

District of Metchosin

Minutes

**Buffer Land Working Group**

**June 6, 2023 at 4:30 P.M.**

Council Chambers

Metchosin Municipal Hall

**Present:** Councillor Jay Shukin (Chair), Councillor Shelly Donaldson (Co-Chair), Bonnie Bouveur, Brian Grant, Karen Hoffman, Richard Simpson, Gary Smirfitt, Bailey Spiteri.

**Regrets:** Anna Hall

The meeting was called to order at 4:30 p.m.

**1. Agenda, Additions, Approval**

The agenda was approved as presented.

**2. Presentation**

Nicole Shukin, LaBonne Road, presented on a concept that may address issues related to stormwater management from the Centre Mountain Residential development. The title was Trail and Swale and Nature-based Stormwater Solution for Centre Mountain. This presentation was well received by the working group, with considerable interest in the concept of a “green fence.” Discussion followed.

Councillor Shukin will check with Metchosin Engineer on Thursday regarding when we may expect a stormwater plan from Langford and when our CAO may approve same.

Councillor Shukin will request our CAO to write a letter to Langford's CAO with a copy to the Developers and Langford's Approving Officer and possibly their Engineer to find out if they are interested in learning more about Bio-swale and Trail system on the Buffer Land/Langford border. (Trail on Langford side and Swale on Metchosin side). Nicole noted that she had presented the concept to several Langford councillors already. Key question: can the concept be fit into the developer's plans. This letter should indicate a reply deadline so the working group knows what they are dealing with. There was also interest in whether the concept could apply to the Centre Mountain Business Park.

**3. Public Participation**

Peggy Jervis, Woodruff Road.

Peggy discussed her involvement with the Capital Regional District in connection with the “sale” of the Buffer Land as considered in 2021.

**Action Item:** Councillor Shukin will arrange for the Working Group to do a site visit.

**4. Adoption of Minutes**

- a) Buffer Land Public Input Meeting, May 9, 2023 – **Approved**
- b) Buffer Land Working Group Meeting, May 17, 2023 – **Approved**

## 5. New Business

### a) Buffer vision/concept statement

Bailey provided her vision statement of the Buffer Land: “Land (space/area) that is preserved as a protective ecological buffer to minimize the impacts of land use, urban sprawl, and other negative external pressures. It acts as a compromise between conservation needs and local inhabitants.”

The vision statement was discussed, which also covered the vision statement that Brian Grant provided at the May 16 meeting: “The buffer lands will remain a greenspace that conserves the area’s ecosystem, protects the water quality in the Bilston Creek watershed, and allows an enjoyable outdoor experience for a limited number of users. The lands will be managed effectively with strategic and operational plans that maintain and inspire environmental stewardship even with the future increases in nearby in population density.”

Any benefit/value given to trail should promote physical and mental health. Brian and Bailey to send out to the members of the working group. Richard recommended that the statement should reflect our principles as well as our visions.

### b) Review of the option tracking table

Discussion took place.

### c) Identification of options and input into the tracking table

Due to timing constraints, it was decided that we would identify the options and work with the tracking table as a next step. Using a draft list of options provided by Bonnie, Councillor Shukin listed the options that we know of so far. The following were identified for further evaluation by the Working Group:

- The “Do Nothing” option
- Re-zone the Buffer Land to park status or a new zone to support conservation goals.
- Develop a Metchosin-owned and managed park or greenspace. Once concept could be a park similar to Blinkhorn Nature Park. Consider a range of uses (pedestrian only; multi-use).
- Involve a conservation-oriented Land Trust.
- Consider sale of the Buffer Land (in whole or part of).
- Assess different options for the North Lobe and the South Lobe
- Assess how the stormwater detention pond and planning would fit into future planning.
- Undertake a “re-wilding” effort.
- Look at various options for managing access (fencing, parking, providing amenities-or not providing amenities). Access Management.

It was decided that some of the options could be “bundled”and Brian Grant offered to assist in this task. The in-depth tracking table would be used for selecting options.

## 6. Next Meeting Date and Adjournment

Councillor Shukin will email the next meeting date.

The meeting adjourned at 6:33 p.m.