have no expertise on this matter.) Council is awaiting a staff report for more information.

**e) Metchosin Respectful Workplace Policy and Training (June 22 @ 7:00 p.m.)**
For information. There's general agreement that this is a good initiative. The Policy (as written) could use a good, thorough edit for clarity and consistency (and, in places, grammar!).

**f) Invasive species control.**
The 'Friends of Devonian' group can't work in Devonian right now (until CRD Parks has conducted archaeological inventories). So, they removed LOTS of ivy along William Head Road (near the Community Hall and on the Hall fence).

**8. Reports**
None.

**9. Correspondence**
None.

**10. Adjournment and Next Meeting Date**

**Moved and Seconded** by Bill and Andy that the Committee adjourn the meeting at 8:55 pm.
**Carried**

The next meeting will be held on Tuesday, June 27, 2023 at 7:00 p.m., Council Chambers

District of Metchosin

Minutes
**Council Meeting**
**May 15, 2023 at 7:00 p.m.**

Council Chamber
Metchosin Municipal Hall

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**PLEASE NOTE:** The meeting has been recorded

**Present**: Mayor Little in the Chair, Councillors Donaldson, Epp, Gray and Shukin. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer, Stephanie Dunlop, Fire Chief and Tina Hansen, Deputy Corporate Officer.

**Moved and Seconded** by Councillors Shukin and Donaldson that the public be excluded under section 90(1) and 90(2) of the *Community Charter* in order to consider:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(e)the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**Carried**

The closed portion of the meeting was called to order at 4:30 p.m.
The open portion of the meeting was called to order at 7:00 p.m.

Mayor Little took the opportunity to acknowledge that the Council meeting was taking place on the traditional territory of our neighbours the Sc'ianew First Nation and T'Sou-ke First Nation.

## 1. Agenda, Additions and Approval

**Moved and Seconded** by Councillors Gray and Shukin that Council approve the agenda as amended with the addition of the following correspondence as supplemental information:

- Gary Smirfitt, re: Stormwater Detention Pond on the Greenspace Buffer Land
- Gary Smirfitt, re: District of Metchosin Draft Policy SU-100.40 Major Stormwater Infrastructure Referral Policy
- Gary Smirfitt, re: 4696 Beckingham Road Rezoning Application, Request to proceed with Referral Process

**Carried**

## 2. Presentation

**a) Capital Regional District Executive Leadership Team, Re: Capital Regional District Municipal Presentation**

- Ted Robbins, Chief Administrative Officer
- Nelson Chan, Chief Financial Officer
- Kevin Lorette, General Manager, Planning and Protective Services

- Kristen Morley, General Manager, Corporate Services
- Larisa Hutcheson, General Manager, Parks & Environmental Services

Ted Robbins, Chief Administrative Officer provided a PowerPoint presentation and regional government overview of the Capital Regional District (CRD) including the CRD's structure, Board of Directors, and Board priorities.

Nelson Chan, Chief Financial Officer provided an overview of the CRD's Services and Financials including distributions of services, budget comparisons, operating and capital budgets and CRD requisitions.

A discussion ensued as follows:

- CRD's requisition increase
- Process for joining ala-carte service with CRD
- CRD Budget Summary, 16% for "other" 5% for Fire Dispatch
- CRD Records Management System
- Invasive species removal in CRD regional parks
- Archeological sites for cultural values
- CRD bylaw enforcement services
- Increasing safety for cyclists at Galloping Goose trail crossings

Mayor Little opened the floor for comments and questions from the public.

Pattie Whitehouse, resident, commented that the CRD's Presentation was valuable information to those interested in local government.

Nicole Shukin, resident, inquired as to commercial dog walkers in CRD Regional parks and trails and whether a permit is required for this activity.

Sarah Anthony, resident, asked for clarification as to whether the CRD is responsible for bike paths or bike lanes. Ms. Anthony also inquired as to the status of CRD Housing.

Mayor Little took the opportunity to thank Mr. Robbins and the CRD Executive Leadership Team for their presentation.

## 3. Public Participation

Eric White, resident provided comments as the current housing crisis and residents in the community living in poor conditions. Mr. White spoke to the importance of ensuring that Council considers housing in a larger perspective to assist those living in poverty.

Sarah Anthony, resident, spoke in support of Robin Tunnicliffe' s correspondence and the young agrarians program noting it was a good program to help young people get access to farmland. Ms. Anthony also spoke to housing and the ALC regulations.

Nicole Shukin also spoke in support of Ms. Tunnicliffe's correspondence. Ms. Shukin commented on the Beckingham Road rezoning application and concerns that sending out referrals to Advisory Committees at this time may be premature. Ms. Shukin would like to see an updated hydrology feasibility study completed at the applicant's expense.

## 4. Adoption of the Minutes

**Moved and Seconded** by Councillors Gray and Donaldson that Council adopt the minutes of the Council meeting held May 1, 2023.

**Carried**

**Moved and Seconded** by Councillors Shukin and Donaldson that Council adopt the minutes of the Special Council meeting held May 3, 2023.

**Carried**

## 5. Receipt of Minutes

**Moved and Seconded** by Councillors Donaldson and Shukin that Council receive the minutes of the Finance Committee, held May 1, 2023.

**Carried**

**Moved and Seconded** by Councillors Shukin and Epp that Council receive the minutes of the Community Planning Committee, held May 8, 2023.

**Carried**

**Moved and Seconded** by Councillors Gray and Shukin that Council receive the minutes of the Environment and Natural Areas Committee, held May 8, 2023.

**Carried**

**Moved and Seconded** by Councillors Epp and Shukin that Council receive the minutes of the Public Works and Protective Services Committee, held May 8, 2023.

**Carried**

## 6. Mayor Report – verbal

Mayor Little reported on the appointment of Chris Pratt to the Healthy Community Advisory Select Committee during the closed portion of the Council meeting.

Mayor Little reported that with the extreme heat, residents are reminded to conserve water, that beach fires within the District are not permitted, to be cautious of burning and to be prepared in the event of evacuation orders.

Mayor Little also reported on the recent passing of long-time Metchosin resident Lisa Volk who will be remembered by the community as a supportive wife, a loyal friend, a kind mentor, and a loving mother. A celebration of life will be held at the Volk home on June 3, 2023.

## 7. Business Arising

### a) Community Planning Committee Recommendations, May 8, 2023 meeting:

**Request for Development Permit, 3667 Park Drive**

**Moved and Seconded** by Councillors Shukin and Gray that Council postpone a decision on the Request for Development Permit at 3667 Park Drive pending further information from staff related to the rain garden and definitions around "co-efficient".
**And that** staff coordinate a Council site visit to the property;

**And further that** the information be brought back to an upcoming Community Planning Committee meeting.

**Carried**

**Mile Zero Brewery, Request to Amend Hours of existing Liquor Licence**

**Moved and Seconded** by Councillors Shukin and Donaldson that Council postpone a decision on the Mile Zero Brewery request to amend hours of existing Liquor Licence until the next Planning Committee meeting, pending further clarification from the Planner on the issue of whether rejecting the application (Option 3) puts it aside until a new application is made.

**Carried**

**Stormwater Detention Pond Covenant on the Metchosin Greenspace Buffer**

**Moved and Seconded** by Councillors Shukin and Epp that Council direct the Interim CAO to communicate with the City of Langford's Approving Officer regarding questions around the Servicing Agreement;
**And that** the Interim CAO address issues with the City around indemnity and maintenance of the stormwater works going forward both during construction and after the sale of the lots.

**Carried**

**b) Environment and Natural Areas Committee Recommendations, May 8, 2023 meeting:**

**Spill Response on the Shoreline**

**Moved and Seconded** by Councillors Gray and Donaldson that Council, in consultation with the Fire Chief, reach out to Sc'ianew First Nation Chief and Council to have initial discussions regarding a shoreline management plan in the case of a spill response.

**Carried**

**Biodiversity Resolution for the 2023 UBCM Convention**

**Moved and Seconded** by Councillors Gray and Donaldson that Council endorse the following **amended** resolution on "Supporting Biodiversity in Local Communities;"
**And that** Council forward the resolution to the Union of British Columbia Municipalities (UBCM) for consideration at the 2023 Convention.

**WHEREAS** British Columbia and Canada have committed to protecting and restoring biological diversity, including in the Convention on Biological Diversity and the Together for Wildlife Strategy;

**AND WHEREAS** protecting and restoring biological diversity contributes toward more resilient and healthy local communities, as well as ecosystem health, while helping to contain emergency management and infrastructure costs in the context of climate change;

**THEREFORE, BE IT RESOLVED THAT** the Province work with local governments and First Nations to support the protection and restoration of biological diversity in local communities by establishing a Local Natural Areas Protection Fund and other legislative and promotional measures to support local efforts to acquire land for biodiversity and ecosystem health.

**Carried**

## 8. Reports for Action

### a) District of Metchosin Draft Policy SU-100.40, Major Stormwater Infrastructure Referral Policy

Councillor Shukin introduced the draft policy related to major stormwater infrastructure in Metchosin.

Council discussion:

- District's Rainwater Management Bylaw
- Stormwater Management Plans
- Terms "measure" vs. "minimize"

**Moved and Seconded** by Councillors Shukin and Donaldson that Council adopt Policy SU-100.40, District of Metchosin Stormwater Infrastructure Referral Policy.

**Carried**

### b) Staff Report, 4696 Beckingham Road Rezoning Application, Request to proceed with Referral Process

Staff provided an overview of the staff report for the request to proceed with the referral process for the rezoning application at 4696 Beckingham Road. Staff noted that the information collected from the internal and external referral process would be brought forward to an upcoming Planning Committee meeting.

Council discussion:

- Hydrology feasibility study related to the aquifer
- Open house information
- Information related to developments in riparian areas
- Referral to Metchosin Foundation for protections measures, covenanting
- Referral is for the concept of a subdivision with piped water

**Moved and Seconded** by Councillors Shukin and Donaldson that Council direct staff to proceed with referrals to internal and external agencies for the rezoning and OCP amendment application for 4696 Beckingham Road.

**Carried**

### c) Staff Report, Council Reconsideration, Award of Contract, Metchosin School Washroom and Kitchen Renovation, RFP

Staff provided an overview of the staff report for the Request for Council reconsideration related to the award of contract for the Metchosin School Washroom and Kitchen Renovation, RFP.

**Moved and Seconded** by Councillors Gray and Donaldson that Council rescind its resolution of April 24, 2023 as follows:

> *That Council award the contract for the Metchosin School Washroom and Kitchen Renovation RFP to Kaercher Projects and Construction Ltd. in the amount of $392,350 excluding GST.*

**Carried**

**d) Staff Report, BC Energy Step Code Implementation**

Staff provided an overview of the staff report on the BC Energy Step Code Implementation. Staff noted that the province has made Step 3 of the BC Energy Step Code mandatory.

Council discussion:

- Consideration to implementing a higher Step the BC Energy Step Code

**Action:** Staff to bring forward a report on the possibility of Metchosin considering implementing a higher Step to the BC Energy Step Code.

**Moved and Seconded** by Councillors Epp and Gray that Council direct staff to bring forward a Building Bylaw amendment to require compliance with the BC Energy Step Code.

**Carried**

**9. Reports for Information**

**a) District of Metchosin Building Inspection Department Report, April 2023.**

**Moved and Seconded** by Councillors Shukin and Donaldson that Council receive the District of Metchosin Building Inspection Department Report, April 2023 for information.

**Carried**

**b) District of Metchosin Public Communication Report Statistics, April 2023**

**Moved and Seconded** by Councillors Epp and Gray that Council receive the District of Metchosin Public Communication Report Statistics, April 2023.

**Carried**

**10. Correspondence for Action**

**a) Robin Tunnicliffe, Chair Agricultural Advisory Select Committee re: Draft Letter-property tax insert**

Council discussion:

- 50th year for ALR and importance of food security
- Letter placed in this year's tax notices
- Tax Notices are ready for mailout at the end of May 2023
- Defer until review of the Strategic plan in the fall

**Moved and Seconded** by Councillors Donaldson and Shukin that Council direct staff to include the proposed letter regarding Agricultural Land with the property tax notice mailout.

**Motion Defeated**
**Mayor Little, Councillors Donaldson, Epp Gray and Shukin opposed the motion**

**11. Correspondence for Information**

The following correspondence was received for information:

- Alison LeDuc, President, Bilston Watershed Habitat Protection Association (CWHPA) re: Adoption of Policy for Major Stormwater Infrastructure

- Gary Smirfitt, re: Stormwater Detention Pond on the Greenspace Buffer Land
- Gary Smirfitt, re: District of Metchosin Draft Policy SU-100.40 Major Stormwater Infrastructure Referral Policy
- Gary Smirfitt, re: 4696 Beckingham Road Rezoning Application, Request to proceed with Referral Process

**12. Bylaws**

**a) Staff Report, Growing Communities Reserve Fund Bylaw No. 685, 2023**

**Moved and Seconded** by Councillors Gray and Donaldson that *Growing Communities Reserve Fund Bylaw No. 685, 2023* be adopted.

**Carried**

**13. Adjournment**

**Moved and Seconded** by Councillors Epp and Shukin that Council adjourn the meeting at 8:39 p.m.

**Carried**

**Certified Correct**

_____
**Chair**

_____
**Corporate Officer**

District of Metchosin

Minutes
**Council Meeting**
**June 5, 2023 at 7:00 p.m.**
Council Chamber
Metchosin Municipal Hall

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**PLEASE NOTE:** The meeting has been recorded

**Present**: Mayor Little in the Chair, Councillors Donaldson, Epp, Gray and Shukin. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer (via teleconference), Stephanie Dunlop, Fire Chief and Tina Hansen, Deputy Corporate Officer.

**Moved and Seconded** by Councillors Donaldson and Gray that the public be excluded under section 90(1) of the *Community Charter* in order to consider:
(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

**Carried**

The closed portion of the meeting was called to order at 5:00 p.m.
The open portion of the meeting was called to order at 8:17 p.m.

## 1. Agenda, Additions and Approval

**Moved and Seconded** by Councillors Shukin and Donaldson that Council approve the agenda as amended with the addition of "flags" under agenda item 13.

**Carried**

**Moved and Seconded** by Councillors Shukin and Gray that Council include the letter from the Ministry of Housing dated May 31, 2023 regarding notification of the *Housing Supply Act* Regulations as supplemental information to agenda item 7.b.

**Carried**

## 2. Presentation

### a) Fire Chief Stephanie Dunlop, Resiliency in Metchosin

Fire Chief Stephanie Dunlop provided a PowerPoint presentation and overview of Resiliency in Metchosin including:

- Metchosin Risk Factors
- Increasing capacity and building resiliency in Metchosin
- Challenges, resources, funding, and bylaws & policies
- 2023 Current wildfire situation
- Notification programs and notification exercise

A discussion ensued as follows:

- One-Call notification system; approximately 5000 registered
- Tsunami signage
- Air support in the event of a wildfire
- HVRA risk assessment; deployments
- Automatic mutual aid

## 3. Public Participation

Eric White, resident, commented as to housing and concerns over the potential consequences to Metchosin if a solution to the housing crisis is not addressed. Mr. White stated that people will be forced to leave the community and developers will end up buying the land.

Katie Nelson, resident, inquired as to the broom bash and how to report road safety concerns to the District. Ms. Nelson also inquired as to whether building a place to house firefighters would help towards increased density in the community.

Pattie Whitehouse, resident, spoke to issues around dogs, feces, and garbage on beaches. Ms. Whitehouse noted that it was irresponsible people that are the problem, and a more appropriate response would be an education campaign to advise people on appropriate behaviour. Ms. Whitehouse spoke to the recommendations from the Dogs in Metchosin Working Group which were adopted by the previous Council.

**Action Item:** Staff to bring forward the Dogs in Metchosin Working Group Recommendations to an upcoming Community Planning Committee meeting.

Bob Burgis, resident, and Treasurer, Metchosin Museum Society took the opportunity to thank Council for the grant-in-aid to go toward the purchase of a computer and accounting software to facilitate financial record keeping for the Society. Mr. Burgis provided clarification as to the Society's financials.

Kerry Hill, resident, provided comments as to the importance of supporting farming in order for Metchosin to remain a sustainable and viable farming community. Ms. Hill would like to see Council explore creative ways to provide affordable housing to allow young, hard working individuals live, work, and remain in the community.

Rebecca Ashcroft, resident, spoke to new laws around mortgaging and the purchase of farmland.

Sarah Anthony, resident, commented as to the new version of the draft letter to the Minister of Housing noting she was disappointed the only action that was indicated for consideration is around short-term vacation home rentals. Ms. Anthony commented on various options for housing that could work in a rural community.

Sarah Corea, resident, stated that the world is in the midst of a climate and housing crisis; which means a population crisis. Ms. Corea spoke to concerns of what Metchosin will look like twenty to thirty years from now and that if we want Metchosin to remain a farming community we need to be more "people" focused.

Brent Donaldson, resident, provided comments as to the proposed Good Neighbour Bylaw noting he would like to see the times changed for noise exemptions specifically with the use of power equipment. Mr. Donaldson would also like to see Council consider more input from the public.

Kate Nelson, resident, spoke in support of the 14th Juan de Fuca Scouts group and their request to have fees waived for the use of the municipal grounds.

Ann Shubrook, resident, provided comments as to the Good Neighbour Bylaw noting she likes what View Royal and Langford has in their noise bylaws in particular the fact that their bylaws do not permit construction noise on Sunday or Statutory holidays.

Mike Ballard, resident, spoke to the Good Neighbour Bylaw stating that he gets home from work between 7:00 p.m. and 8:00 p.m. and that evenings are the only time that he has to do lawn and yard maintenance. Mr. Ballard noted that changing the times would not be feasible to some people in the community.

## 4. Adoption of the Minutes

**Moved and Seconded** by Councillors Gray and Shukin that Council adopt the minutes of the Council meeting held May 15, 2023.

**Carried**

## 5. Mayor's Report

Mayor Little provided an overview of her Mayor's Update including:

- Island Health update: toxic drugs, preparing for hot weather, and COVID-19.
- Seasonal preparedness: water conservation, land protection, fire smart, evacuation.
- Capital Regional District and Capital Regional Housing Corporation annual reports.
- Royal Roads University's "Vision in Bloom" event.
- Metchosin and West Shore community events.

## 6. Business Arising

### a) Finance Committee Recommendations, June 5, 2023

**Moved and Seconded** by Councillors Donaldson and Gray that Council approve the following Grant-in-Aid funding amounts:

| | Organization | Recommended Grant Amount |
|---|---|---|
| 1 | African Heritage Association of Vancouver Island | -- |
| 2 | Capital Bike | $500 |
| 3 | IACDI (Intermunicipal Advisory Committee on Disability Issues | $250 |
| 4 | Juan De Fuca Performing Arts Centre Society | $300 |
| 5 | Metchosin Museum Society | $800 |
| 6 | Metchosin Preschool Society | $1,500 |
| 7 | Prince Edward (Pacific No 91) Branch The Royal Canadian Legion | $350 |
| 8 | Vancouver Island South Film & Media Commission | $1,300 |

**Carried**

### b) Draft Council letter to Hon. Ravi Kahlon, Minister of Housing re: Province of BC Housing Initiative: Homes for People Action Plan

Council discussed the draft letter to Hon. Ravi Kahlon, Minster of Housing regarding the provincial governments BC Housing initiative. Council also discussed the letter received from the province advising of the new *Housing Supply Act* that came into force by Regulation May 31, 2023. The letter states that Metchosin has been identified as a specified municipality in the Housing Supply Regulation.

Council discussed:

- New letter and information received from the province
- Share Metchosin's limitations on growth; recognize there is a housing crisis
- Copy letter to other municipalities, MLA, and MP
- Regional Growth Strategy and urban containment boundary vs. sewer and water
- Timeline for sending letter

**Moved and Seconded** by Councillors Shukin and Donaldson that Council amend the draft letter to Hon. Ravi Kahlon to include additional content regarding the urban containment boundary reflecting the May 31, 2023 letter from the province advising of the recent regulations for the *Housing Supply Act;*
**And that** the letter be copied to CRD municipalities, Mitzi Dean, MLA and Randall Garrison, MP.

**Carried**
**Councillor Gray opposed the motion**

## 7. Reports for Action

### a) Staff Report, 2022 District of Metchosin Annual Report

**Moved and Seconded** by Councillors Donaldson and Epp that Council direct staff to post the District of Metchosin 2022 Annual Report to the District's website for public inspection as per section 97 of the *Community Charter*;
**And** schedule consideration of public submissions regarding the District of Metchosin 2022 Annual Report at the Regular Meeting scheduled for June 19, 2023, in accordance with s. 99 of the *Community Charter*;
**And further** publish notice of the meeting as per s. 94 & 99 of the *Community Charter*.

**Carried**

## 8. Correspondence for Action

### a) Laura St-Jean, Group Commission, 14th Juan de Fuca Scouting, re: Request to waive fees for use of Municipal Grounds.

Council discussed the Juan de Fuca Scouting Group's request for fees to be waived for their June 17, 2023 year-end barbeque and annual general meeting.

**Moved and Seconded** by Councillors Epp and Donaldson that Council waive the fees for the Juan de Fuca Scouting Group's June 17, 2023 year-end barbeque and annual general meeting.

**Carried**

### b) ALS Society of British Columbia, ALS Awareness Month

Council discussed the correspondence from the ALS Society declaring June as ALS Awareness Month. It was noted that it has been past practice that Council does not consider Proclamations.

**Action Item:** Staff to post the information from the ALS Society with a link to the Minister's Announcement in Ottawa on the District website.

## 9. Correspondence for Information

### a) CRD 2022 Annual Report

**Moved and Seconded** by Councillors Donaldson and Gray that Council receive the CRD 2022 Annual Report for information.

**Carried**

### b) Victoria Family Court & Youth Justice Committee

**Moved and Seconded** by Councillors Shukin and Donaldson that Council receive the May 5, 2023 Victoria Family Court &Youth Justice Committee correspondence for information.

**Carried**

## 10. Bylaws

### a) Staff Report, District of Metchosin *Council Code of Conduct Bylaw No. 682, 2023*

Due to the late hour Council agreed to postpone discussions on the District of Metchosin *Council Code of Conduct Bylaw No. 682, 2023* and made the following resolution:

**Moved and Seconded** by Councillors Shukin and Donaldson that Council schedule a Special Council Meeting for the purpose of continued discussions on the District of Metchosin *Council Code of Conduct Bylaw No. 682, 2023.*

**Carried**

**Moved and Seconded** by Councillors Shukin and Donaldson to extend the meeting past 10:00 p.m.

**Carried**

### b) Staff Report, *District of Metchosin Good Neighbour Bylaw, 2023, No. 686*

Staff introduced the District of Metchosin *Good Neighbour Bylaw, 2023, No. 686* and provided an overview of the staff report.

**Moved and Seconded** by Councillors Gray and Epp that Council give first reading to *District of Metchosin Good Neighbour Bylaw, 2023 No. 686.*

**Carried**

Council discussion:

- Public feedback received on concerns related to noise, odours, and illumination
- Appropriate times for noise
- Langford Noise bylaw (times)
- Definition of Public View; include "or a publicly accessible viewpoint"
- Maple Ridge Nuisance Prohibition Bylaw directed at repeat offenders
- Seek legal advice as to incorporating Maple Ridge Bylaw
- Whether the Good Neighbour Bylaw is working well with neighbour to neighbour conflict
- Look to previous court case and reason the existing noise bylaw did not stand up in court
- Odour and other disturbances
- Difference between industrial and commercial activities

**Action Item:** That staff work with legal counsel to get further clarification on the following:

- Maple Ridge Nuisance Prohibition Bylaw and fee structure and whether the bylaw can be incorporated into the Good Neighbour Bylaw or should be a separate bylaw
- Definition of Public View; include "or a publicly accessible viewpoint"
- Clarification around enforcement of odours (and how it can be measured) and other disturbances
- Illumination by light not attached to a building or structure
- What other specific municipalities the bylaw has worked well for in terms of enforcement and litigation
- Staff to access a copy of the Court Decision the District lost; clarification around the specific points the judge had made in their decision

**c) Staff Report, Soil Removal and Deposit Amendment Bylaw, No. 687**

Staff provided and overview of the staff report on the *Soil Removal and Deposit Amendment Bylaw, No. 687.*

**Moved and Seconded** by Councillors Gray and Epp that Council give first reading to *Soil Removal and Deposit Amendment Bylaw, No. 687.*

**Carried**

**Moved and Seconded** by Councillors Shukin and Donaldson that Council give second reading to *Soil Removal and Deposit Amendment Bylaw, No. 687.*

**Carried**

Council discussion:

- Reference to "Other Materials" in the bylaw
- List of generic items that cannot be dumped
- Plastics, man made, recycled or manufactured materials
- Clarification around volume of "other materials"
- Ensuring it is okay for people to have piles of wood or chips

**Action Item:** That Staff work with legal counsel on further clarification related to "other materials" and "volume" and the inclusion of "plastics, man made, recycled, or manufactured in the definition of "other materials".

**11. Other Business**

**a) Flags**

Mayor Little reported that she would like the District to raise the Pride Flag on the municipal hall in recognition of Pride month 2023 (June 29th -July 9th). Mayor Little spoke to flag protocol, requesting the District have the Canadian flag displayed in the Council Chambers, and to have staff bring forward a flag protocol policy similar to the District of Sooke.

Mayor Little noted that she had reached out to Chief Russ Chipps, Sc'ianew First Nation to discuss the Pride Flag and the Canada Flag he was not opposed to either.

**Moved and Seconded** by Councillor Gray and Shukin that Council approve raising the Pride Flag in recognition of Pride month 2023;
**And that** Council approve the Canadian Flag displayed in the Council Chambers;
**And further that** Council direct staff to bring forward for Council consideration, a flag protocol policy similar to the District of Sooke.

**Carried**

## 12. Adjournment

**Moved and Seconded** by Councillors Gray and Epp that Council adjourn the meeting at 10:35 p.m.

**Carried**

**Certified Correct**

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**Chair**

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**Corporate Officer**

District of Metchosin

Minutes
**Finance Committee Meeting**
**June 5, 2023 at 7:00 p.m.**

Metchosin Municipal Hall
Council Chambers

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**PLEASE NOTE:** The meeting has been recorded.

**Present**: Councillor Donaldson in the Chair, Mayor Little, Councillors Epp, Gray and Shukin. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer (via teleconference), Stephanie Dunlop, Fire Chief, and Tina Hansen, Deputy Corporate Officer.

The meeting was called to order at 7:00 p.m.

Councillor Donaldson took the opportunity to acknowledge that the Finance Committee meeting was taking place on the traditional territory of the Coast Salish peoples including our neighbours the Sc'ianew and T'Sou-ke First Nations.

## 1. Agenda, Additions and Approval

**Moved and Seconded** by Mayor Little and Councillor Shukin that the Committee approve the agenda with the addition of correspondence from the Vancouver Island South Film and Media Commission as supplemental information.

**Carried**

## 2. Presentations

### a) Kathleen Zimmerman, Former Regional Agrologist, BC Ministry of Agriculture re: Residential Uses in the Agricultura Land Reserve (ALR).

Kathleen Zimmerman provided a PowerPoint presentation and overview of residential uses in the ALR including:

- ALC regional structure and legislation
- Housing in the ALR
- New ALC legislative changes related to housing
- How Non-Adhering Residential Use (NARU) applications are approved
- Metchosin's current Land Use Bylaw
- ALC fill requirements for housing
- Siting and homeplate size

A discussion ensued as follows:

- ALC permitted use of one principal residence and one additional suite
- ALC enforcement of the regulations
- Tax implications at the local level
- Jurisdictions in BC that have good guidelines for siting and homeplates
- Notice of intents submitted to the Commission

Ms. Zimmerman asked Metchosin Council to consider homeplates and residential setback changes to the Metchosin Land Use Bylaw in order to protect the land base for farmers. Ms. Zimmerman also urged Council to take advantage of the District having an Agricultural Advisory

Select Committee with applications that involve ALR lands.

## 3. Public Participation

Pattie Whitehouse, resident, took the opportunity to thank Ms. Zimmerman for her presentation.

Chris Van de Water, resident, President of APRM provided clarification as to one of the properties referenced in the presentation noting the property is still in the ALR and does have farm status.

Ellen Frisch, resident, commented that "no farm status" does not equal loss of productive farmland. Ms. Frisch also commented as to sizing and homeplace limitations and suggested that a municipality should have a strong plan check process in place to ensure landowners have made application to the ALC and that it meets ALC requirements.

Tamara Ballard, resident, read a letter from the property owner whose property was referenced in the presentation clarifying that the property remained in the ALR and it was the owner's intent to continuing farming activity on the property.

**Moved and Seconded** by Councillors Gray and Skukin that Council direct staff to bring forward a staff report on a municipal regulatory approach to assist the Agricultural Land Commission (ALC) and the District of Metchosin in meeting ALR mandates;
**And that** staff include information related to homeplates, residential setbacks and ALC house size requirements.

**Carried**

## 4. Adoption of Minutes

**Moved and Seconded** by Mayor Little and Councillor Epp that the Committee adopt the minutes of the Special Finance Committee, Budget Meeting held on February 28, 2023.

**Carried**

**Moved and Seconded** by Councillor Shukin and Mayor Little that the Committee adopt the minutes of the Finance Committee Meeting held on May 1, 2023.

**Carried**

## 5. Receipt of Minutes

**Moved and Seconded** by Councillors Epp and Shukin that the Committee receive the minutes of the Agricultural Advisory Select Committee Minutes held May 10, 2023.

**Carried**

## 6. Business Arising

### a) 2023 Grant-in-Aid Program Applications

The Committee discussed the 2023 Grant in Aid Program requests for funding and made the following resolutions:

**Moved and Seconded** by Councillors Gray and Epp that the Committee recommend Council allocate $500 in grant-in-aid funding to Capital Bike.

**Carried**

**Moved and Seconded** by Councillor Shukin and Mayor Little that the Committee recommend Council allocate $250 in grant-in-aid funding to the Intermunicipal Advisory Committee on Disability Issues (IACDI).

**Carried**

**Moved and Seconded** by Mayor Little and Councillor Epp that the Committee recommend Council allocate $300 in grant-in-aid funding to the Juan de Fuca Performing Arts Centre Society.

**Carried**

**Moved and Seconded** by Councillors Epp and Shukin that the Committee recommend Council allocate $800 in grant-in-aid funding to the Metchosin Museum Society.

**Carried**

**Moved and Seconded** by Councillors Epp and Shukin that the Committee recommend Council allocate $1,500 in grant-in-aid funding to the Metchosin Preschool Society.

**Carried**

**Moved and Seconded** by Mayor Little and Councillor Shukin that the Committee recommend Council allocate $350 in grant-in-aid funding to the Prince Edward (Pacific No. 91) Branch of The Royal Canadian Legion.

**Carried**

**Moved and Seconded** by Councillors Shukin and Epp that the Committee recommend Council allocate $1,300 in grant-in-aid funding to the Vancouver Island South Film & Media Commission.

**Carried**

## 7. Reports

### a) Councillor's Update

Councillor Donaldson provided an overview of her Councillor's Update including:

- West Shore Parks and Recreation Skate Park Camp and Canadian Lawn Bowl Championship.
- Agricultural Advisory Select Committee and Metchosin Farmer's Market
- Community Garden at the Metchosin School site update
- Royal Roads University "Vision in Bloom" garden
- Greater Victoria Public Library
- Sarah Beckett Memorial Run
- Tour of Westmont Montessori School

## 8. Correspondence for Action

### a) Growing Communities Fund – Committee Discussion

The Committee discussed potential uses for the $2,438,000 in funding received by the Provincial Government through the Growing Communities fund including:

- Feasibility study for replacement of the firehall
- Transportation action plan including roadside trails
- Water infrastructure projects
- Weir beach stairs
- Funding from Covid Restart grant
- Hydrologist for buffer land
- Roadside trail at Hans Helgesen School

- Enlarge parking lot at Metchosin school site
- Outdoor washrooms, improved outdoor lighting, stairlift, community garden at Metchosin School site
- Road safety initiatives
- Flesh Road bridge
- Fence along the buffer land and Langford
- Part time employee as an assistant for the Fire Chief and to take on some of the responsibilities for the school
- Letter from the province on housing needs, what would support the requirements of the fund and meet principal objectives
- Support density in neighbouring municipalities such as bike lanes from Colwood to CRD Witty's Lagoon Regional Park
- Work closely with Beecher Bay to see if there are any things Metchosin can do with them
- Hardening our parks and trails as the population grows around Metchosin
- Province's major objectives; expansions of facilities, infrastructure, climate change adaptation
- Replace surface on tennis court as a multi-surface court

It was agreed by consensus that further discussions related to the Growing Communities Fund will be brought forward in the fall in conjunction with strategic planning and the budget process.

## 9. Adjournment

**Moved and Seconded** by Councillors Gray and Epp that the Committee adjourn the meeting at 8:14 p.m.

**Carried**

**Certified Correct**

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**Chair**

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**Corporate Officer**

District of Metchosin

Minutes
**Environment and Natural Areas Committee Meeting**
**June 12, 2023 at 7:00 p.m.**

Council Chambers
Metchosin Municipal Hall

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**PLEASE NOTE:** The meeting has been recorded

**Present**: Councillor Gray in the Chair, Mayor Little, Councillors Shukin, Donaldson and Epp. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer, Stephanie Dunlop, Fire Chief, and Tina Hansen, Deputy Corporate Officer.

The meeting was called to order at 7:25 p.m.

Councillor Gray took the opportunity to acknowledge that the Environment and Natural Areas Committee meeting was taking place on the traditional territory of the Coast Salish peoples and our neighbours the Sc'ianew First Nation and T'Sou-ke First Nation.

Councillor Gray reported that June is Indigenous history month, and he was honoured to be invited to attend the Change Makers Gathering in Langford to honour and celebrate Indigenous peoples and culture.

## 1. Agenda, Additions and Approval

**Moved and Seconded** by Mayor Little and Councillor Shukin that the Committee approve the agenda as amended with the addition of correspondence from Bev Bacon regarding the Metchosin Climate Action Plan as supplemental information.

**Carried**

## 2. Presentations

### a) Steve Roddick Pinna Sustainability, Metchosin Climate Action Plan (CAP), Final Draft

Steve Roddick, Pinna Sustainability, provided a PowerPoint presentation and overview of the District of Metchosin Climate Action Plan 2023-2028 Draft Report including:

- Climate Action Plan project scope
- CAP development process; project steps and engagement
- Community greenhouse gas (GHG) emissions
- Emissions reduction projection and proposed targets
- CAP action areas and goals
    - Land Use Agriculture & Waste
    - Climate Risk Reduction
    - Buildings
    - Transportation
    - Community Engagement
- Example priority actions – climate risk reduction
- Additional actions

- CAP Implementation
- Next steps

## 3. Public Participation

Bev Bacon, resident, expressed her support the Metchosin Climate Action Plan (CAP)and addressed the Committee as to her submitted recommendations for the CAP. Ms. Bacon also suggested that the Committee consider holding a workshop on rainwater harvesting and having a presentation regarding the Zero Carbon Step Code.

## 4. Adoption of Minutes

**Moved and Seconded** by Councillors Shukin and Epp that the Committee adopt the minutes of the Environment and Natural Areas Committee meeting held May 8, 2023.

**Carried**

## 5. Receipt of Minutes

**Moved and Seconded** by Councillors Shukin and Epp that the Committee receive the minutes of the Environmental Advisory Select Committee held, May 24, 2023.

**Carried**

## 6. Reports

### a) Draft Report, District of Metchosin Climate Action Plan 2023-2028

Committee discussed:

- Methodology for calculating land use carbon sequestration
- Five-year timeline for reviewing the CAP; reassess at midpoint of this Council's term
- CAP is local action orientated and may change on an annual basis
- CRD carbon inventory assessment timeline
- CRD reporting such as on-road transportation
- Priority Actions for Metchosin related to "Transportation"
- Extreme weather events and preparedness
- Fire department involvement in CAP
- Federation of Canadian Municipalities (FCM); membership and funding
- Waste gasification facility for the District of Metchosin
- Metrics around the Salish Sea and its relation as a carbon sequestration source

Councillor Gray took the opportunity to thank Mr. Roddick for his presentation on the Metchosin Climate Action Plan.

### b) Councillor's Update

Councillor Gray provided an overview of his Councillor's Update including:

- Zero Carbon Step Code vs. BC Energy Step Code
- Invasive Species Removal; Metchosin Invasive Species Week (July)
- Trans Mountain – Human Health Impacts Report
- Update on developing a shoreline spill response alongside Sc'ianew First Nation

- Developing watershed and aquifer protection strategies for Metchosin; CRD stormwater monitoring service
- Aquatic Invasive Species Prevention Fund
- Be tick aware – Avoiding Lyme disease

**Zero Carbon Step Code**

Committee discussed:

- Heating with wood stoves and propane
- Burning of wood is still considered carbon neutral
- Look at other CRD municipalities on where they are at with the BC Energy Step Code
- Presentation on the Zero Carbon Step Code to upcoming Committee meeting

**Moved and Seconded** by Councillors Shukin and Epp that the Committee recommend Council request that staff touch base with the CRD Climate Action program, and report back on the advisability of adopting the Zero Carbon Step Code in place of moving to step 4 or 5 of the BC Energy Step Code.

**Carried**

**Action Item:** Councillor Gray will invite Jane Devonshire to an upcoming Environment and Natural Areas Committee meeting to present the BC Energy Step Code.

**7. Correspondence**

**a) Bev Bacon, Metchosin Climate Action Plan**

The correspondence from Bev Bacon regarding the Metchosin Climate Action Plan was received for information.

**8. Adjourn**

**Moved and Seconded** by Councillor Donaldson and Mayor Little that the meeting be adjourned at 8:27 p.m.

**Carried**

**Carried**

**Certified Correct:**

_____ _____

**Chair** **Corporate Officer**

District of Metchosin

Minutes
**Community Planning Committee Meeting**
**June 12, 2023 at 7:00 p.m.**

Council Chambers
Metchosin Municipal Hall

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**PLEASE NOTE:** The meeting has been recorded

**Present**: Councillor Shukin in the Chair, Mayor Little, Councillors Donaldson, Gray and Epp. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer, Stephanie Dunlop, Fire Chief and Tina Hansen, Deputy Corporate Officer.

The meeting was called to order at 8:27 p.m.

## 1. Agenda, Additions and Approval

**Moved and Seconded** by Mayor Little and Councillor Epp that the Committee approve the agenda as amended with the addition of correspondence from Wendy Schmelz, Amendment to Hours of Liquor Licence for Mile Zero Brewery as supplemental information.

**Carried**

**Moved and Seconded** by Councillor Gray and Mayor Little that the Committee amend the agenda with the addition of discussion related to unleashed dogs at Witty Beach Park as Agenda item 10. a. Other Business.

**Carried**

## 2. Public Participation

Bev Somers, resident, addressed the Committee as to concerns of dogs off-leash at Witty Beach and a recent incident where a dog went after her six-year old granddaughter. Ms. Somers spoke to CRD signage, lack of enforcement, nudist on the far right side of the beach and stated the beach is no longer a family friendly environment. She would like to see signage stating all dogs must be on a leash in the park.

Mike Star, resident, stated his opposition to the request to amend the operating hours for the liquor licence for Mile Zero Brewery. Mr. Star stated his residence is less than 100 meters away from the business and he feels 11:00 p.m. is too late and would impinge on his right to enjoy the peace and quiet of his property.

Michelle Jones, resident, provided comments as to the report and recommendations on the Weir Beach trail. Ms. Jones noted that parking traffic and incidents have decreased since the closure of the trail, and she questioned what Council's long-term goal is with this access as use of the trail and Weir beach will increase with access.

Pattie Whitehouse, resident, spoke to the issues of off-leashed dogs on Witty Beach stating that it is not the dogs that are the problem, it is irresponsible dog owners. Ms. Whitehouse indicated the CRD needs to adopt the Dogs in Metchosin Working Groups definition of what "under control" means, and enforced it, the problem would be rare. Ms. Whitehouse also noted that she still sees evidence of beach fires on Taylor beach.

Michael Morgan, owner, and applicant for Mile Zero Brewing addressed the Committee and provided clarification as to their current liquor licence hours, special event permit hours, and service hours and licences for other establishments in Metchosin. Mr. Morgan stated they are seeking additional hours so they can hold special or private events. Mr. Morgan commented as to his personal view of potential bias or conflict of interest with Councillor Gray as he is a trustee for the Community Hall where special events take place.

Bev Bacon, resident, stated she does not support a liquor establishment at the Metchosin School site and feels Mile Zero Brewing should only be manufacturing liquor under their licence. She does not support special or private events at this site.

Mike Ballard, resident, spoke in support of Miles Zero Brewing and their request to amend the hours of their liquor licence. Mr. Ballard indicated that a person is able to purchase alcohol with a meal at the café at 9:00 in the morning.

Sue Panton, resident, spoke in support of the recommendations for the Weir Beach trail however she does not support parking on William Head Road. Ms. Panton also commented as to concerns of the campground taking over the Weir beach and concerns of dogs off leash.

Adrian Hannam, resident, supports the trail being open and retuned to its prior state for use of his neighbours and the community. Mr. Hannam does not support parking the way it has been recommended.

## 3. Adoption of the Minutes

**Moved and Seconded** by Councillors Epp and Donaldson that the Committee adopt the minutes of the Community Planning Committee meeting held May 8, 2023.

**Carried**

## 4. Receipt of Minutes

**Moved and Seconded** by Councillors Donaldson and Gray that the Committee receive the minutes of the Buffer Land Working Group held, May 9, 2023.

**Carried**

**Moved and Seconded** by Councillor Donaldson and Mayor Little that the Committee receive the minutes of the Buffer Land Working Group, Public Input meeting held, May 17, 2023.

**Carried**

## 5. Reports

### a) Staff Report, Request for Development Permit, 3667 Park Drive

Councillor Shukin introduced the staff report on the development permit to allow the construction of a one-storey 75m$^2$ garage at 3667 Park Drive. Council attended a site visit of the property on June 6, 2023.

Committee discussed:

- Site visit was beneficial to Council members
- Engineer's Stormwater Report
- Amendment to remove two trees vs. four trees

**Moved and Seconded** by Councillors Epp and Donaldson that the Committee recommend Council issue Development Permit 22-02 to enable the construction of a one-storey 75 m$^2$ garage at 3667

Park Drive (Lot 7, Block 4, Section 51, Esquimalt District, Plan 1496), including the removal of two (2) trees, installation of a 200amp electrical service, realignment of the existing driveway, and including the reduction of impervious surfaces on the subject property, including the following conditions:

A. That the proposed garage, driveway, new electrical service, tree removal and reduction of impervious surfaces of the property are consistent with the attached site plan dated March 2023, Colwood Design Line (Schedule A).
B. That the development helps reduce the Effective Impervious Surface of the lot area to less than 10% by converting approximately 134m2 of the asphalt driveway to gravel and another 48.3m2 to landscaped areas;
C. Construct a vegetated swale of at least 10.5m, and integrated into the landscaping, according to the requirements identified in the April 6, 2023 Ryzuk Stormwater Report (Schedule B); and
D. That the two (2) trees that are required to be removed for the driveway are permitted to be removed in accordance with the District's tree removal bylaw.
E. That the recommendations in the geotechnical report dated April 24, 2023 be followed (Schedule C).

**Carried**

**b) Staff Report, Additional Information & Request to Amend Hours of Existing Liquor Licence, Mile Zero Brewery**

Councillor Shukin introduced the staff report for the request to amend hours of an existing liquor licence for Mile Zero Brewery.

The meeting recessed at 8:59 p.m.
The meeting was called back to order at 9:06 p.m.

Staff reported that Councillor Gray will seek a legal opinion on whether he has a conflict of interest with this agenda item.

**Moved and Seconded** by Councillor Donaldson and Mayor Little that the Committee postpone a decision on the Request to Amend Hours of Existing Liquor Licence, Mile Zero Brewery to an upcoming Committee meeting.

**Carried**

Mr. Morgan, Applicant will submit the information he presented to the Committee during this evening's meeting to the District's Planner so that clarification related to the Liquor Licence application can provided to Council.

**c) Staff Report, Request for Development Variance Permit, 1585 Zanita Heights**

Councillor Shukin introduced the staff report for the request for development variance permit to enable the construction of a detached suite at 1585 Zanita Heights.

Committee discussed:

- Council site visit to the property
- Setback requirements on detached secondary suites
- Consideration of the current housing crisis

**Moved and Seconded** by Councillor Epp and Mayor Little that the Committee recommend Council request that staff send notices to landowners within 60m of the property informing

them of the application and the July 17, 2023 Council meeting when issuance of the permit will be considered.
**And that** staff schedule a Council site visit of the property.

**Carried**

**d) Councillor's Update**

Councillor Shukin provided an overview of his Councillor's Update and recommendations on the Weir Beach Trail.

Committee discussion:

- Consideration of labour from other sources
- Budget target of $15,000 for remediation of the trail
- Current budget for trail works is $50,000 which includes remediation of Weir Beach trail

**Weir Beach Trail Recommendations**

**Moved and Seconded** by Councillor Donaldson and Mayor Little that the Committee recommend Council approve the following next steps towards the remediation of Weir Beach trail:

1. That detailed planning begins for trail remediation based on the goal of improving a "natural trail" design/concept by adding structural elements to allow for safer footing and greater durability. In short, build back better.
2. That the Municipal Engineer, Public Works and PTASC develop a work plan that allows for this concept to be accomplished with a budget target of $15,000 (estimate provided in November 2022 by the Municipal Engineer).
3. That the work plan considers the labour to complete the project being from:
    - Contractors
    - Public Works
    - PTASC
    - Other sources (neighbours, William Head Institution)
4. That the trail improvements address encroachment issues regarding the neighbours on either side of the trail.
5. That remediation work begins as soon as possible.

**Carried**

**Weir Beach Parking and Traffic Management**

Committee discussed:

- This area of William Head Road is dangerous for traffic and parking
- 2-3 hour parking limit for the parking
- Parking enforcement in this area
- Additional options for signs
- Traffic from shift changes at the prison
- Barriers on William Head Road toward the prison
- Communicating concerns to William Head, BC Transit
- Agreement with towing company
- Use of soft, white delineators
- Reconsider options for remediation to the trail and for parking, look at an upgrade

**Moved and Seconded** by Mayor Little and Councillor Donaldson that the Committee recommend Council approve the following recommendation as to the Weir Beach Trail Parking

and Traffic Management:

1. That traffic barriers be placed near the north edge of the trailhead to address haphazard parking, which have occurred immediately adjacent to a private home and near the bus stop.
2. That the "No Parking" zones in this area continue to be enforced.
3. That the RCMP be notified that this is an area of concern (speeding, pedestrian safety, parking).
4. That during busy weekends, and based on reports from local residents, pylons could be used to emphasize the "no parking" sections of the road.
5. that additional options for signage and traffic management be considered.

**Carried**

## 6. Correspondence

### a) Erik and Sheila Lund, re: 4696 Beckingham Road Rezoning & OCP Amendment Application

The correspondence from Erik and Sheila Lund, re: 4696 Beckingham Road Rezoning & OCP Amendment application was received for information.

**Moved and Seconded** by Mayor Little and Councillor Donaldson that the meeting continue past 10:00 p.m.

**Carried Unanimously**

## 7. Other Business

### a) Off-Leash Dogs at Witty Beach, Bev Somers

The Committee discussed Ms. Somers correspondence and her concerns related to unleashed dogs at Witty Beach Park. The following was noted:

- Public use of Metchosin beaches will continue to increase with growth in the region
- Consider some level of enforcement
- Work with CRD, staff and the Fire Chief in developing a plan for enforcement
- Mayor Little to reach out to CRD Parks Manager
- Dogs in Metchosin Working Group recommendations
- Saanich Council consultant's report concluded that dogs are welcome on all beaches as long as they are leashed
- Conflicts with dogs at Devonian Park
- Education, enforcement, improved signage
- CRD patrols of Galloping Goose Trail; information tables at the entrance to CRD parks

**Moved and Seconded** by Mayor Little and Councillor Epp that the Committee recommend Council direct Mayor Little, as CRD Board Director to discuss the issue around unleashed dogs at Witty Beach Park including signage, education, and enforcement with CRD staff;
**And that** Council ask staff to confirm enforcement jurisdiction on Witty Beach;
**And further that** Council ask the Dogs in Metchosin Working Group to begin an educational campaign related to having dogs under control.

**Carried**

## 8. Adjournment

**Moved and Seconded** by Councillors Donaldson and Epp that the Committee adjourn the meeting at 10:03 p.m.

**Carried**

**Certified Correct**

_____
**Chair**

_____
**Corporate Officer**

Adopted: **, 2023

District of Metchosin

Minutes
**Public Works and Protective Services Committee Meeting**
**June 12, 2023 at 7:00 p.m.**

Council Chambers
Metchosin Municipal Hall

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**PLEASE NOTE:** The meeting has been recorded

**Present**: Councillor Epp in the Chair, Mayor Little, Councillors Donaldson, Gray and Shukin. Also present was Sue-Lin Tarnowski, Interim Chief Administrative Officer, Stephanie Dunlop, Fire Chief, and Tina Hansen, Deputy Corporate Officer.

The meeting was called to order at 7:00 p.m.

Councillor Epp took the opportunity to acknowledge that the Public Works and Protective Services Committee meeting was taking place on the traditional territory of our neighbours the Sc'ianew First Nation and T'Sou-ke First Nation.

**1. Agenda, Additions and Approval**

**Moved and Seconded** by Mayor Little and Councillor Donaldson that the Committee approve the agenda with the addition of a Staff Report on the Fire Department Training Tower under Agenda Item 10. a. Other Business.

**Carried**

**2. Public Participation**

Brent Donaldson, resident, provided comments as to the Metchosin Fire Department's opportunity to acquire the Training Tower. Mr. Donaldson commented that in his past employment he worked as a Development Officer to have towers installed which cost several hundred thousand dollars and he believes this would be a great asset to the Department and he supports the project.

Bev Bacon took stated her support for the lighted pedestrian crosswalk project on Rocky Point Road at the Galloping Goose and took the opportunity to thank Councillor Epp for her work on the project.

**3. Adoption of Minutes**

**Moved and Seconded** by Councillors Gray and Shukin that the Committee adopt the minutes of the Public Works and Protective Services Committee meeting held May 8, 2023.

**Carried**

**4. Receipt of Minutes**

**Moved and Seconded** by Councillors Shukin and Donaldson that the Committee receive the minutes of the Healthy Community Advisory Select Committee held May 24, 2023.

**Carried**

## 5. Reports

### a) Metchosin Fire Department Monthly Report, May 2023

Fire Chief Dunlop provided an overview of the Fire Department Monthly Report for May 2023. Fire Chief Dunlop stated there was an increase in callouts for the month of May in particular Metchosin had eight overdoses for the month of May.

Committee discussed:

- How the community can help with the overdose issue
- Improvements to Clinical Response Model (CRM) calls for Metchosin
- Hazmat training with Central Saanich
- Awareness campaign related to drug overdoses

### b) Councillor's Update

Councillor Epp provided an overview of her Councillor's Update including:

- Public Works update
- Metchosin School Working Group RFP for the kitchen renovation and construction of washrooms at Metchosin School site
- Metchosin Arts and Cultural Centre Association upcoming events
- Metchosin Seniors Association and Resource Centre, Parisian café
- CREST tour of emergency facilities
- CRD Arts Commission summit
- Dumping garbage in Metchosin, damage to speed radar signs
- Congratulations to the volunteers of the Mighty Garage sale

## 6. Correspondence

### a) CREST Annual Report 2022

The CREST Annual Report, 2022 was received for information.

## 7. Other Business

### a) Staff Report, Training Tower

Fire Chief Dunlop provided an overview of the staff report regarding an opportunity for the Metchosin Fire Department to acquire an emergency response training tower from the Saanich Fire Department at no cost.

Committee discussed:

- Tower training with other Fire Departments
- Tower training for new recruits
- Using revenue from wildfire deployments to cover costs of transportation/installation

**Moved and Seconded** by Councillors Epp and Donaldson that the Committee recommend Council approve the placement of an emergency training tower at the Metchosin School site; **And that Council** authorize the Fire Chief to proceed with the project.

**Carried**

**8. Adjourn**

**Moved and Seconded** by Councillors Shukin and Donaldson that the meeting be adjourned at 7:19 p.m.

**Carried**

**Certified Correct:**

_____ _____

**Chair** **Corporate Officer**

To: Minister of the Environment
From: Mayor

- DRAFT -

Re: Human Health Risk Report
Trans Mountain
Environmental Assessment Certificate (EAC) Condition 38

The District of Metchosin has opposed and continues to oppose projects furthering the increase in traffic of petroleum products through the Strait of Juan de Fuca.

We have reviewed the HHRR report prepared by Intrinsik for Trans Mountain Pipeline L.P. and appreciate the opportunity to comment. We have considered the report's modelling for Burrard Inlet in the context of a spill in the Strait of Juan de Fuca. Assuming a spill occurs in the most likely areas in the Strait of Juan de Fuca, Metchosin would lie within a Local Assessment Area as defined in the report.

The report is extremely dense and detailed. We make no claim to assess the veracity of the data contained therein. Our comments lie in the conclusions that are drawn from that data as they apply to a shoreline community such as the District of Metchosin.

The **chosen language** of the report itself serves to diminish the significance of a spill in the mind of the reader and diffuses the responsibility for it.

- Consider the word 'sensitive'. Various segments of the population, such as infants, toddlers, young children, the elderly, and those with co-morbidities, are described as 'sensitive' which subtly implies that there is something not quite robust enough in their nature. In fact, they are just normal people who together compromise over 50% of our population.

- A phrase such as 'in the highly unlikely event of a spill' makes it easy to dismiss what immediately follows as being not worthy of our full attention. Similar phrases appear throughout the report. Consider the change in tone if those phrases were replaced by 'in the rare but entirely plausible event of a spill'. The population does nothave unreasonable anxiety that needs to be assuaged.

**Burden of illness in a community is a function not just of the severity of symptoms but also of the percentage of people experiencing them.** Eye irritation and respiratory symptoms are not minor to individuals who are experiencing them and they are never minor if everyone is experiencing them. When almost all members of a community are impacted, eye irritation, nausea, and minor central nervous system depression are not minor symptoms: they cause great individual, family and community stress and would overwhelm current community capacity to care for and mitigate them.

**The whole is often greater than the sum of the parts**. The report uses common endpoints, such as eye irritation or nerve depression, as a means to group the contaminants to assess possible additive effects. This is rational and measurable but there is an equally important issue to consider. The contaminants, whether petroleum hydrocarbon fragments, polycyclic aromatic hydrocarbons or volatile organic compounds, will all be competing for the same metabolic pathways, primarily Cytochrome P450 and glutathione S-transferase, in the human body as it tries to break down the toxins. The aggregate biochemical effect of this is very complex and difficult to predict but is almost always more problematic than a simple sum of the individual doses.

**Difficulty in dosing medications**. The same Cytochrome P450 and glutathione S-transferase pathways are crucial for metabolizing many very common medications including statins, anti-depressants, blood thinners, anti-epileptic drugs and others. There is a rational basis to expect that people in shoreline communities who are taking any of these medications may experience negative effects from blood levels of their medications that could be higher or lower than expected. With statins and anti-depressants being among the most frequently prescribed medications, this amounts to over 10% of the adult Metchosin population.

**Data from Burrard Inlet is not necessarily translatable to the Strait of Juan de Fuca.** In the analysis of the potential risks from heavy metal exposure, the report states that since the concentration of most of the metals in the sediment of the Burrard Inlet is greater than that in the potential spill, there would likely be no incremental negative effect from heavy metals from the spill. However, one cannot assume that the concentration of heavy metals in the sediment of the Juan de Fuca strait is

the same as that in the Burrard Inlet and therefore it may be relevant to consider the potential impact of heavy metals on shoreline communities along Juan de Fuca.

Given the weather and currents in the Strait of Juan de Fuca, it is likely that a response fleet may not be deployable at all at some times of the year. This makes the concluding statement that "the rapid deployment of a response fleet to the spill location (2 hours or less) would reduce the predicted impacts to human health from those described in the HHRR" a misdirection.

**Subsistence food is necessary for life – that is what subsistence means.** From the HHRR, "The people who live in the LAA could experience adverse health effects from exposure to the larger aromatic hydrocarbons, including PAHs, through the consumption of impacted marine country foods, if subsistence consumption continues unabated." Subsistence food is by definition a necessity of life. The food itself and the harvesting, cooking and eating of that food are defining elements of a culture. Subsistence consumption should not have to be abated in response to external trauma to the environment that need not have occurred. To knowingly embark on a course that may deprive a community of its subsistence food is a confession that society has lost part of its moral compass.

The chemicals of concern in dilbit are numerous and toxic. Scientific data on them, especially in combination, is incomplete but some things are known for certain. They are known carcinogens, mutagens, destroyers of liver cells, depressors of central nervous system function, and disruptors of DNA. Whenever they have been studied in combination their combined actions are worse than the sum of the parts. They have no known safe levels. They have only 'guideline levels' and 'exposure limits' which differ from country to country and which change over time as societies grapple with a calculus - the risks of these chemicals weighed against the benefits they purport to bring. When the risks and benefits are not borne by the same community or even the same province, the ethics of the calculus are inherently problematic.
In the case of the transport of dilbit through the Strait of Juan de Fuca, such a calculus exists but is not openly expressed as such. The economic benefits in distant places are being weighed against the detrimental short

term and long term effects on the health and happiness of shoreline communities including Metchosin.

Mitigation
It is unrealistic to expect that the time course of response could achieve meaningful containment in the initial phase of air borne COPCs. These are modelled to begin in the first hour. It therefore means that **eye wash stations** will have to have been placed within the community on a proactive basis and community members trained in their use. Likewise, **air quality monitoring** needs to be in place before a spill event.

**DISTRICT OF METCHOSIN**

**MEMORANDUM**

**TO:** **Mark Atherton, P&TASC Chair**
**Ric Perron, MEASC Chair**

**FROM:** **Melissa Kirk, Building/Planning Clerk**

**DATE:** **May 24, 2023**

**Our File:** **3360-22-01**

**Re:** **Proposed Rezoning Application Referral – 4696 Beckingham Road:**
**Section 16, Metchosin Land District, Except part in Plan VIP62759**
**PID: 001-670-581**

The District of Metchosin has received an application for a Rezoning/OCP Amendment situated at 4696 Beckingham Road. The property consists of approximately 40ha (100 acres) and the proposal will facilitate up to 24 lots, an increase from the current density of approximately 20 lots. The 24-lot proposal includes smaller parcels (2-acres or greater) clustered together, which facilitates the protection of 16ha (39.5acres) of environmentally sensitive property as 'Park and Open Space'. The developer intends to pay the costs to bring community-piped water to the development as a condition of the rezoning application; the property is located within the CRD's water service area, and water extension is generally supported in the OCP.

The property is currently zoned and designated 'Rural' and the proposal will necessitate the creation of an 'Amenity Development' Zone and an amendment to the OCP that enables the increased density for the property. Please find attached a copy of the subject property map and a link to larger format documents here: Beckingham Rezoning

- Water extension cost estimate
- Environmental Overview
- Amenity Development (Sec 6.8 Metchosin OCP)
- Conceptual Layout

We look forward to receiving feedback from your committee, which will be conveyed to Metchosin Council to inform decisions they may choose to make regarding the proposed amendments to the Land Use bylaw and Official Community Plan.

Comments should be directed to mkirk@metchosin.ca and are appreciated by June 13, 2023, if possible.

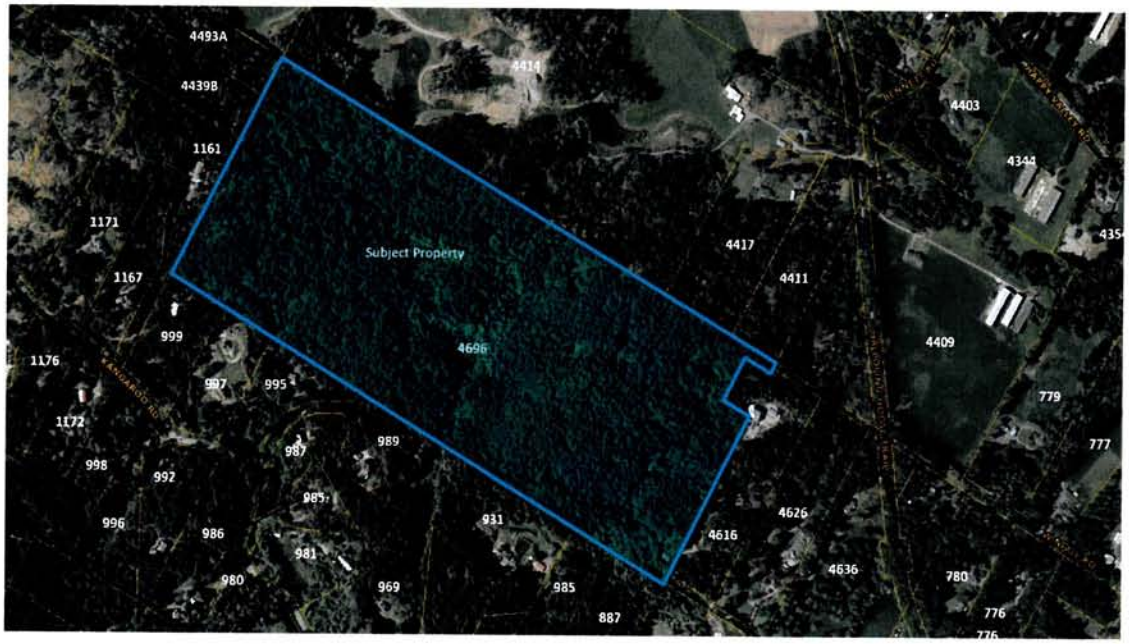
Sincerely,

Sue-Lin Tarnowski
Interim Chief Administrative Officer

Site Plan – 4696 Beckingham Road




Aerial Site Plan – 4696 Beckingham Road



## Metchosin Community Day

Jill Peterson

Mark your calendars for "Metchosin Community Day." It is happening on Sunday September 10, 12-6 pm. Over the past winter, a group of residents met to re-envision Metchosin Day. After receiving community input, our committee began planning for the new event.

The lack of parking space has become a major issue, so a smaller community event is envisioned that will feature made-in-Metchosin activities and family events. Activities for children will include hay-rides, a pet show, and the digger. There will still be a baking contest, vegetable and fruit growing contests, and a photography contest. The ever-popular chicken bingo will be there. On the stage, there will be amazing music and the Metchosin award ceremonies. Food will be local, and will include the traditional salmon and lamb barbecue. In addition, the Metchosin Producers will hold their regular Sunday market on that day.

Since parking is limited, residents are encouraged to bike or walk. A shuttle bus will likely operate from a satellite parking lot that will be set up for overflow parking.

There won't be vendors, food trucks or displays, other than those provided by Metchosin-based youth and non-profit organizations. Vendors have gained more opportunities within the general Metchosin community, as a number of craft fairs are being organized throughout the year. A beer garden won't be available (of course, we will miss it!). The antique car show is scheduled for July.

This year will be an experiment to see what works and what doesn't. Without the beer garden and vendors, revenue will be reduced, so we will be fundraising to cover expenses. We will be looking for feedback, ideas, and of course, volunteers. Contact information is coming soon!