DISTRICT OF METCHOSIN
AGENDA

ENVIRONMENTAL ADVISORY SELECT COMMITTEE MEETING

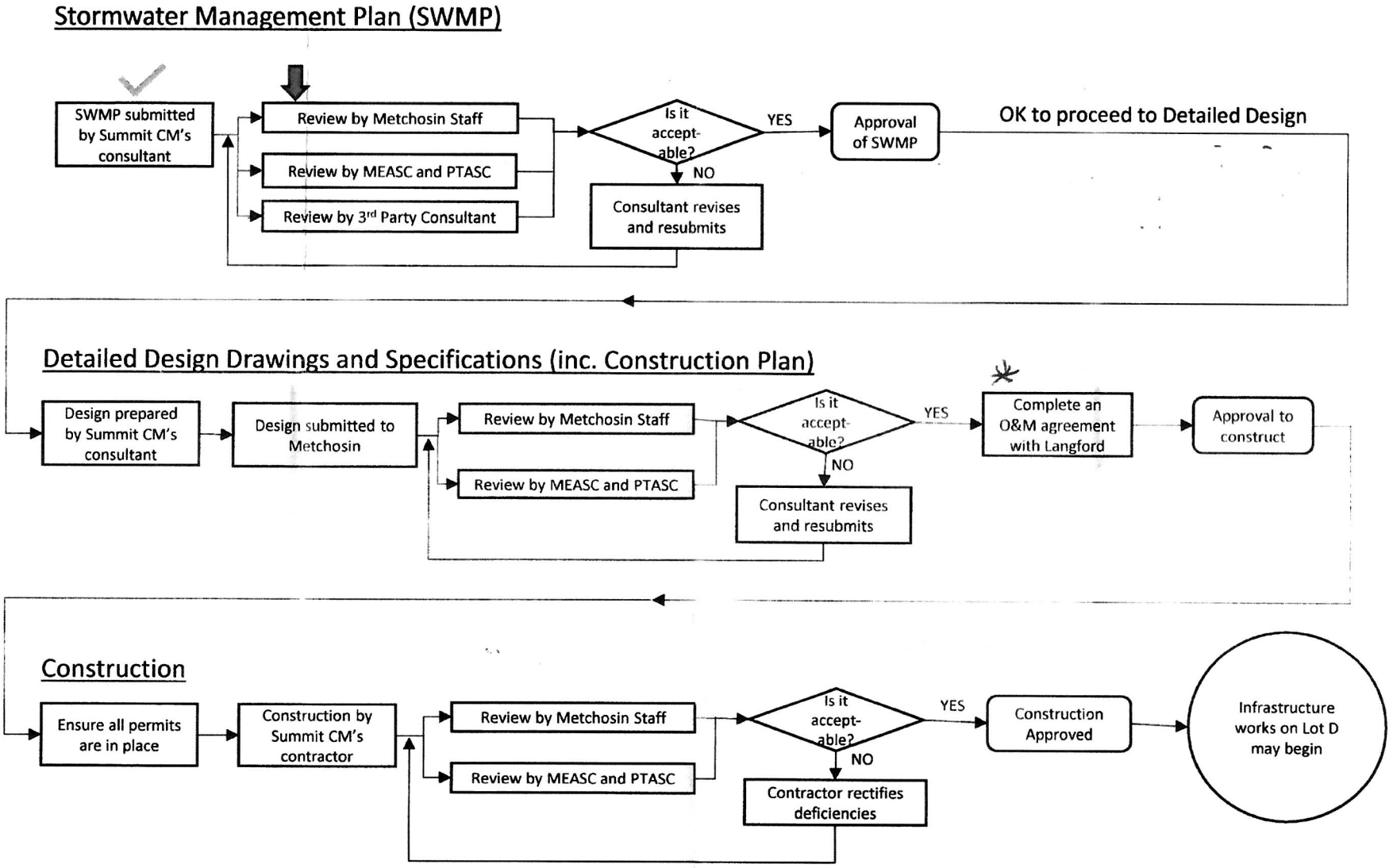
June 27, 2023 at 7:00 p.m.
Council Chambers
Metchosin Municipal Hall

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1. **Supplemental Information received at the June 27, 2023 meeting:**

   Correspondence
   - Approval Process for Buffer Lands Stormwater Management Facility
   - Kym Hill, Letter dated June 26, 2023, Centre Mountain-Metchosin Creek/FOI request
   - Town of View Royal, Sue Big Oil Campaign

Approval Process for Buffer Lands Stormwater Management Facility



Status As Of May 11, 2023

1

District Of Metchosin
4450 Happy Valley Road
Metchosin B.C.
-via email-

Dear Council Members,
On Mar 13th I appeared before Metchosin Council to express my concerns as an individual, long-time resident of Metchosin about what was happening in the headwaters of Metchosin Creek.

Since then, I received records from the City of Langford in response to an FOI request. I forwarded a copy of the FOI package report to everyone on Council but I recognize that the full package is lengthy and you are dealing with many demands on your time.

I am writing, again on my own behalf, to highlight what I regard as the key information from the FOI package with respect to stormwater matters and alterations on Centre Mountain with the potential to affect the Bilston watershed, and to ask a number of related questions. I hope the hydrologist to be contracted by Metchosin will be able to answer some of the questions; others may be more appropriately addressed by Council and existing staff.

There are 41 separate PDFs in FOI 2023-0187. The first is identified as 2023 16 HUTCHINS inquiryFW etc. The last one is identified as SMWP Tech Memo 20190502. In the outline that follows, I've identified the PDFs by counting down from the top of the list.

PDF # 32 (3 pages) Email chain dated November 9, 2022 between Sacha O'Regan, Ecosystems Biologist, Ministry of Land, Water, and Resource Stewardship, and Michelle Mahovlich/Matthew Baldwin, City of Langford

The email chain should be read in its entirety. It is related to potential

adverse impacts of the Centre Mountain development on water quantity, water quality, and aquatic ecosystem condition.

Context: *"it was brought to our attention that the property has the potential to support a federally-listed species at risk"*; that Centre Mountain *"plays an important role in providing critical flows to wetlands and fish-bearing watercourses. Development of the property may change the timing, duration, and frequency of the natural supply of water to these waterbodies and watercourses".*

The provincial biologist points out that *"stormwater outfalls require notification to the province under section 39 of the Water Sustainability Regulation"* and that *"Depending on what the developer proposes to do, it can trigger the need for water license or Section 11 application".* The biologist asked for a meeting with Langford staff as well as several other provincial officials, to discuss:

- *Whether necessary environmental flows will be maintained within the stream/wetland complex on the parcel and downstream of the parcel*
- *What water, if any, will be diverted out of this system and where*
- *What other avoidance, mitigation, or compensatory measures will be in place to avoid hydrological impacts*

Questions:

1. The FOI records do not indicate whether the requested meeting ever took place. If not, could I request that Metchosin, Langford and the relevant provincial officials meet to discuss these concerns as soon as possible?

2. If such a meeting cannot be arranged, could Metchosin Council and/or staff immediately inquire about steps taken by Langford and/or the developer to ensure compliance?

PDF # 33 (2 pages) Email dated Jan 19 2023
From Dale Douglas, Senior Project Manager, McElhanney Consulting

Services Ltd. to D. Kiedyk, CAO, City of Langford

Communication to arrange a site visit to *"inspect the sediment and erosion control currently in place and our environmental consultant (Corvidae – professional responsible to monitor) will report out on this and identify any required action to be taken if neccesary."* (sic)

Question:
Was the District of Metchosin notified of an issue related to sediment and erosion control related to the Centre Mountain development in January of this year?

PDF # 35 (4 pages) Technical Memorandum dated January 22 2018 from Stephen Rennick, OnPoint Projects Engineers to Michelle Mahovlich, Director of Engineering, City of Langford.

Opening sentence refers to the *"proposed Centre Mountain Industrial project"*; however, the rest of the letter deals with stormwater flows from the residential development.

I am a layperson and could be wrong, but if I understand correctly the developer is proposing to alter pre-development water flow patterns: *"As the site will be draining towards Bilston Creek without passing through existing downstream conveyance…"*. I have maps that seem to indicate that water from this area of the site historically flowed into Metchosin Creek. The January 22 2018 letter seems to indicate the developer intends to send the water directly into Bilston Creek via a storm sewer, while *"Flows from major storm events will be conveyed through overland flow along the road surface"*.

It is noted in the FOI package that much more than half the development will have impervious surfaces, and I am therefore concerned about the capacity of the stormwater management system to manage the volume.

I am also concerned about the potential for degradation of water quality. It appears from the January 22 2018 letter that treatment of stormwater associated with Road A is to be via an oil and grit separator. It is now known that stormwater running off roadways can be expected to carry hydrocarbon pollutants and other chemicals including 6PPD-quinone, the chemical released from automotive tires that ends up in roadway dust, which is extremely toxic to salmonids – such as trout - when the stormwater is fed into streams. See *Tire residue chemical in rain runoff kills fish in urban streams, research finds* regarding recent research on this concern. The FOI records do not provide specifications or a maintenance schedule for the oil and grit separator, nor do the records address the matter of whether an oil/grit separator will remove contaminants such as 6PPD-quinone before the stormwater is discharged into Bilston Creek.

Question:
Will the hydrologist hired by Metchosin assess the potential impacts of these matters in a public report?

PDF # 36 (21 pages) several Technical Memorandums
Much of the material in PDF # 36 repeats information in PDF # 35 so the following questions may relate to both.
Questions:

- Is it possible to find out whether the "existing" drainage patterns and sub-basin boundary lines put forth by the developer have been cross checked with drainage mapping done previously for this site?
- More on alteration of water flows: is water that historically flowed southerly into the Metchosin Creek system being diverted to flow east into the mainstem of Bilston Creek, bypassing Metchosin Creek?
- Can the hydrologist hired by Metchosin advise whether flow rates from the site before and after development will remain the same overall?

Page 2 of the letter states: "*The Centre Mountain Terrace minor system consists*

of a storm drain, which discharges to Bilston Creek. Major storms in excess of the flow capacity of the storm drain will be discharged by overland flow down Centre Mountain Terrace toward Happy Valley Road. These flows will also discharge to Bilston Creek downstream of the culvert on Wild Ridge Way".

More Questions:

- Has the province issued a section 39 approval under the Water Sustainability Regulation for directing stormwater discharge into Bilston Creek, and if so, what are the conditions attached?
- Given accelerating climate change and increased threat of flood events, can the hydrologist contracted by Metchosin comment on whether the proposed stormwater system is adequate to protect the creeks in a major storm?
- Are there provisions in place to ensure compensation in the event of flood damage resulting from under-design and/or insufficient maintenance of the system?
- How will flow rates be measured and compared to normal rates so that excessive high flow and unusually low flows can be reliably detected in the watercourses downstream of the site?
- Are developers required to comply with the design regulations in place at the time of construction, if those regulations are more comprehensive than the regulations in place when plans are submitted?
- Is "Pond A" (as shown on page 14 of PDF # 36) located in Langford or Metchosin?
- Is mapping available that indicates where the other 3 "Ponds" will be located?

PDF # 37 (8 pages) Technical Memorandum dated June 29, 2018 from Stephen Rennick, OnPoint Projects Engineers to Michelle Mahovlich, Director of Engineering, City of Langford

On Page 2 there is a map showing the site divided into 4 water management areas (A, B, C and D). It is my understanding that Area A is unique. It is known to have very few significant natural overland water

courses, because the soil types and topography previously tended to let storm-water seep into the ground. The records indicate that with the proposed changes to the land use and landscape profile, 14.6 hectares out of 22.2 hectares in Areas A + C will have impervious surfaces.

Question:

Can the hydrologist hired by Metchosin comment on the hydrological effects due to these changes?

PDF # 38 (3 pages) Email from David Lenton dated February 1, 2018

The City of Langford engineering department expressed concern about the "history of capacity problems" and "significant sensitivity" at the site of proposed discharge of stormwater into Bilston Creek.

Question:

Can the hydrologist hired by Metchosin comment on whether these concerns have been adequately addressed?

In closing, please know I am very proud of, and grateful to Metchosin for having the foresight to put aside 20K this year to hire professional help so we can be provided with much needed hydrological and ecological expertise.

How will the hiring process work? Please let me know...I'm eager to nominate a few good candidates!

Yours, looking forward to lending a hand during the coming months,
Kym

aka Kimberley Hill



June 26, 2023

RECEIVED
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District of Metchosin

TOWN OF VIEW ROYAL

45 View Royal Avenue, Victoria, BC, Canada V9B 1A6
Ph. 250-479-6800 · Fx. 250-727-9551 · E. info@viewroyal.ca · www.viewroyal.ca

June 12, 2023

District of Metchosin
4450 Happy Valley Road
Victoria, BC
V9C 3Z3

Attention: Mayor and Council

Dear Mayor Little and Council:

Re: Sue Big Oil Campaign

At the June 6, 2023 regular meeting of Council, Council received a presentation from Andrew Gage of West Coast Environmental Law regarding that organization's Sue Big Oil campaign.

Following this presentation, Council passed the following motion:

"THAT the Town of View Royal commit to join in a proposed class action lawsuit against large oil gas and coal companies, contingent upon other BC municipalities joining and raising a minimum amount of $500,000 combined;

AND THAT any money awarded to View Royal as a result of a settlement or court order, arising from this lawsuit be used to mitigate any current or future damage caused in View Royal due to climate change;

AND FURTHER THAT the Town send a letter to municipalities in the Capital Regional District encouraging them to commit to join this proposed class action lawsuit."

If you have any questions, please do not hesitate to contact this office.

Sincerely,
TOWN OF VIEW ROYAL

EBalster

Elena Bolster
Deputy Corporate Officer

File No. 0400-10	
Agenda	
Mayor	
Council/Mayor	✓
CAO	
Corp Services	
Finance	
Engineering	
Planning	
Fire Dept	
Other	ltr