



DISTRICT OF METCHOSIN

AGENDA

PARKS AND TRAILS ADVISORY SELECT COMMITTEE MEETING

June 20, 2023 at 7:00 PM

COUNCIL CHAMBERS, MUNICIPAL HALL

1. **Agenda, Additions, Approval**
2. **Public Participation**
3. **Adoption of Minutes**
 - a) Parks & Trails Advisory Select Committee, April 18, 2023 1
4. **Review of Minutes**
 - a) Community Planning Committee, April 17 and May 8, 2023 7
 - b) Metchosin Environmental Advisory Select Committee, April 5, and April 25, 2023 15
5. **Business Arising from the Minutes**
 - a) Optimizing Public Engagement – Buffer Land Parcel
 - b) Weir Beach Stairs
 - c) Proposed 3 Lot Subdivision, 384 Seaspray Drive
 - d) Proposed 7-Lot Subdivision, Section 40, Neild Road
 - e) Parks and Trails Issues, Chapel Heights
6. **Reports**
 - a) Parks & Trails Coordinator Verbal Report
 - b) Council Liaison Verbal Report
 - c) Chair Verbal Report
7. **Correspondence**
 - a) Jill Peterson, Metchosin Community Day 202323
8. **New Business**
 - a) Proposed Rezoning Application Referral, 4696 Beckingham Road27
 - Staff Report to Planning Committee dated March 23, 2023 31
 - Staff Report to Planning Committee dated May 10, 2022..... 41
 - Islander Engineering, Preliminary Estimate of Probable Cost 47
 - Swell Environmental, Overview Report 49
 - b) Parks Donation Program Discussion; current costs due to inflation..... 123
 - c) Review of recent Memorial Bench application 125
9. **Adjournment and Next Meeting Date**

District of Metchosin

Minutes

**Parks and Trails Advisory Select Committee Meeting
Tuesday, April 18, 2023 at 7:00 P.M.
Council Chamber, Municipal Hall**

Present: Mark Atherton (meeting chair), Karen Hoffman, Jim Nan, Councillor Jay Shukin, Gord Stodola (recorder for meeting)

Regrets: Lee Johnston

Absent: Ron Aubrey, Ellen Dewar

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

1. Agenda, Additions and Approval

Moved by Jim that the Committee approve the agenda as presented. **Carried.**

2. Welcome Ryan Carter, Trails Coordinator - Introductions

3. Public Participation: none.

4. Adoption of Minutes

a) Parks and Trails Advisory Select Committee, January 17, 2023

Moved by Karen that the Committee approve the minutes of the Parks and Trails Advisory Select Committee meeting held on Tuesday, January 17, 2023. **Carried.**

5. Receipt of Minutes

a) Community Planning Committee, January 16, February 13, February 21, March 13 and March 23, 2023

b) Metchosin Environmental Advisory Select Committee, January 24, February 28 and March 28, 2023

The highlights of the above-noted minutes as they relate to PTASC were discussed. The buffer lands, including stormwater management, Weir Beach stairs and a rezoning application for 4696 Beckingham Road were specifically noted.

Moved by Karen that the Committee receive the above-noted minutes for information. **Carried.**

6. Business Arising from the Minutes

a) Optimizing Public Engagement – Buffer Land Parcel: Councillor Shukin provided an update on this topic. Of note, a Buffer Land Working Group comprised of citizens, Councillors and Advisory Committee members has been appointed. Terms of Reference have been written. A public information session will be held shortly. A report will be drafted and presented to Council, tentatively by mid-October.

Action – Councillor Shukin to provide Working Group with interim buffer land management recommendations previously penned by PTASC.

- b) **Welcome To Metchosin Sign:** regular landscaping maintenance needs have been communicated to Public Works by Councillor Shukin.
- Action** – request to staff to remove this item from the agenda.
- c) **Weir Beach Stairs** – Councillor Shukin provided an update. Planning and public engagement continues. Favoured solution is an ‘as-is’ remediation of the current access.
- Action** – Councillor Shukin to document remediation plan and share with stakeholders.
- Recommendation** – PTASC recommends that this project be given priority this year, as this beach access is an asset to residents in proximity to Weir Beach. PTASC does not feel qualified to speak to the issue of on-site parking, and suggest that a professional such as a traffic engineer be consulted.
- d) **Proposed Subdivision, 942 Winter Road** – input has been provided to the District.
- Action** – request to staff to remove this item from the agenda.
- e) **Proposed 3 Lot Subdivision, 384 Seaspray Drive:**
- Motion to go in camera**
- Jim moved to go in camera to discuss a sensitive topic related to Seaspray Park.¹ **Carried.**
- A member observed that the park dedication adjacent to the proposed subdivision has never been used for park purposes and is too small to meet minimum lot size for the zoning. The proposed subdivision may present an opportunity to capture some financial value from it. PTASC discussed options and recommends that Council give consideration to offering it for sale.
- Karen moved to call the open portion of the meeting back to order at 8:05 pm. **Carried.**
- Action:** The Chair to convey the results of the in-camera session to Mayor and Council by letter.
- f) **Proposed 7 Lot Subdivision, Section 40, Neild Road:** a site visit date was set for PTASC to meet with the owner/developer and his representatives.

¹ The correct procedure should have been to make a motion to: “close the meeting to the public under section 90 (1) (e) of the Community Charter to consider information related to:

(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.”

The District Administration subsequently advised the meeting did not have to go in camera, thus the results of the discussion have been reported.

- g) **Chris Blaney, Blaney Trail Ocean Lookout:** Councillor Shukin communicated with Mr. Blaney re possible memorial tribute to the Blaney family at this site. An additional memorial bench is not an option.

Action – request to staff to remove this item from the agenda.

- h) **PTASC 2023 Budget:** Mark has submitted PTASC’s proposed 2023 budget to the District.

Action – request to staff to remove this item from the agenda. Councillor Shukin to convey budget to the PTASC once it has been approved.

- i) **PTASC Joint Meeting with Council:** both Council and PTASC members felt this meeting was productive and positive.

Action – request to staff to remove this item from the agenda.

7. Reports

- a) **Parks and Trails Coordinator Report Verbal Report:** N/A as Ryan has just been appointed.

- b) **Council Liaison Verbal Report:** most updates were provided in discussions in **6. Business Arising from the Minutes**. Additionally:

- Beckingham Place subdivision – there is a possibility for park land acquisition if amenity zoning is approved.

- c) **Chair Verbal Report:** Mark reported the following:

Budget - submitted January 18

Metchosin Sign - referred to Jay January 18

Trails Coordinator

- Ryan appointed about March 6
- Provided briefing March 12

Weir Beach

- Met with Jay and neighbours March 1 to discuss options
- Met with contractor March 3 to explore possibility of using screw piles to anchor stairs
- Met with Jay, Al Herle and Ryan April 6 to discuss engineered options for access

Buffer lands

- Nominated Karen as our representative on the Working Group

William Head crew

- Blaney Park blackberry removal and cleanup March 13 and April 3
- Consulted with District admin on future work. Advised to stay within parks and internal trails. Public Works will maintain roadside and Madill trails
- Future work areas – Ron Wier, Hillman and Branson/Duke trails; clean up Seaspray Park; broom removal in unnamed park in Hackamore subdivision

Liaison with other groups

- Treaty Open House – March 15
- Metchosin Invasive Species Cooperative – March 18 holly treatment in Metchosin, Eleanor Mann and Buckbrush Swamp Parks
- CRD Parks chance find archaeological site workshop – March 23
- Bilson Watershed Habitat Protection Association - April 6 - ex Conservation Officer, Peter Pawels discussed enforcement from CO Service experience perspective

Council/administration related

- Together with Gord Stodola met with the CAO January 30 to discuss her concerns regarding the role of our advisory committee
- Organized joint meeting with Planning Committee of Council – February 21
- Provided Councilor Gray a three-hour field tour of select parks and trails – March 9

Park and Trail maintenance

- Bob Mountain Trail – February 1 – Gord cleared blowdowns
- Metchosin Park – February 22 and March 8 – Gord cleared blowdowns
- Eds Lane – March 27 - Mark assessed a reported hazard tree. Decided to let it fall naturally
- Blinkhorn Nature Park – April 13 Public Works fell a large European Ash in preparation for a subsequent stump treatment
- Unnamed Park in Hackamore subdivision – March 6 – inspected park for broom removal proposed by adjacent resident. Marked if for future work by William Head crew.

Issues:

- Blaney Park - March 10 - unauthorized tree cutting
- Bob Mountain Trail – March 21 – report of excavator working adjacent to the trail. No issue.
- Montreul Hill – March 27 - directional sign knocked down (Public Works has since reinstalled it)
- Mt. Ash SRW - March 21 – machine damage to trail

Action – Mark to file a complaint on behalf of PTASC regarding machine damage to Mt. Ash Lookout statutory right of way.

NB – Councillor Shukin recused himself when Mt. Ash was discussed.

Moved by Gord that the Committee receive the above reports for information. **Carried.**

8. **Correspondence:** none.

9. **Other Business**

a) **Parks and Trails Issues:**

- **Mt. Ash Trail** – discussed under 7c) **Chair Verbal Report**
- **Tree Cutting at Blaney Park** – unauthorized tree cutting has occurred at Blaney Park. Bylaw Enforcement was engaged.
- **Directional Signage to Montreul Hill** - discussed under 7c) **Chair Verbal Report**

- **Chapel Heights** – Lane to Metchosin Road – A gate across the trail has been installed, presumably by the adjacent landowner.
- **Insurance Coverage** – personal injury and liability coverage amounts were discussed.

Action – Trails Coordinator to follow up on issue re Chapel Heights.

10. Adjournment and Next Meeting Date

Moved by Councillor Shukin to adjourn the meeting at 8:48 p.m. **Carried.**

The next meeting will be held on June 20, 2023, or at the call of the Chair.

District of Metchosin

Minutes

**Community Planning Committee Meeting
April 17, 2023 at 7:00 p.m.**

Council Chambers
Metchosin Municipal Hall

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 7:00 p.m.

Councillor Shukin took the opportunity to acknowledge that the Special Community Planning 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 Shukin took the opportunity to thank the many community volunteers in Metchosin in recognition of National Volunteer Week.

1. Agenda, Additions and Approval

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee approve the agenda as presented.

Carried

2. Public Participation

Bev Bacon, resident read her submitted letter regarding the Association for the Protection of Rural Metchosin's (APRM) submission encouraging Council to consider updates to the Land Use Bylaw to adopt restrictions on residential building siting and sizes in the ALR. Ms. Bacon stated she was not in support of what APRM is recommending as she believes property owners have a right to farm but not an obligation to farm.

3. Adoption of the Minutes

Moved and Seconded by Councillor Epp and Mayor Little that the Committee adopt the minutes of the Community Planning Committee meeting held March 13, 2023.

Carried

Moved and Seconded by Mayor Little and Councillor Epp that the Committee adopt the minutes of the Special Community Planning Committee meeting held March 23, 2023.

Carried

Adopted: May 8, 2023

4. Reports

a) Councillor's Update

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

- BC Government Housing Initiative
- Short-term Vacation Rentals
- Buffer Land Stormwater Detention Pond Section 219 Covenant
- Stormwater Infrastructure – Referral Policy

The Committee noted the following related to the BC Government Housing Initiative:

- Being proactive, writing to the province to advise of Metchosin's concerns related to the housing initiative
- Metchosin OCP and Regional Growth Strategy framework
- Advocate through the CRD Board
- Engage with our MLA, Hon. Mitzi Dean
- Learn and be part of policy development, positive tone
- Develop Metchosin's position with the province first, then go to the CRD
- Metchosin is outside of the urban containment boundary

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee recommend Council write a letter to Hon. Ravi Kahlon, Minister of Housing respectfully advising of Council's concerns regarding the new provincial government's housing initiative; **And that** the letter express Council's interest in working with the province on this issue.

Carried

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee recommend Council reach out informally to our neighbouring rural municipalities, MLA Mitzi Dean, and the CRD to explore other opportunities and stay active and informed on the BC government's new housing initiative.

Carried

The Committee discussed the Referral Policy for Stormwater Infrastructure Works and noted the following:

- Include the Agricultural Advisory Select Committee as part of the referral process
- The Policy applies to new applications
- A draft Policy will be brought back to Committee for recommendation of adoption by Council
- Include current bylaw information on stormwater management as background when the policy comes back to the Committee

b) Staff Report, Rezoning Application, 4409 William Head Road

Councillor Gray stated he does not believe he has a conflict of interest with this agenda item as his interests are seen in common with other electors generally however, his property is immediately next door to 4409 William Head Road, and he is a registered owner of the Community Hall adjacent to the subject property. In order to avoid a perception of conflict of interest Councillor Gray left the meeting at 7:34 p.m.

Councillor Shukin introduced the rezoning application for 4409 William Head Road.

Adopted: **, 2023

Michael Starr, applicant provided an overview of the rezoning application. Mr. Starr advised that he is seeking a re-zoning of his property in order to convert the existing residence to commercial space which could be suitable for something like a medical clinic. He plans to build a residence on the same property off Parry Road, further away from the commercial activity in the village core where he can enjoy reduced noise, traffic and increased privacy.

A discussion ensued between the Committee and the applicant as follows:

- Mechanism to reduce smells and emissions from commercial fans
- Commercial changes in the Village Core
- Mile Zero, requirement for Public Information Meeting
- Cannabis or Cannabis production/sales sites
- Guidelines in OCP for commercial spaces
- Referral process to internal and external agencies
- Property owners' intention with the existing house
- Driveway access to the commercial portion of the property
- Ways of addressing the proposed uses for the commercial zoned portion of the property

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee recommend Council does not require the property owner of 4409 William Head Road to host a public information meeting;

And that Council direct staff to refer the application to internal (including the Agricultural Advisory Select Committee) and external agencies for comment;

And that Council request staff to bring back the proposal and applicable land use bylaw amendment for consideration;

And further that Council attend a site visit of the property.

Carried

Councillor Gray returned to the meeting at 8:03 p.m.

c) Staff Report, North American Amateur Radio Field Day, Proposal and Request for Use of Metchosin Facilities

Councillor Shukin introduced the request from the Westcoast Amateur Radio Association (WARA) for use of District facilities during North America Amateur Radio Field Day June 25 & 26, 2023.

Moved and Seconded by Councillors Shukin and Donaldson that the Committee recommend Council approve the use of District facilities during the North America Amateur Radio Field Day June 25th and 26th, 2023.

Carried

d) Buffer Land Working Group Verbal Update

Councillor Shukin reported on citizen appointments to the Buffer Land Working Group, made at the April 13, 2023 In-Camera Council meeting. Councillor Shukin advised the following members of the public have been appointed to the Working Group:

- Bailey Spiteri
- Richard Simpson
- Bonnie Bouveur
- Karen Hoffman (PTASC)
- Brian Grant

Adopted: **, 2023

- Gary Smirfitt
- Anna Hall (MEASC)

5. Correspondence

a) Association for the Protection of Rural Metchosin (APRM), Re: Siting and Size of Residential Uses in the ALR

Councillor Shukin reported that APRM is asking Council to consider an amendment to the Metchosin Land Use Bylaw to allow for siting of homes in terms of Agricultural Land.

Committee discussion:

- Invite Ms. Zimmerman to present to Council
- ALR Land uses/guidelines in other jurisdictions

The correspondence from APRM was received for information.

b) CRD Regional Growth Strategy (RGS) Indicator Report

Committee discussion:

- RGS Indicator Report was well done
- RGS guidelines have put Metchosin in a good place for housing
- Helpful to get a sense in how we are doing as a region

Moved and Seconded by Councillors Gray and Donaldson that the Committee receive the CRD Regional Growth Strategy (RGS) Indicator Report for information.

Carried

6. Adjournment

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee adjourn the meeting at 8:17 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin

Minutes

**Community Planning Committee Meeting
May 8, 2023 at 2023 p.m.**

Council Chambers
Metchosin Municipal Hall

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 7:00 p.m.

Councillor Shukin took the opportunity to acknowledge that the Community Planning 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 as amended with the addition of the following as supplemental information:

- Michael Morgan, Mile Zero Brewing
- Bev Bacon, Mile Zero Brewing
- Kathy Atherton, Mile Zero Brewing

Carried

2. Public Participation

Gary Smirfitt, resident, spoke to the s. 219 Covenant on the Metchosin buffer land in particular Mr. Smirfitt highlighted that the developer was responsible for completing several steps prior to any construction or works taking place on lot D. Mr. Smirfitt noted that in addition, a stormwater management plan had to be submitted and approved by the District's CAO.

Kym Hill, resident, commented as to s. 219 Covenant and the stormwater management plan for the buffer land and expressed concerns as to current construction works taking place on lot D.

Sarah Antony, resident, spoke in support of the request from Mile Zero Brewing to amend their hours to the existing liquor licence noting that she believes the request will not negatively impact the community. Ms. Anthony also spoke to short-term vacation rentals.

Katy Nelson, resident, stated her support for Mile Zero Brewery and the extension of their hours to their liquor licence however she is not in support of them staying open to 11:00 p.m.

Jaroslav Turecek, resident, spoke in support of the change in hours to Mile Zero Brewery's liquor licence. Mr. Turecek believes the brewery is a great place for members of the community to gather and spend time together and the change provides the flexibility for the brewery to extend their hours during the summer months.

Eric White, resident, spoke in support of the change in hours to Mile Zero Brewery's liquor licence.

Lisa Gee, resident, spoke in support of Mr. Smirfitt and Ms. Hill's comments regarding the s. 219 Covenant on the buffer land stating that she would like to see the issue handled appropriately.

Tamara Ballard, resident, spoke in support of the extended hours to the Mile Zero Brewery liquor licence.

3. Adoption of the Minutes

Moved and Seconded by Councillors Donaldson and Epp that the Committee adopt the minutes of the Community Planning Committee meeting held April 17, 2023.

Carried

4. Receipt of Minutes

Moved and Seconded by Councillors Shukin and Donaldson that the Committee receive the minutes of the Parks and Trails Advisory Select Committee meeting held April 18, 2023.

Carried

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee receive the minutes of the Buffer Land Working Group meeting held April 20, 2023.

Carried

5. Reports

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

Councillor Shukin introduced the staff report and provided an overview of the request for Development Permit to allow construction of a one-storey 75 m² garage at 3667 Park Drive. The property is located in the Shoreland Slopes Development Permit Area.

Committee discussed:

- Council site visit of the property
- Stormwater management, sensitive area with proximity to the lagoon
- Specific location of trees that will be removed
- Decrease in impervious surface
- More information related to the rain garden and definitions around run-off of co-efficient greater than 0.8
- Geotechnical engineer's report; no adverse impacts to the slope area

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee recommend 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 of the property;

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

Carried

b) Staff Report, Mile Zero Brewery, Request to Amend Hours of existing Liquor Licence

Councillor Shukin introduced the staff report and provided an overview of the request from Mile Zero Brewery to amend their existing Liquor Licence to extend the brewery's hours of operation. Councillor Shukin summarized the options before the Committee regarding the request.

Adopted: **, 2023

Michelle Morgan, applicant, Mile Zero Brewery, addressed the Committee as to their request to amend the hours to their existing liquor licence. Ms. Morgan advised that they wish to be able to extend their service hours, so they have an opportunity to open earlier on specific days such as on a statutory holiday. With their current liquor service hours, they cannot open prior to 2:00 p.m. on any day and would require a special event permit to open earlier. Ms. Morgan noted that they do not intend to extend their operating hours at this time.

A discussion ensued as follows:

- Extension of liquor service hours from 11 a.m. to 11:00 p.m.
- Two prior public consultations processes were completed
- Council's Strategic Plan, management operations plan for the Metchosin School site
- Town core is becoming more popular and there is a lot of interest in the school
- Look at reassessing the request in one year

Moved and Seconded by Councillors Epp and Shukin that the Committee recommend Council opt-out of the public input process, (no comment from the local government) and therefore the LCRB will be responsible to gather public input.

Defeated
Mayor Little, Councillors Donaldson and Gray opposed the motion

Moved and Seconded by Councillors Gray and Donaldson that the Committee recommend 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

Action: Staff to include further clarification as to when approving special event permits, and whether the hours of the event can be limited;

And that staff provide clarification around liquor licencing standards (hours of operation) for other establishments within 150m of Mile Zero Brewery.

c) Councillor's Update

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

- Attendance at Assistant Chief Lance Caven's Memorial Service
- Update on Metchosin Community Day planning preparations
- Buffer Land Working Group Community Input Meeting, May 9th
- Metchosin Grounds Group meeting held May 4th
- Beckingham Road Amenity Zoning Application public information session May 10th at the Community Hall

d) Report, Stormwater Detention Pond Covenant on the Metchosin Greenspace Buffer

Councillor Shukin provided an overview of the report on the s. 219 Covenant to allow for one or more stormwater detention ponds on the buffer land. Councillor Shukin summarized the obligations under the s. 219 Covenant of the developer, the District of Metchosin and the City of Langford.

Committee discussion:

- Stormwater Management Plan has recently been submitted to the District
- Ensure overall health and protection of Bilston Creek
- Run-off precautions for the industrial site
- Flow monitoring station does not monitor for quality
- Rights and responsibilities once individual lots are sold
- Servicing Agreement between Langford and Metchosin
- Funding in the budget for a hydrologist

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee recommend 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

6. Correspondence

The following correspondence was received for information:

- Michael Morgan, Mile Zero Brewing
- Bev Bacon, Mile Zero Brewing
- Kathy Atherton, Mile Zero Brewing

7. Adjournment

Moved and Seconded by Councillors Donaldson and Epp that the Committee adjourn the meeting at 8:33 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin

Minutes

Environmental Advisory Select Committee

Wednesday, April 5, 2023 at 7:00 P.M.

Council Chambers

Metchosin Municipal Hall

Present: Bill Cave, Garry Fletcher, Councillor Steve Gray, Anna Hall, Merrilee Hoen, Andy MacKinnon (recorder), Ric Perron (Chair)

Regrets: Erin Van de Water

Guests: Members of the Spill Response Team from Beecher Bay (Clarence Campbell, Michael Campbell, Tavion Charles, Tim Charles) and Fire Chief Stephanie Dunlop

The meeting was called to order at 7:05 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Andy and Ric that the Committee approve the agenda as presented.

Carried

2. Public Participation

3. Reports

a) Metchosin Spill Response

- Chief Dunlop and Michael Campbell

Most of the meeting was occupied with discussing two topics: improving representation of Western Canada Marine Response Corporation (WCMRC)'s Geographic Response Strategies (GRS's) in Scia'new Territory and in Metchosin; and the importance of developing on-shore spill response plans for the two communities.

b) Improving representation of WCMRC's GRS's in Scia'new Territory and in Metchosin

For improving representation of WCMRC's GRS's in Scia'new Territory and in Metchosin:

- Both Beecher Bay and Metchosin believe that currently identified GRS's in their communities are inadequate, and don't represent all of the important locations that must be protected in the event of a spill.
- Beecher Bay (Michael Campbell, lead) is working on identifying the additional GRS's that they feel WCMRC must add to their strategic plans. They're looking at these for Scia'new Territory, and beyond (areas where a spill might impact Scia'new Territory).

- District of Metchosin is scheduling a workshop with WCMRC (Michael Lowry) and MEASC members (Garry Fletcher, Anna Hall, Andy MacKinnon) to do the same.
- As Beecher Bay and Metchosin are both working on identifying additional GRS's for WCMRC, and as Scia'new Territory overlaps almost completely with Metchosin's shoreline (they're considering areas as far as Albert Head), we should identify opportunities to work together.
- As Metchosin has a workshop scheduled with WCMRC later this month, to discuss adding GRS's to their plans, it makes sense to have Beecher Bay representatives at that workshop, and to present our GRS's together to WCMRC.

Action Items:

- Michael Campbell (Beecher Bay) and Garry Fletcher (MEASC) to coordinate activities in identifying GRS's.
- Garry, Anna & Andy to reach out to WCMRC (Michael Lowry) and let him know that Beecher Bay and Metchosin are working together to identify additional GRS's, and that representatives from Beecher Bay will join us at our workshop.

c) Developing on-shore spill response plans for Beecher Bay and Metchosin

For the importance of developing on-shore spill response plans for the two communities:

- Coast Guard and (for petroleum tankers) WCMRC are responsible for dealing with spills when they're on the water. But both Beecher Bay and Metchosin share a concern about how these spills get dealt with when they reach the shoreline.
- In the event of a spill, we need to ensure that there's a protocol in place that would have Coast Guard and/or WCMRC quickly alert our two communities.
- We need plans in place for how our communities will respond to a spill. Stephanie developed a draft Shoreline Spill Response Plan some years ago; that might be a good starting point.
- Tim Charles described a training plan that some of Beecher Bay's Emergency Response members had taken: Shoreline Clean-up Assessment Technique (SCAT).
- Again, it's recommended that our two communities work together to develop a shoreline spill response plan.

Action Items:

- MEASC recommends that Metchosin Mayor and Council reach out to Beecher Bay Chief and Council and reach agreement on jointly developing a shoreline spill response plan.
- Assuming that such agreement can be reached, MEASC recommends that Council identify Stephanie Dunlop (with the support of MEASC) as the Metchosin lead for developing this plan.

d) Additional areas of concern

Some additional areas of concern raised during the meeting:

- Garry Fletcher presented two handouts (attached) that showed the effects of wind and currents on when WCMRC could respond to a spill. The red lines (wind) and white arrows (current) indicate when wind or currents are too great (wind speed >28 km/h, current >3 knots) for WCMRC to respond to spills. Perhaps Metchosin Council should consider asking Transport Canada to direct oil tankers to not transit our coastline when wind or current are too high for a WCMRC spill response.
- Petroleum spills travel at 100% of the current speed, plus 5% of the wind speed.
- Stephanie Dunlop emphasized the importance of having a response on-site in the first hour (the “Golden Hour”), and how the mandate of WCMRC and Coast Guard is to be on-site within 3 hours. There was a discussion about how to involve experienced local mariners with skookum boats. There are concerns about how to ensure insurance and cover liability.

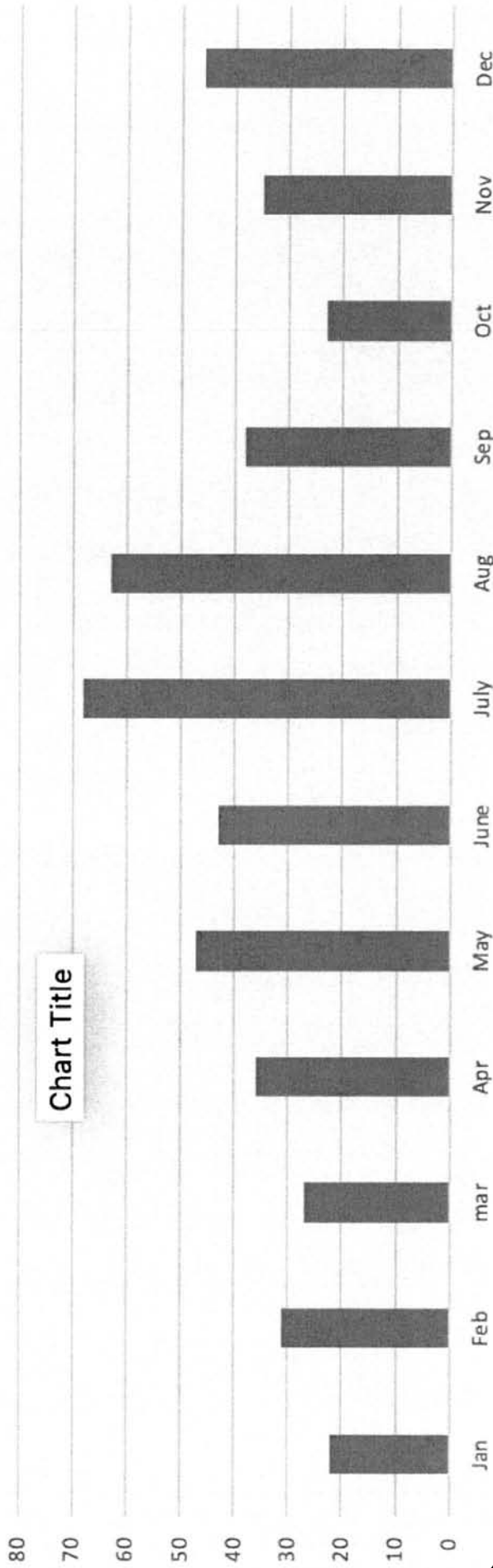
4. Adjournment and next meeting

The meeting adjourned at 8:20 p.m.

The next scheduled MEASC meeting is Tuesday April 25 at 7:00 p.m.

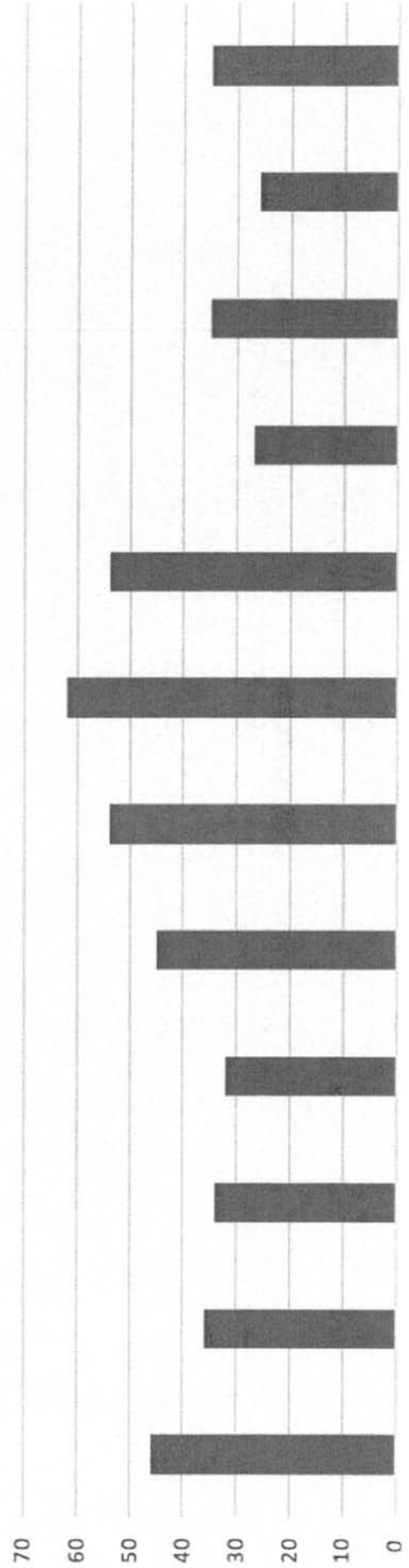
greater at the eastern entrance of the Strait of Juan de Fuca

(as measured by Environment Canada at Race Rocks)



% of time per month in 2020 when wind speed was 28k/hr or greater at the eastern entrance of the Strait of Juan de Fuca

(as measured by Environment Canada at Race Rocks)



District of Metchosin

Minutes

Environmental Advisory Select Committee Meeting

Tuesday, 25 April, 2023 at 7:00 P.M.

Council Chamber

Metchosin Municipal Hall

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

Regrets: Anna Hall

Ric presented an overview of MEASC's work as an update for the members of the public.

The meeting was called to order at 7:10 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Bill and Erin that the Committee approve the agenda as presented.

Carried

2. Presentations: None

3. Public Participation: see below

4. Adoption of Minutes

Moved and Seconded by Steve and Ric that the Committee approve the minutes of the Environmental Advisory Select Committee meeting held on March 28, 2023 and April 5, 2023.

Carried

5. Review of Minutes

a) Council and Standing Committee Minutes

Moved and Seconded by Steve and Andy that the Committee receive the Council and Standing Committee Minutes for information.

Carried

b) Advisory Committee Minutes

Moved and Seconded by Steve and Garry that the Committee receive the Advisory Committee Minutes for information. Andy noted that the Advisory Committee minutes were not included in the agenda package.

Carried

6. Business Arising from the Minutes

(a) MEASC Representative(s) sitting on the Buffer Land Working Group

Anna Hall will join the group. Andy MacKinnon and Erin Van de Water will be the alternates

when Anna is not available.

7. **New Business: None**

8. **Reports**

(a) Metchosin Climate Action Plan – Council-Pinna Sustainability Workshop

Steve gave a summary of the Workshop that took place earlier in the day, showed some of the slides and reviewed Pinna's proposed plan for the benefit of the audience. Public participation followed (see below).

9. **Correspondence: None**

10. **Adjournment and Next Meeting Date**

Moved and Seconded by Steve and Ric that the Committee adjourn the meeting at 9:06 p.m.

Carried

The next meeting will be held on Tuesday, 30 May, 2023 at 7:00 p.m.

Public Participation

All participants were Metchosin residents.

Andy Greenslade pointed out the lack of consideration of new technologies and innovation within the four focus areas of the Pinna draft plan.

Bill Cave suggested that anything that Metchosin District can't do, the people should advocate with government to bring in.

Ric Perron will write Council a letter with recommendations that Metchosin not go ahead with replacing the EV chargers. He also made comments about the high environmental costs of EVs and solar panels.

Andy MacKinnon told us about his research two years ago into replacing the EV stations including charging costs and the role of companies who could supply the stations. No follow up was done at that time.

Nicole Lalonde presented the idea of having a solar powered EV charger at the Park and Ride facility at St. Mary's church. She suggested a smaller, shuttle bus to move people to the exchanges from the Park and Ride areas.

Alison LeDuc spoke about the Transit On-demand concept and mentioned Bowen Island where a pilot project is in place.

Bev Bacon suggested investigation into whether Transit could pick people up at their driveways. She presented a critique of the draft plan. She wants to see well defined objectives and the steps to get there in the final draft with specific emphasis on ecosystems, water conservation and active transportation. Bev mentioned that grasslands are better at sequestering carbon than forests.

Garry Fletcher indicated that forests should be enhanced in addition to the preservation of forests.

Nicole Shukin suggested changes in zoning (down zoning, ecological restoration zoning) in support of preservation of large forested areas and she wants to find out the status of the ferry from Royal Bay to downtown.

Alison LeDuc wants to have some Metchosin designated parking spaces at Royal Bay but there are no planned Park and Ride areas there.

Nicole Lalonde suggested a community bus to pool rides for regular trips such as grocery shopping.

Nicole Shukin suggested finding the “carrying capacity” of Metchosin.

Nicole Lalonde likes the idea of working with partners e.g. APRM, Metchosin Foundation. Conventional covenants are expensive so perhaps some other types of covenants could be created to facilitate preservation of larger swathes of land especially adjacent to public land.

Katy Nelson emphasized the importance of oversight of covenants to make sure standards are upheld.

Alison LeDuc suggested arranging pilot projects to investigate ways to reduce the impact of fertilizer on nitrogen emissions and of manure on methane emissions.

Bev Bacon suggested rehearsals of heat dome and disaster responses e.g. fire trucks bringing water.

Nicole Shukin suggested the new fire hall be built as a model of green construction for the District.

Selby Saluke emphasized the importance of moving quickly. He wonders how we can engage the current group of Metchosin residents who don't feel the urgency of the situation.

Andy Greenslade felt the education of others must come from the community because it will be more meaningful than the many messages from government and media.

Nicole Shukin suggested a series of climate awareness talks by people such as the planner.

Bev Bacon suggested bringing back the quarterly newsletter from the District to all residents giving updates about climate actions.

Mike Ballard suggested getting a group of homes together to upgrade their e.g. insulation at once rather than applying for grants on an individual basis. He thought that contractors would offer a better price.

Tamara Ballard asked if it is possible to get money from the Infrastructure Grant to purchase property for a Metchosin park and ride in the Royal Bay area.

Tina Hansen

From: MARK ATHERTON
Sent: June 8, 2023 5:26 PM
To: Tina Hansen
Subject: Fwd: Metchosin Community Day 2023
Attachments: Metchosin Community Day Final.docx

Hi Tina

Please add this to the agenda for the June meeting.

Thanks.

Mark

From: '
To: ">
Cc: "Violaine Mitchell" <v
Sent: Wednesday, June 7, 2023 1:12:19 PM
Subject: Metchosin Community Day 2023

Good day,

The Metchosin Community Day Committee is starting to plan our new event on Sunday September 10th. We are contacting you as a representative of a Metchosin non-profit society, to see if you would be interested in having a booth for a display, information or fundraising. We are restricting vendors to local non-profit groups, as the event this year will be much smaller and more community-based. The Metchosin Market will take place as usual.

I have attached the article from the May edition of the Metchosin Muse, for information. Please respond by July 2nd if your organization would like to participate, with the following information:

- Name of organization:
- Contact information:
- Type of stand: (display/fundraising / food vendor):

You will need to provide your own tents, tables, chairs. Assume no power!

We hope your organization will join us at Metchosin Community Day!

I am working from an old mailing list, so please let me know if you are not the right person to contact.

Regards,
Jill Peterson

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!



DISTRICT OF METCHOSIN

M E M O R A N D U M

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.

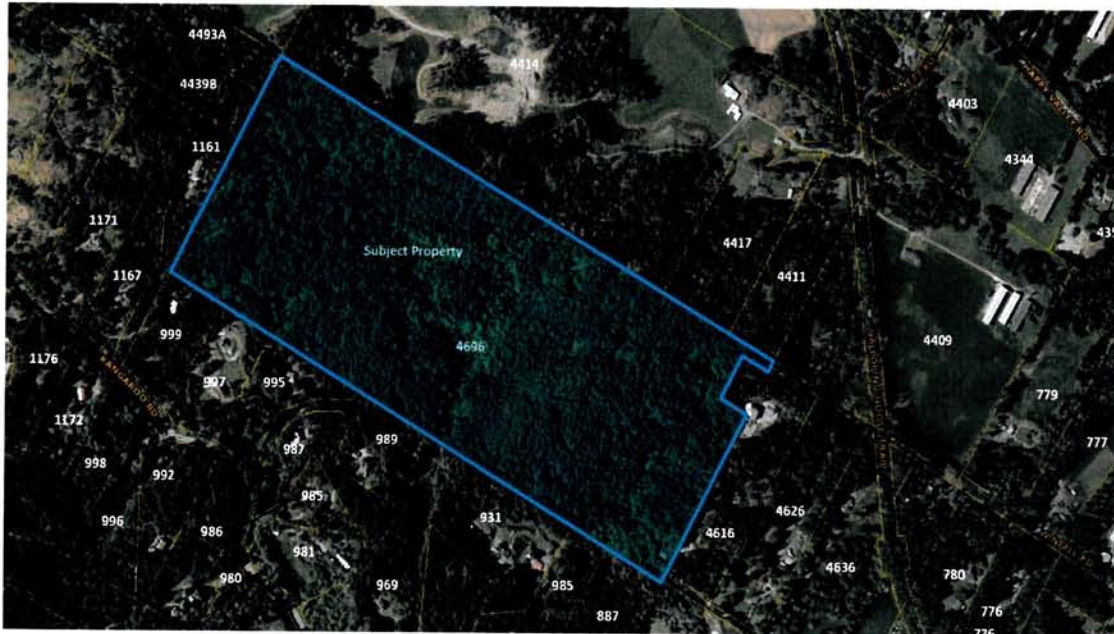
Sincerely,

Sue-Lin Tarnowski
Interim Chief Administrative Officer

Site Plan – 4696 Beckingham Road



Aerial Site Plan – 4696 Beckingham Road





Report to Planning Committee

To: Sue-Lin Tarnowski, Interim Chief Administrative Officer
From: Katherine Lesyshen, Planner
Date: March 23, 2023 File No: 3360-22-01
Subject: Rezoning Application - 4696 Beckingham Road

OBJECTIVE

To introduce a Rezoning and Official Community Plan (OCP) Amendment application for the property at 4696 Beckingham Road for 24 Residential lots (a requested increase of 4 lots), with a proposal of 16 hectares of Park and Open Space (consisting of 40% of the lot area) (Conceptual layout - Appendix 1), with the concept 'generally' following the Amenity framework. It includes 4 additional lots and the potential to bring community piped water to service the subdivision. Additional lots are proposed to offset the costs associated with bringing piped water to the property.

Due to the proposed increase in density, the proposal is not in alignment with the Amenity Zoning Section 6.8 of the Official Community Plan, nor Council Policy PL-400.30 which states generally that council does not ordinarily support increased density by way of rezoning and OCP amendments, with the caveat that Council will review and make considerations for each application on a case-by-case basis.

If Council would like to proceed with rezoning and amending the OCP for the property, two options for facilitating the increased lots are provided, and one option to rezone the property in alignment with the current OCP and policy framework is provided.

BACKGROUND

An Amenity Zoning proposal for this property went forward to the Planning Committee in May 2022. At this meeting, the Committee requested that additional environmental analysis be undertaken in order to show the environmental value of the land, and to minimize alteration to the lands.

At this meeting there was Committee discussion about the possibility of the owner providing community piped water to the site, rather than using wells, as a way to protect the aquifer in the long term. The owner has analyzed the cost implications of bringing piped water to the site, and has resubmitted a proposal with the Environmental detail requested. Four additional lots are included to offset the costs of bringing water to the property.

PROPOSAL

The owner of the property at 4696 Beckingham Road (Section 16, Metchosin District 30 except Part in Plan VIP62759) has submitted an updated environmental report, a new subdivision concept layout and cost estimates associated with extending piped water to the property. The proposal is for a 40ha

(100acre) subdivision that includes 24 residential lots (an increase of 4 lots), with a proposal of 16 hectares (39.5acres) of Park and Open Space consisting of 40% of the lot area.

In response to the request for a more detailed environmental evaluation, the owner has taken a new approach to the site design, which includes a detailed report of the environmentally sensitive areas located on the property. The new subdivision layout includes 'cluster development' primarily located outside of these environmentally sensitive areas, and where environmentally sensitive areas are within the proposed parcels, additional measures outlined in the Environmental Overview are proposed to be incorporated to protect those areas.

The owner has provided a hydrology report that indicates that well water for 20 lots is feasible for subdivision (Appendix 2). However, in response to community concerns regarding protection of the aquifer, the owner has prepared a cost estimate to provide water service extension to the site, and estimates that four additional lots would offset the costs of bringing water to this proposed neighbourhood. The cost estimate for bringing piped water to the site is attached (Appendix 3).

POLICY CONTEXT

Local Government Act

Under the *Local Government Act (LGA) (Part 14, Div 2, Sec 460)*, Council is obligated to consider every application for change in land use.

Official Community Plan

The property is currently designated and zoned 'Rural' under the *Official Community Plan* and the *Land Use Bylaw*. Under Section 6.8 of the OCP, "*all lands (except those in the ALR) may be considered for amendment of the Plan designation and rezoning to the Amenity Designation/Zone for the purpose of subdividing, using variable lot sizes provided that no less than 25% of the gross area is dedicated for public amenity purposes provided there is no increase in density or number of lots.*"

- A. The proposal is not in compliance with Section 6.8 Amenity Development provisions of the Official Community Plan for amenity development because of the increased density. If Council chooses to advance the proposed Amenity Zoning with additional lots, a complex OCP Amendment and policy review would be triggered along with the Zoning Amendment.

Council Policy PL-400.30

The proposal is also contrary to Council Policy which states:

1. Applications for rezoning and for amendments to the Official Community Plan which involve a proposed increase in density are contrary to Council policy and will, therefore, normally be refused. However, Council will review the merits of such an application if the owner wishes that the application be considered by Council.
2. Applicants for rezoning and/or for amendments to the Official Community Plan which contravene Council policy shall be requested to sign an acknowledgment that they have received a copy of this policy, that they understand its content and that they wish to proceed with the application notwithstanding the policy.

Note: the applicant has acknowledged that they have received a copy of this policy and that they wish to proceed on the merits of their application.

CRD Regional Growth Strategy

The following policy statements are related to managing infrastructure in the region. Any proposed changes to the OCP must align with our Regional Context Statement and the Regional Growth Strategy.

2.2 Manage Regional Infrastructure Service Sustainably

Infrastructure services may be impacted not only by an increased demand for the service as the population grows, but also by the form, pattern and location of new development. Servicing new development with limited or low density, which adds fewer new users per unit length of water or sewer pipe than the system average, would generally be more expensive than in denser areas. The costs of operating and maintaining this infrastructure over its lifecycle require consideration beyond the one-time capital investment.

Policies

2. Provide new water system services (public or private) only to areas where Official Community Plans contain strong growth management provisions and where: a. For a municipality, the areas to be serviced are shown on Map 3(a) as either Urban Containment Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with Official Community Plan servicing provisions and an accepted Regional Context Statement identifies the population to be serviced and how growth in water demand will be addressed.

WATER EXTENSION

The Well Water Supply Study indicates that 20 wells for 20 potential lots, matching the current density permitted, is feasible (Appendix 2). However, community concern was voiced over the long-term viability of the aquifer. Discussion at last May's Planning Committee meeting resulted in a question as to whether it was feasible to bring piped water to Beckingham Road.

Section 12.11 of the OCP supports expansion of the water system to existing residents and the limited growth contemplated by the OCP. The District remains committed to community water as an option, but district bylaws do not require the extension of community piped water. Well water is an acceptable form of servicing.

The OCP promotes responsible extension of water services, including the development of a 'water strategy' to determine the quantity and quality of water sources, and assess the impact current development is having on existing water sources. Confirmation of the availability of sufficient water is a requirement of any subdivision approval. However, there is no water strategy in place at this time, so the District is relying on professional reports indicating that appropriate water supply is available.

A preliminary cost estimate of \$3M to bring water to the site has been provided by Islander Engineering (Appendix 3), which would be paid for by the owner. The owner is proposing four additional lots to offset the costs of bringing piped water to the site, an approximate distance of 1km, and could involve installation of a pump station.

ENVIRONMENTAL

The property contains second growth forest, with rocky outcrops, streams, and wetlands. There is an existing home on the southeast corner, and the property is criss-crossed by existing logging roads. The property is also home to Hewitt Creek, and some relatively steep terrain.

The attached Environmental Overview report, prepared by Swell Environmental, dated Jan 3, 2023 (Appendix 4) has confirmed the presence of sensitive ecosystems and riparian areas on the property. No permanently protected nests or specific critical habitats were observed, however, the property does provide extensive valuable habitat for birds, amphibians, reptiles, and small and large wildlife. Recommendations for protecting this area have been included in the report.

Further, the report includes a number of environmental protection measures that will be secured as part of a covenant with the owner of the property at time of rezoning and/or subdivision, as applicable. A more detailed environmental and Riparian Area reports will be required at the time of subdivision to detail site design and protection measures of individual parcels.

Environmental considerations in conceptual site design

The current assessment provides a basis for environmentally sensitive design, including identification of developable areas, protected areas, identification of Streamside protection and enhancement areas (SPEAs) and proposed buffer areas to protect trees. The proposed layout was designed to protect all large herbaceous terrestrial outcrops and waterbodies. 40% of the property is being proposed as park/open space. Trails are proposed within the lands to be dedicated. Roads generally follow existing road layout to minimize site disturbance.

Council will need to confirm that significant value exists on the property to meet the requirements.

The report to Council from May 2022 is attached for Background information (Appendix 7).

OPTIONS

Given that OCP amendments are not discussed lightly, analysis of the OPTIONS are outlined below. Four options are presented. Every option involves tradeoffs and implications that must be considered carefully. Please note that Council must, under the *Local Government Act*, consider any proposed rezoning/OCP amendment brought forward by an owner, but Council has discretion to determine the merits of that proposal.

Shared benefits of considering increased density and provision of community piped water (Option 1 or 2):

- a. The proposal brings piped water to the property, reducing potential strain on the aquifer in the long-term. Note: The Well Water Capability report has confirmed well water is feasible.
- b. Other property owners between Moreland Road and Beckingham Road may have the option of connecting to the water system if they choose. Piped water is currently available at the corner of Kangaroo Rd and Moreland Rd currently.

OPTION 1: Amend the OCP - Section 6.8 Amenity Development to accommodate increased density. Not in alignment with the OCP of Council Policy PL-400.30.
Implications A. Broader community conversation/Public engagement needs to be undertaken by the District to understand what reform to Section 6.8 of the OCP could be seen as beneficial to the community. One of the amendments would need to include 'increased density' as a tradeoff to Amenity Development, in order to facilitate this proposal – which may or may not be supported – and represents uncertainty for the applicant.

B. Hosting additional conversations about a change to Section 6.8 Amenity Development, viewed by staff as a fundamental change to the Official Community Plan, will result in significant delays for the applicant.

C. There will be a cost to the municipality associated with hosting these conversations to amend this section (public engagement).

D. Amendments to Section 6.8 could encourage new/more applications, which means more eligible applicants might take advantage of Amenity Development proposals over conventional development proposals – providing an overall benefit to the community. Note that additional applications will also necessitate additional staff time to respond to them.

E. In addition to non-compliance with the OCP, proposed increases in density are generally considered contrary to Council policy (Policy 400.30).

F. New guidelines will need to be created in Policy PL-400.30. This will need to be completed as a priority.

OPTION 2: Amend the OCP land use designation (map) to accommodate increased density. Not in alignment with Council policy PL-400.30.

Implications

A. The District will see a potential increase in Rezoning/OCP amendment applications across the community to increase the number of lots within the municipality. New applications to rezone and amend the OCP will place strain on existing District resources to respond to them.

B. New guidelines will need to be created in Policy PL-400.30, as a priority.

C. There will be a cost to the municipality associated with hosting conversations with the community to amend this policy (public engagement). One of the amendments would need to include where and under what conditions 'increased density' may be desired – which may or may not be supported – and represents uncertainty for the applicant.

D. This type of OCP amendment is a relatively straight forward bylaw amendment, similar to Option 3, but will involve significant conversation with the community which will result in delays for the applicant.

E. By not using the Amenity Zoning section of the OCP, additional legal agreements may need to be entered into with the applicant with cost implications for both the District and the applicant.

RECCOMENDED

OPTION 3: Direct staff to work with the applicant to bring forward an 'amenity zoning and OCP amendment' in compliance with OCP as currently written, and in accordance with policy PL-400.30.

Implications

A. The density of the site remains the same, which means that the OCP and Policy PL-400.30 can be met.

B. Amenity lands are provided as intended, using the current OCP as a guide for community growth including environmental protection, clustering of housing, and dedication of lands identified as having great environmental value.

C. This type of OCP and rezoning amendment is a relatively straight forward because it is in compliance with the OCP as currently written, with a shorter and more certain timeline for the applicant than Option 1 and 2.

D. Public engagement includes an Open house hosted by the applicant, and a public hearing hosted by the District, relieving the district of costs associated with community engagement.

D. Water to be provided onsite via wells rather than community piped water. This relies on a professional Hydrogeologist to confirm that wells are feasible, which has been confirmed.

E. The future properties will not benefit from connecting to community piped water.

F. The municipality will still achieve the desired benefits over a conventional subdivision (option 4) such as more environmentally sound development pattern, preserving Metchosin's rural character, minimizing adverse impacts on existing residents, reduced maintenance costs associated with shorter infrastructure networks and provision of amenities such as parks and nature preserves which would not otherwise be acquired.

OPTION 4: Deny the application. Rezoning of the land is not supported at all.

Implications

A. The owner can currently make application for a 20-lot subdivision with a conventional subdivision application.

B. Lots will be larger, environmental protection will still be a consideration as part of the subdivision application (ie. Riparian Areas Protection Regulation). However, environmentally sensitive areas will be located on private lots.

C. Increased costs for the developer and the municipality due to longer roads required to service the site.

D. Water to be provided onsite (via wells).

E. No land will be protected by way of dedicating amenity lands to the District, but 5% parkland would be required as part of subdivision. The other options must protect a minimum of 25% of the site, with approximately 40% of the site proposed to be protected.

PROCESS

It would be the applicant's responsibility to host a public information meeting. The meeting is intended as an opportunity for the applicant to explain their proposal to the public, answer questions, and obtain feedback. Feedback received from the public can then be used to refine the proposal prior to proceeding with the preparation of the bylaws.

In addition to the public information meeting, if Council proceeds with options 1, 2 or 3, the proposal would be referred to the District's advisory committees – namely the Metchosin Environmental Advisory Select Committee and the Parks and Trails Advisory Select Committee – for input. In addition, referrals will be sent to external agencies (a list of external agencies is attached as Appendix 5) for comment, and modifications to the proposal will be made. The referral process may trigger the provision of additional studies by the applicant.

Note that where amendments to the proposal are needed, those will be made prior to any public hearing.

If advancing the rezoning (Option 1, 2 or 3) The steps will include:

1. Council direction to proceed
2. Applicant's Open house
3. Referral of the Application internally and externally for comment
4. *Other engagement as required, depending on the option chosen
5. Applicant refines their plans and provides additional information and/or a modified proposal based on feedback.
6. Staff prepares a report including bylaws and any legal agreements for Council. Council considers 1st and 2nd reading of the bylaw.
7. Public hearing (consideration of 3rd reading may be given following the close of public hearing)
8. Applicant meets any final conditions required by the district.
9. 4th reading of the bylaws (adoption).

RECCOMENDATION

THAT the Planning Committee recommend that COUNCIL

Proceed with consideration of Amenity Zoning (20 Lot subdivision)

***(Option 3)* Direct staff to work with the applicant to proceed with an 'amenity zoning and OCP designation amendment' in accordance with policy PL-400.30 and in compliance with the OCP as currently written, which confirms that Council agrees that significant amenity value exists on the lands, direct the applicant to initiate a Public Input Meeting for the 20-lot Amenity development, and proceed with referring the application to internal and external agencies for comment.**

Rationale for recommendation:

The current proposal is out of alignment with the current OCP, as well as policy PL 400.30. The applicant has provided improved environmental reports and layout, which could easily be adapted to a 20-lot layout. The Hydrology report states that it is feasible to use well water in this instance (whether the 20-lot subdivision is conventional or an Amenity development). While it is worthwhile debating community growth, and whether there are merits to increasing residential options in the community, there are many community questions that could be reviewed at this stage (climate, growth management, housing options, the definition of rural, and more). An OCP Review initiated by the District would be the most efficient way to conduct these community conversations, rather than a fragmented approach to these discussions. This rezoning application forces these debates onto an applicant's timeline, which is not viewed as beneficial to the applicant, nor the District. An OCP review should be undertaken at some stage, and that will involve prioritization of that project in the Strategic Plan and the budget.

OTHER OPTIONS:

Not in compliance with OCP or Policy 300.40

1. (Option 1) Direct staff to begin preparing for community engagement for OCP amendments related to Section 6.8 and Policy 400.30 to address growth management, direct the applicant to initiate a Public input meeting for the 24-lot proposal, come back to Council to consider general amendments to Section 6.8 Amenity Development of the OCP, and bring back proposed amendments to the relevant documents as a result of engagement.

Not in compliance with Policy 300.40

2. (Option 2) Direct staff to begin preparing for community engagement for changes to Policy 400.30 to address growth management, proceed with amending the land use bylaw and OCP land use designation (maps) as per the 24-lot concept plan, direct the applicant to initiate a Public Input Meeting for the 24-lot proposal, and bring back proposed amendments to Policy 400.30 as a result of engagement.

Conventional subdivision

4. (Option 4) Deny the application to rezone and amend the OCP.

Respectfully submitted,

Katherine Lesyshen, MCIP, RPP
Planner

Attachments:

Appendix 1 – Proposed Concept layout
Appendix 2 – Well Water Supply Study, LHC Ltd, revised Feb 23, 2023

- Appendix 3 – Estimated Probable Costs to extend water service, Islander Engineering, dated Jan 13, 2023
- Appendix 4 – Environmental Overview report, Swell Environmental, January 2023
- Appendix 5 – Internal-External referral list
- Appendix 6 – Section 6.8 Amenity Development (OCP excerpt)
- Appendix 7 – May 2022 Staff report (Background)

Location Map:





Report to Planning Committee

To: Chief Administrative Officer
From: Planner
Date: 2022-May 10 File No: 3360-22-01
Subject: Rezoning Application - 4696 Beckingham Road

OBJECTIVE

To introduce a Rezoning and Official Community Plan (OCP) Amendment application for the property at 4696 Beckingham Road for 24 Residential lots (an increase of 4 lots), and 16 hectares of Park and Open Space (consisting of 40% of the lot area).

This proposal necessitates an Official Community Plan Amendment to permit four additional lots beyond what is currently permitted. The proposal requires that an exception be considered to Section 6.8 Amenity Development of the Official Community Plan (Bylaw 258), by amending the definition to permit a reasonable increase to the number of lots under certain circumstances.

BACKGROUND

An Amenity Zoning proposal for this property went forward to the Planning Committee in May 2022. At this meeting, input was provided to the owner of the property, and Committee requested that the following be considered as they moved the application forward:

PROPOSAL

The owner of the property at 4696 Beckingham Road (Section 16, Metchosin District 30 except Part in Plan VIP62759) has submitted additional information in relation to this application.

In response to the feedback regarding more detailed environmental evaluation, the owner has taken a new approach to the site design, which includes a detailed report of the environmentally sensitive areas located on the property. The new conceptual layout for the subdivision includes 'cluster development' primarily located outside of these environmentally sensitive areas, and where environmentally sensitive areas are within the proposed parcels, additional measures will be incorporated to protect those areas.

In response to concerns regarding protection of the aquifer, the owner has prepared a cost estimate to provide water service extension to the site, and estimates that four additional lots would offset the costs of bringing water to this proposed neighbourhood.

However, Section 6.8 Amenity Development provisions of the Official Community Plan does support additional lots as part of amenity zonings. If Council chooses to advance the proposed Amenity Zoning with additional lots, an OCP Amendment would be triggered simultaneous to the Zoning Amendment. The applicant will need to amend the OCP definition of "Amenity Zoning".

The intention of the applicant is to meet or exceed all other aspects of the Amenity Zoning, while also bringing in piped water to protect the aquifer for the long term.

The existing lot is shown in the location map at the end of this report and is 40.45 ha (99.95 acres). The updated proposal is shown in detail in Appendix A, and includes a 24 lot conceptual subdivision plan, and a park area of approximately 16 ha (40% of the site).

POLICY

The property is currently designated and zoned Rural under the Official Community Plan and the Land Use Bylaw.

CRD Sensitive ecosystems mapping shows the parcel as having 2.408 ha WN:sp ecosystem, or wetland swamp.

Wetland ecosystems are areas that are saturated or inundated with water for long enough periods of time to develop vegetation and biological activity adapted to wet environments. This may result from flooding, fluctuating water tables, tidal influences or poor drainage conditions. Most wetlands are nodes of high biological diversity supporting many species such as ducks, songbirds, amphibians, and invertebrates that need both wetland and adjacent terrestrial ecosystems for their life-cycle. Wetlands also help to reduce levels of sediments, nutrients and toxic chemicals in the water. Swamp subclasses of wetland have poor to very rich wetland on organic or mineral soils, with gently flowing water table, treed or shrubby vegetation.

The property is also home to Hewitt Creek, and some relatively steep terrain. A map of the steep slopes and riparian areas is provided in Appendix C.

The applicant has applied for rezoning under the Amenity Development provisions of the Official Community Plan (Section 6.8). The Amenity Development provisions have property eligibility criteria as follows:

1. All property, excepting that which is within the Agricultural Land Reserve, is eligible provided that it is large enough to allow subdivision under the existing zoning.

2. The land shall have been subject to sound environmental stewardship practices. Where land has been degraded through inappropriate use, exceptional justification for consideration would be required.
3. There shall be significant value in the amenity lands in terms of environmental and/or recreational and/or sustainable community renewable resource use.
4. Owners of adjacent properties are encouraged to plan and develop their lands jointly in order to maximize opportunities for environmental and community benefits.

The Amenity Development provisions also indicate that the amenity designation is possible “provided that there is no increase in density or number of lots to be created by the subdivision, other than that specified in Section 6.8.2(4)(b).” Section 6.8.4(2)(b) provides a calculation of dividing a lot area by its minimum lot size of the existing zoning to determine the density. The density potential of the existing lots, based on land area, is as follows - $40.45 \text{ ha} \div 2 \text{ ha} = 20 \text{ lots}$.

Process

The District has a policy (400.80) that states that staff will recommend that any rezoning where an amenity is proposed, be forwarded to an informal Public Information Meeting. If required, the District policy is that the Public Information Meeting be held in conjunction with a Planning and Environment Committee Meeting prior to the introduction of the draft amendment bylaw(s) for First Reading. The policy requires that notices be sent to adjacent owners within 60 m of the subject property, and a notice be published in the newspaper advertising the public information meeting. It is up to Council to decide whether a public information meeting is required or not.

It would be the applicant’s responsibility to host a public information meeting. The meeting is intended as an opportunity for the applicant to explain his proposal to the public, answer questions, and obtain feedback. Feedback received from the public can then be used to refine the proposal prior to proceeding with the preparation of the bylaws.

In addition to the public information meeting, if Council proceeds with the application, the amenity zoning would be referred to the District’s advisory committees – namely the Metchosin Environmental Advisory Select Committee and the Parks and Trails Advisory Select Committee – for input. That input would ideally be shared at the time of a public information meeting, to allow for refinements to the proposal prior to first and second reading, but could be provided at the time of the bylaw consideration. Note that where amendments to the proposal are needed, those should be made prior to any public hearing.

DISCUSSION/ANALYSIS

Eligibility

To be eligible for an amenity development, the applicant must satisfy staff and Council that the property meets the property eligibility criteria as identified in the Official Community Plan.

- 1) *All property, excepting that which is within the Agricultural Land Reserve, is eligible provided that it is large enough to allow subdivision under the existing zoning.*

The property at 4696 Beckingham Road, at 40.45 hectares, has the potential to be subdivided into twenty (20) 2-hectare (4.94 acre) lots.

- 2) *The land shall have been subject to sound environmental stewardship practices. Where land has been degraded through inappropriate use, exceptional justification for consideration would be required.*

The land has been undeveloped, and therefore represents untouched land.

- 3) *There shall be significant value in the amenity lands in terms of environmental and/or recreational and/or sustainable community renewable resource use.*

The land currently proposed for amenity use includes wetland ecosystem, and a riparian area. The area currently proposed for the residential lots does not have any other sensitive ecosystems. The riparian ecosystem, as well as the steep rocky outcrop area which includes three veteran trees and a small area that fulfills requirements for habitat for a red-listed species, the Sharp-tailed snake (although no red or blue listed species were noted during the site visit). The environmental report indicates that the property does possess some environmental value.

From a staff perspective, given that the area is undeveloped, and includes wetlands, there is sufficient environmental value and potential recreational opportunities to warrant consideration of amenity zoning. The lands proposed as an amenity appear to be worthy of conservation from, at a minimum, an environmental perspective. However, it is worth noting that acquisition through an amenity zoning is only one option to protect the lands. A considerable portion of the property is undevelopable and already identified in the OCP as a Sensitive Environment (surface erosion potential) due to its steep slopes, as well as being a riparian area subject to provincial Riparian Areas Regulation. If the property was proposed for subdivision, the steep slope and riparian areas shown in Appendix C would be protected from development through provincial riparian areas regulations, or through environmental covenants required as part of the subdivision process. However, much of the lands surrounding the wetland and steep slopes might not be otherwise protected. It is also worth noting that while these areas may be undevelopable, they would not otherwise be protected as public lands; rather they would be included in private lots, but be protected through covenants.

Process

1. Given the Amenity provisions in Section 6.8 of the OCP Council must be satisfied that the amenity lands hold “significant value” in terms of environmental and/or recreational and/or sustainable community renewable resource use. The environmental report prepared by _____ is included in Appendix B. Note that amenity rezoning applications are typically be forwarded to both MEASC and PTASC as part of the process, so input will be provided by both these groups as part of the proess. These referrals do not necessarily need to occur prior to advancing the application to a public information meeting, and indeed, referrals are generally made once Council has agreed to forward the application for consideration. Advisory committee input would be shared with Council as part of the analysis at the time of the first readings of the bylaw, or otherwise in advance of the public hearing (i.e. prior to third reading), to provide time for Council to request changes, and for the applicant to incorporate comments. . If MEASC or PTASC, for instance, did not feel the property held significant value, then Council could use that information to inform any decision to proceed with any readings of the bylaw.
2. If Council is comfortable with number 1, and therefore wishes to move the application forward, they must decide whether to require a public information meeting. A public information meeting is an opportunity for the applicant to explain their proposal to the public. It is different than a public hearing, which will still be required as part of any Land Use Bylaw amendment (rezoning) process to enable community input.
3. Regardless of whether a public information meeting is required, to move forward, Council must request staff to prepare the required land use bylaw amendment for consideration. If a public information meeting is required, the earliest date for a public information meeting in conjunction with a Planning Committee meeting would be June 13, and a bylaw would be brought forward at a Council meeting after the public information meeting (June 27). If no public information meeting is required, the bylaw could be brought forward for first and second reading at the June 6 Council meeting. Once first and second reading are passed, a public hearing would be scheduled.

OPTIONS

The following options are available for Council.

1. Confirm that significant value does exist and:
 - a. Request staff to schedule a public information meeting together with the applicant, including notifying adjacent landowners and publishing an advertisement in the newspaper; and
 - b. Request staff to prepare the land use bylaw amendments for consideration at a Council meeting following the Public Information Meeting.
 - c. Refer the application to both MEASC and PTASC
2. Confirm that significant value does exist and:

- a. Determine there is no need for a public information meeting; and
 - b. Request staff to prepare the land use bylaw amendments for consideration at the next scheduled Council meeting (June 6); and
 - c. Refer the application to both MEASC and PTASC.
3. Request further information from staff or the applicant.
 4. Deny the application. Request further information from staff.

Respectfully submitted,

Sherry Hurst, M.Pl., RPP, MCIP
Planner

Location Map:



PRELIMINARY ESTIMATE OF PROBABLE COST

Civil Class "C" (+/- 15%)

Water Extension & Infrastructure

Project: 4694 Beckingham Road - 24 Single Family Lots

Project Number: 2732

Client:

Date Estimate Prepared: 2023/01/13

Project Description: 4694 Beckingham Road - 24 Single Family Lots

Estimate Prepared By: JSR

OFFSITE EXTENSION & ONSITE WATERWORKS COSTS SUMMARY

WATERWORKS			\$2,160,000.00
HYDRO			\$250,000.00
CIVIL, GEOTECHNICAL & SURVEY SERVICES			\$150,000.00
TOTAL OF OFFSITE EXTENSION & ONSITE WATERWORKS COSTS			\$2,560,000.00
15% Contingency			\$384,000.00
TOTAL PROJECT COSTS			\$2,944,000.00
NUMBER OF LOTS:	24	COST PER LOT:	\$122,700.00

This Estimate makes the following assumptions:

- * Topographical Information from CRD Atlas Contours
- * Pump station is located on-site
- * 3 Phase Power extension to site is feasible
- * Single-family units on all lots
- * 80 L/s fire flow required

This Estimate is based on the below items only.

LIMIT OF LIABILITY

The material within this estimate reflects our best judgement in light of the information available at the time of preparation. This estimate was prepared for the sole use of the Client named above and any use which a Third Party makes of this estimate or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. All parties agree that the Consultant cannot and does not warrant or represent that bids or negotiated prices will not vary from the Estimate. The parties further agree that nothing in their agreement shall be deemed to be a cost condition or representation that the project can be completed for the amounts within the Estimate. The Client waives its rights right to withhold the Consultant's fees, either in whole or in part, or to make any claim or commence any action or bring any other proceedings in any court of law against the Consultant in connection with advice or information relating to the Estimate whether in

OFFSITE EXTENSION & ONSITE WATERWORKS COSTS

Item	Description	Quantity	Unit	Unit Cost	Amount
WATERWORKS					
OFFSITE WATERWORKS					
200mm PVC DR18 Supply	Incl. Fitting, Bends & Restoration	930			\$558,000.00
Hydrant Assembly	Incl. valves and lead	4			\$38,000.00
Water Service Stubs		12			\$18,000.00
ONSITE WATERWORKS					
Domestic/Fire Booster Station	Incl. Concrete Block Structure	1			\$770,000.00
Booster Station Diesel Gen Set		1			\$65,000.00
200mm PVC DR18 Supply	Incl. Fittings & Bends	1125			\$562,500.00
Service Connection (19mm)		24			\$60,000.00
Hydrant Assembly	Incl. valves and lead	4			\$38,000.00
Flush Valve Assembly		2			13,000.00
Air Valve Assembly	Assumed at least one will be required	1			7,500.00
Connection to existing systems	Kangaroo Rd. @ Morland	1			\$15,000.00
Testing, Chlorinating, Flushing and sampling		1			15,000.00
					\$2,160,000.00
HYDRO					
3 phase power to site for pump station		1			250,000.00
					\$250,000.00
CIVIL, GEOTECHNICAL & SURVEY SERVICES					
Civil, Geotechnical & Survey Services		1			\$150,000.00
					\$150,000.00

4956 Beckingham Road Environmental Overview Report

DRAFT



January 3, 2023

Prepared for:
LIDA Homes Inc.
6105 Patricia Bay Hwy., Victoria BC

By:
Swell Environmental Consulting Ltd.
480 Beach Drive, Victoria, BC V8S 2M5
Lehna Malmkvist, MSc. RPBio #1613

With:
Ann Nightingale, BSc, Rocky Point Bird Observatory
Sean Mitchell, PhD, RP Bio, Nortec Consulting
Thomas Munson, M.Sc., P.Ag, Munson Ecological Services



Table of Contents

INTRODUCTION	3
METHODS	7
BACKGROUND INFORMATION	8
ECOLOGICAL OVERVIEW	9
Sensitive Ecosystems / Rare species	9
Riparian Areas	13
Birds	13
Wildlife	14
ECOLOGICAL DESIGN ELEMENTS	17
RECOMMENDATIONS	18
Sensitive Ecosystems	18
Riparian Areas	18
Birds	19
Wildlife	20
Archaeology	22
General Environmental Protection Measures	22
SUMMARY	25
REFERENCES	27
APPENDIX 1 – Cascadia Biological Services Memo	38
APPENDIX 2 – Bird Survey	39
APPENDIX 3 – Wildlife Survey	40

INTRODUCTION

4696 Beckingham Road is a 40 ha rectangular property located in the District of Metchosin (Figures 1-3). The property is a second growth forest, with rocky outcrops, streams, and wetlands. There is an existing home on the southeast corner, and the property is criss-crossed by existing logging roads.

This environmental overview report is to provide the context for review of the subdivision design and proposal, and to provide the next steps in the environmental work for future stages of the project. Including:

- Completion and submission of a Riparian Areas Protection Regulation Assessment (RAPR) Report
- Recommendation for further detailed riparian, vegetation, bird, wildlife assessment work at detailed design stages of the development.

The proposed development on the site is a rezoning and subdivision (Figure 3), including:

- 24 single family lots (8033.6 to 12,312.19m²) with on-site septic systems, BC Hydro, telephone, cable, internet
- Identified the developable areas on each lot, and designated the Streamside Protection and Enhancement Areas (SPEAs), additional SPEA tree protection areas
- Subdivision layout was designed to protect all large herbaceous terrestrial rocky outcrops and waterbodies protected
- 40% of the property designated as park
- Trail connectivity
- Water will either be a CRD water line extension (currently being evaluated), or private wells on each lot.
- Stormwater management for the roads will be designed at the subdivision stage and each lot will manage its own stormwater, to be designed at the building permit stage (Memo to be provided by the engineer).
- Two roads

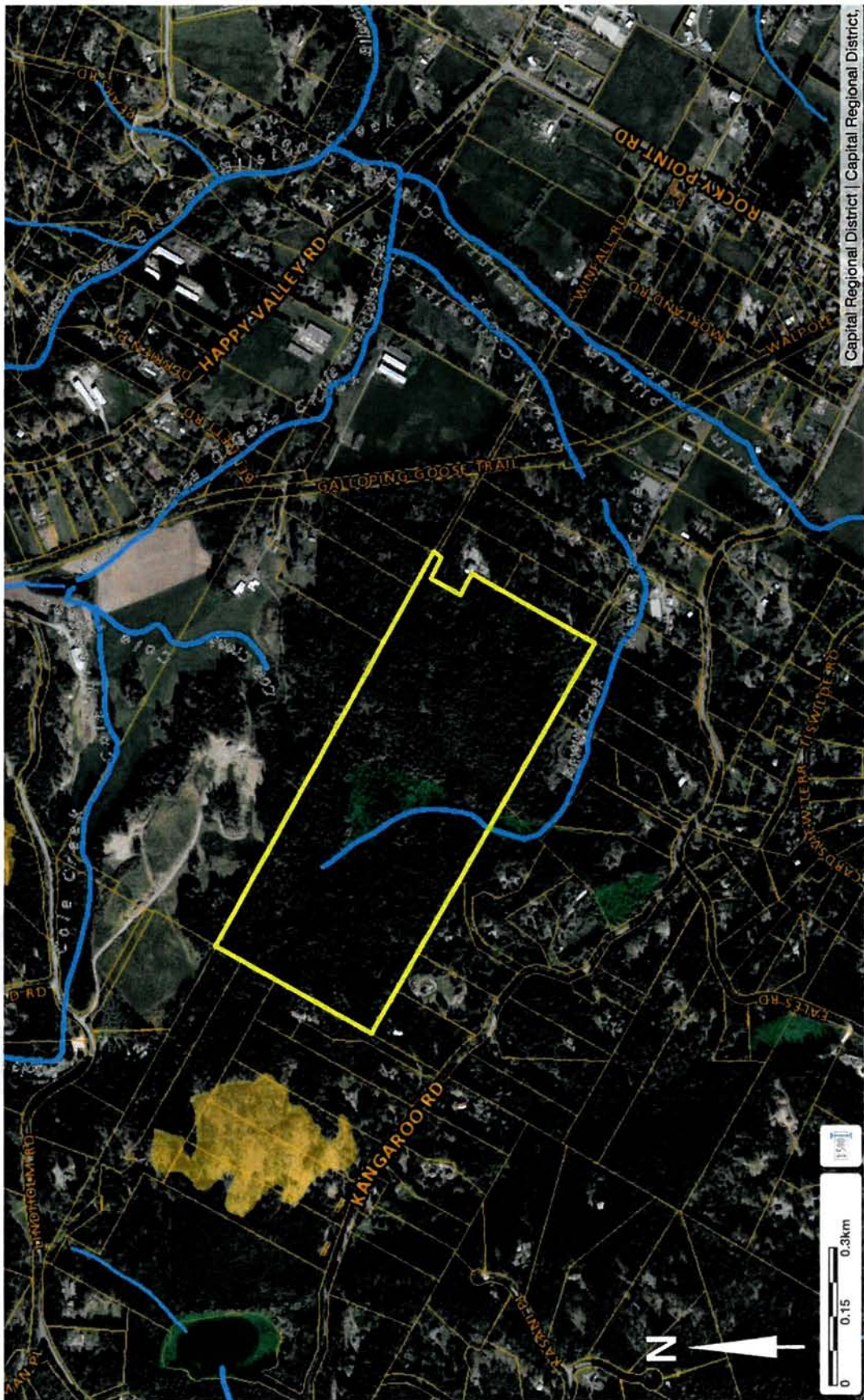


Figure 1. 4696 Beckingham Road site context. *Map courtesy of the CRD Regional Map.*

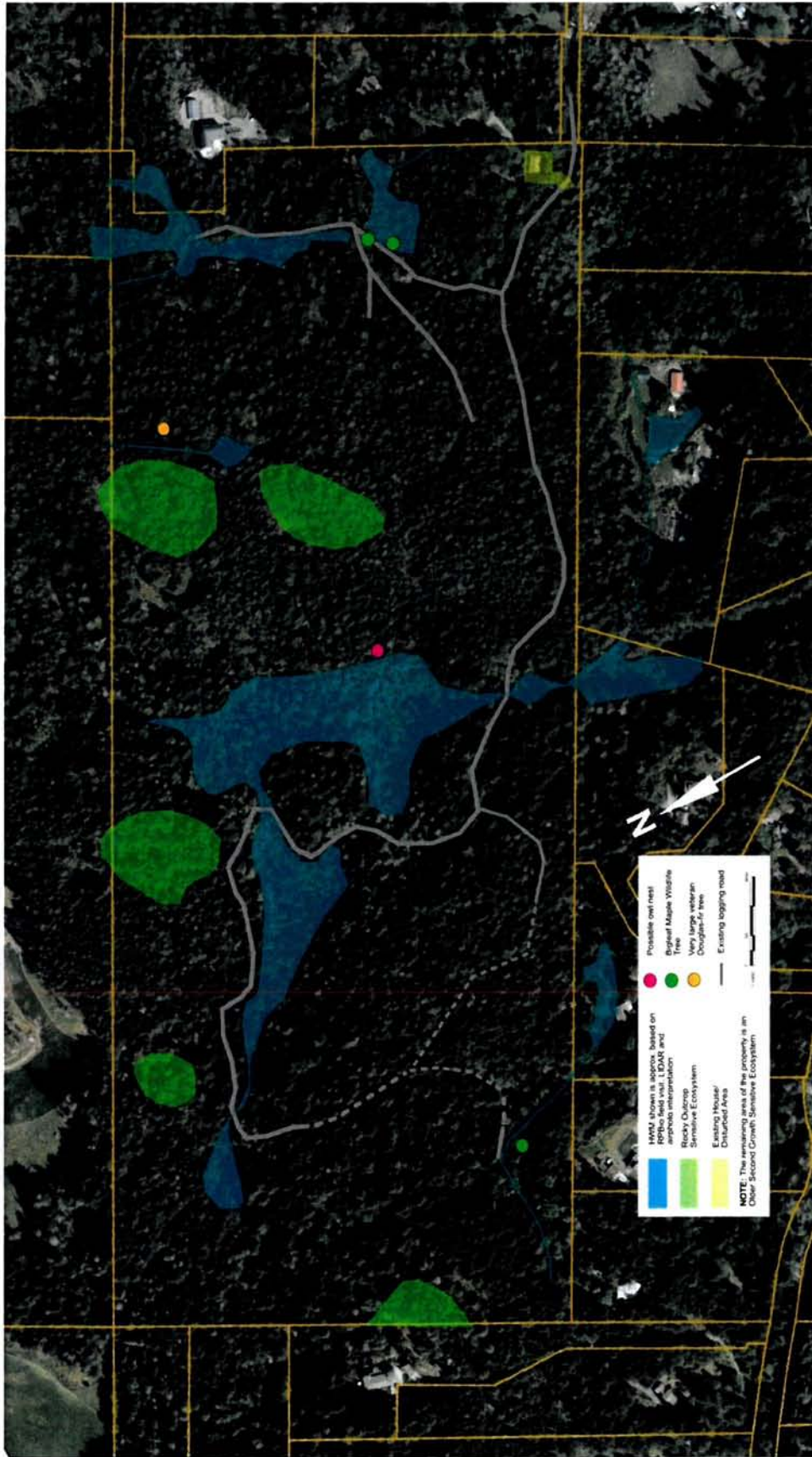


Figure 2. 4696 Beckingham Road airphoto with mapped waterbodies. Map courtesy of the CRD Regional Map.

METHODS

Prior to visiting the site, the client provided a preliminary subdivision layout for our review, and online databases were reviewed to determine if any rare elements or ecological features of note were known to be present. The BC Conservation Data Centre iMap (2022) was queried to determine the mapped occurrences of rare species and ecosystems. The polygons from the Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993 - 1997 were reviewed (Ward, *et al.* 1998). The Wildlife Tree Stewardship Atlas was consulted for mapped wildlife trees (Community Mapping Network, 2022).

The site was visited on:

- June 21, 2022 – by Lehna Malmkvist, MSc, RPBio, with the development manager, Denise Kors, PEng, and Josh Bartley, PEng, Islander Engineering Ltd.
- July 11, 2022 by Ann Nightingale, BSc, and Kim Beardmore, Rocky Point Bird Observatory
- August 12, 2022 by Lehna Malmkvist; Thomas Munson, MSc, PAg, Munson Ecological Services; Sean Mitchell, PhD, RPBio, Nortech Consulting
- August 21 and August 22, 2022 by Sean Mitchell, PhD, RPBio, Nortech Consulting

Wandering, non-linear transect searches were conducted to assess the plants, ecosystems, and birds present on site and ensure a variety of habitats on site were observed.

The bird assessment was conducted by Ann Nightingale BSc, MPA, Licensed Bird Bander, Past president and current Education Director, Rocky Point Bird Observatory and Past president, Victoria Natural History Society, and Kim Beardmore, Licensed Bird Bander, utilizing a traveling protocol to focus primarily on the south and east portions of the property, which are proposed for development.

The purpose of the survey was to:

- determine if there were any nests permanently protected under Section 34 of the BC Wildlife Act within the proposed development areas on the property
- establish a baseline of summer bird species and site use
- provide a general overview of the site from a bird habitat perspective
- identify any features that may require special protection during development
- provide recommendations for detailed design and construction phases

The wildlife assessment conducted by Sean Mitchell, PhD, RPBio was a reconnaissance level wildlife assessment and impact forecast, with three site visits conducted at different times of day, to search for wildlife and signs of wildlife. The ground was covered as non-linear transects, walking along those areas thought to be most active (e.g. ravines, tops of slopes) but also consciously including some of the rocky knolls to achieve a representative sample of the environment. Focus was on finding and observing signs such as scat, tracks, trails, etc. as indicators of the area use by wildlife.

The sensitive ecosystem assessment utilized sensitive ecosystem mapping, and airphoto interpretation to identify potential sensitive ecosystem locations the site was surveyed, roughly clockwise, starting on the southeast corner, through the various habitat types, observing vegetation and the location of ecosystem types.

The riparian assessment identified potential waterbodies through existing mapping, LIDAR topography, and airphoto interpretation to identify potential waterbodies the field visit then ground truthed these locations to confirm if waterbodies were present and if the Riparian Areas Protection

Regulation applies to the waterbodies. For this high level assessment, the high water mark/stream boundary of the waterbodies was determined using a combination of airphoto, LIDAR and site visit observations. The Riparian Areas Regulation 'Detailed Assessment' method was used for assessing the water bodies.

Following completion of the site assessments, the design team adjusted the development design to incorporate many of the ecological observations and recommendations by the environmental team the resulting development design is presented in Figure 3.

BACKGROUND INFORMATION

Prior to visiting the site, the following were reviewed to determine if any rare elements or ecological features of note were known to be present.

- previous report by Cascadia Biological Consulting Ltd. (Appendix 1)
- BC Conservation Data Centre (CDC) iMap to confirm the presence/absence of known rare species and ecosystems (BC CDC, 2022)
- Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands 1993 – 1997 (Ward, et al., 2022)
- Wildlife Tree Stewardship Atlas (Community Mapping Network, 2022)

The CRD Regional Map combines the mapping for the CDC and Sensitive Ecosystem Inventory to present the mapped Wetland sensitive ecosystem, potential Sharp-tailed Snake (*Contia tenuis*, BC red-list) habitat, and a potential Howell's violet (*Viola howellii*, BC red-list) habitat (Figure 4). An additional mapped occurrence is for wandering salamander (*Aneides vagrans*, BC blue-list) to the southeast of the property (Figure 5). Additionally, a masked (secure) occurrence overlaps part of the property, the BC Conservation Data Centre has confirmed the occurrence is not relevant to the proposed development. No wildlife trees recorded in the Wildlife Tree Stewardship Atlas were known to be on site or within 2km of the site at the time of the survey.

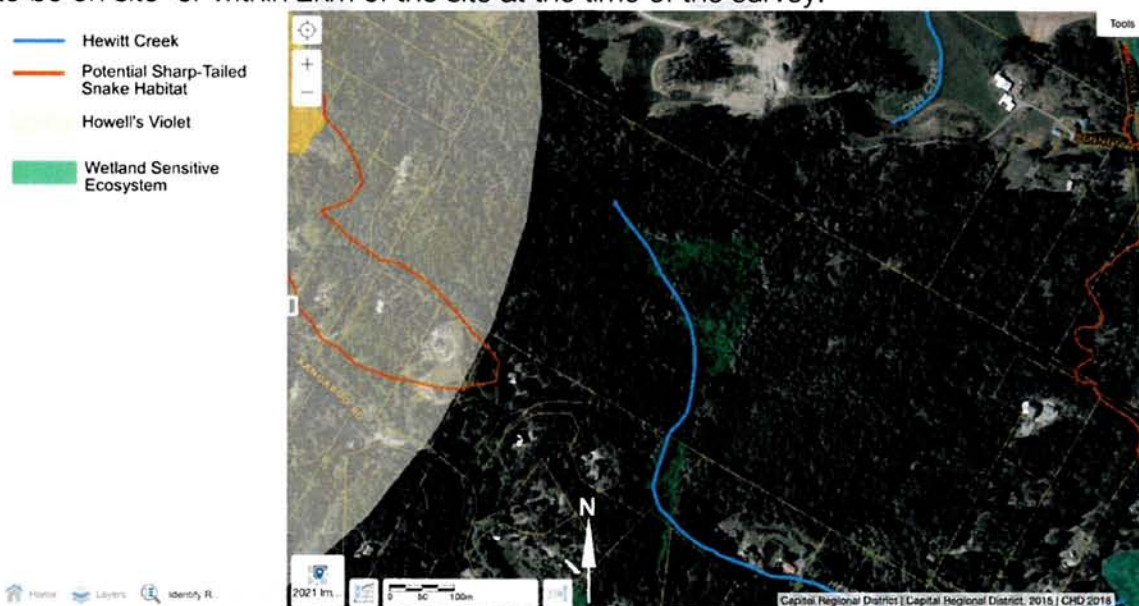


Figure 4. Provincial mapping for wetland sensitive ecosystem, potential red-listed Howell's violet, and potential red-list Sharp-tailed Snake habitat. Map courtesy of the CRD Regional Map.



Figure 5. Provincial mapping for wetland sensitive ecosystem, potential blue-listed wandering salamander habitat. *Map courtesy of the BC Conservation Data Centre iMap.*

ECOLOGICAL OVERVIEW

Sensitive Ecosystems / Rare species

The sensitive ecosystem and rare vegetation assessment was conducted by Thomas Munson, MSc, PAg, Munson Ecological Services, and is contained entirely within the Swell Environmental Consulting Report. The site is in the Moist Maritime Coastal Douglas-fir Subzone – CDFmm zone, which is restricted to low elevations along southeast Vancouver Island from Bowser to Victoria, the Gulf Islands south of Cortes Island, and a narrow strip along the Sunshine Coast. Elevation limits range from sea level to approximately 150m (Green and Klinka, 1994).

Forests on zonal sites are dominated by Douglas-fir (*Pseudotsuga menziesii*), as well as Big-leaved Maple (*Acer macrophyllum*) and Western Redcedar (*Thuja plicata*). The understory is dominated by Salal (*Gaultheria shallon*) Dull Oregon-grape (*Mahonia nervosa*), Ocean Spray (*Holodiscus discolor*), and Oregon Beaked Moss (*Kindberghia oregana*). Less prominent species include Baldhip Rose (*Rosa gymnocarpa*), Snowberry (*Symphoricarpos albus*), Western Trumpet Honeysuckle (*Lonicera ciliosa*), Vanilla-leaf (*Achlys triphylla*) and Electrified Cat's Hair Moss (*Rhytidiadelphus triquetrus*). Drier sites are characterized by the presence of Garry Oak (*Quercus garryana*) and Arbutus (*Arbutus menziesii*), as well as many members of the Lily family (Green and Klinka, 1994).

The entire CDFmm biogeoclimatic zone is considered sensitive and endangered on southern Vancouver, due to its rarity and a variety of disturbance agents: human land use and land conversion, climate change, and the presence of invasive species.

The entire property falls within the CDFmm subzone of the provincially red-listed Coastal Douglas-fir Ecosystem. Forest cover is predominantly older second generation mixed forest, dominated by Douglas-fir in the 50-100 age class, younger Grand fir (*Abies grandis*), Western Red Cedar near the

wetter sites in ravine bottoms, and mature Garry Oak and Arbutus trees on dry rock outcrops in the higher elevations. Numerous stumps of the first generation of trees attest to the earlier logging history on the site.

With the exception of the existing house location (southeast corner) and existing logging roads (Photos 1 and 2) (and recent disturbance on the site for test pit excavations (Photo 3)), the entire property consists of provincially red-listed ecosystems: wetlands, streams, riparian areas, herbaceous terrestrial rocky outcrops, and older second growth forests.

Starting from east to west, Lots 3, 4, 5, 6) contain a younger forest of Bigleaf Maple, Grand Fir and Western Red Cedar. Understory vegetation is sparse, mainly Salal, Sword Fern (*Polystichum munitum*) and Ocean spray, with Oregon Beaked Moss on the forest floor. Several rock outcrops were noted near the north end of Lot 3, containing Broad-leaved Stonecrop (*Sedum spathulifolium*), Western Trumpet Honeysuckle, and numerous Rein-Orchid (*Platanthera unalascensis*). These plant populations were duplicated on many of the rock outcrops on the property.

A series of wetland sites were found around Lots 3 to 8; these wetlands contained a variety of riparian zone plants: Red Alder (*Alnus rubra*), Willow (*Salix* spp.), Salmonberry (*Rubus spectabilis*), Slough Sedge (*Carex obnupta*) and Hardhack (*Spiraea douglasii*). Standing water was present in some of the wetlands, while others were seasonally dry.

At the northeast corner of the property, leading east to the Galloping Goose trail, is a large open grassy woodland with Douglas-fir and Arbutus overstorey, scattered Garry Oaks, a shrub layer with Ocean Spray and Salal, and Small-Flowered Woodland Star (*Lithophragma parviflorum*) and Alaska Onion Grass (*Melica subulata*) in the herb layer. Scattered plants of Scotch Broom (*Cytisus scoparius*) were seen in disturbed areas.

The proposed park area on the north and western side of the property contains a variety of Garry Oak floral species associated with open woodlands and rock outcrops: Broad-leaved Shooting Star (*Dodecatheon hendersonii*), Common Camas (*Camassia quamash*), Nodding Onion (*Allium cernuum*), and Fawn Lily (*Erythronium oregonum*), all in seed stage, plus Sweet Vernal grass (*Anthoxanthum odoratum*) and Hedgehog Dogtail (*Cynosurus echinatus*), both invasive grass species. The shrub layer contains Ocean Spray, Western Trumpet Honeysuckle, Baldhip Rose and Trailing Blackberry (*Rubus ursinus*). The overstorey at these sites is mature Douglas-fir, Arbutus and Garry Oak trees. From these rock outcrops the terrain drops off sharply to a series of large connected wetland riparian sites, found above Lots 13-18).

Returning south from the easterly side of the dedicated park area, Lots 8 and 9 contain higher ridges with the above-mentioned forest species, and deeper wetter ravines with Red Alder, Salmonberry, Hardhack, Red Huckleberry (*Vaccinium parviflorum*) and Bracken Fern (*Pteridium aquilinum*). Lots 9 to 12) contain young forests of Douglas-fir and Arbutus on gentler north-south slopes, with an understory shrub layer of Salal, Baldhip Rose, Dull Oregon Grape, Swordfern, Snowberry and Ocean Spray. The herb layer contains Small-flowered Woodland Star, Twinflower (*Linnaea borealis*), and Rattlesnake Plantain (*Goodyera oblongifolia*). Remains of older stumps indicate that the original forest held larger and more widely spaced Douglas-fir than the structure of the younger forest does now.

Lots 12, and 13 and 23) are bisected by the bottom of a large wetland that extends up the middle of the property and runs almost to the western property line. This wetland is mapped under the

Sensitive Ecosystem Inventory (SEI) as a wetland polygon. Characteristic plants in the wetland include: Skunk Cabbage (*Lysichiton americanum*), Slough Sedge, young and mature Red Alder, Willows, Red Huckleberry, Western Red Cedar, Pacific Crabapple (*Malus fusca*) and Lady Fern (*Athyrium filix-femina*). The old skid road running east – west on the property bisects this same wetland. Additional wetland community plants noted at the road-wetland crossing include Red-Osier Dogwood (*Cornus stolonifera*), Cooley's Hedge Nettle (*Stachys cooleyae*), and Stinging Nettle (*Urtica dioica*).

Moving west through Lots 14 to 22, the vegetation reflects the topography: young Douglas-fir, Grand fir or Western Red Cedar forests are found on dry sloping sites, with Baldhip Rose, Dull Oregon-grape, Salal, Ocean Spray, Trailing Blackberry and Snowberry in the shrub layer. Alaska Oniongrass or Sweet Vernal Grass are found in the herb layer on top of Oregon Beaked Moss. On the rock outcrops Broad-leaved Stonecrop returns. Deeper gullies between the dry slopes contain Salal, Sword Fern, Snowberry, Trailing Blackberry, Ocean Spray, and Bracken Fern, with young Broad-leaved Maple found on the sides of the gullies.

A large, high rock outcrop is found adjacent to the western side of Lot 19 and slopes uphill into the adjacent property. Above this on the northern ends of Lots 17 and 18 is a stand of Western Red Cedar with only Sword Fern and Dull Oregon Grape in the understory layer, over Oregon Beaked Moss.

In general, there are very few invasive plants found in the forested areas, with limited amounts of Daphne (*Daphne laureola*) on shady forest sites, and small patches of Scotch Broom, Sweet Vernalgrass and Herb-Robert (*Geranium robertianum*) on open woodland grassy sites or rock outcrops. More invasive plants are found in patches along the old skid roads, as would be expected in disturbed areas, such as Wall Lettuce (*Lactuca muralis*), and Orchard Grass (*Dactylis glomerata*).

The onsite surveys confirmed the presence of three sensitive ecosystems (Figures 2 and 3), wetlands, terrestrial herbaceous (rocky outcrops), and older second growth.

Wetlands (WN)

Wetlands (WN) are characterised by daily, seasonal, or year-round water, either at or above the surface, or within the root zone of plants. Their plant communities are adapted to wet conditions; some are tolerant of complete submergence whereas others depend on drier conditions during the summer growing season.

The Sensitive Ecosystem Inventory recognises six wetland classes: bog, fen, marsh, swamp, shallow water, and wet meadow. These classes encompass a range of communities including Western Redcedar and Skunk Cabbage swamps, cattail marshes, Sphagnum moss-dominated bogs, and coastal salt and estuarine marshes.

On site (Photos 4-10):

The large wetland site bisecting the property is mapped as a Wetland under the SEI classification system, being a mineral wetland. Mineral wetlands include freshwater, brackish and saline marshes, treed and shrub swamps, shallow water, and wet meadows. The greater seasonal or daily water level fluctuation results in higher decomposition rates, as well as increased nutrient availability.

The smaller more isolated wetlands found in ravines in the northeast and southwest corners of the property also demonstrate Wetland characteristics, with a great variety in water fluctuation levels and presence. There are also two streams on the property in the southwest and northeast quadrants.

Terrestrial Herbaceous (HT)

Terrestrial herbaceous ecosystems (HT) are the open wildflower meadows and grassy hilltops of the SEI study area, containing a rich tapestry of colour created by herbs–grasses and forbs—and mosses and lichens. They are found outside the salt spray zone near shorelines, all the way to the summits of local hills and mountains.

On site (Photos 11-13):

There are prominent open woodland and grassy meadow sites on rock outcrops found in the northeast corner of the property, in the easterly side of the dedicated parkland area, and on the far western boundary intersecting with Lot 20. All of these sites have characteristics of Terrestrial Herbaceous sensitive ecosystems. The complete slate of Garry Oak meadow species found on these open meadow sites cannot be determined without a return field visit in the springtime when these meadow species are in bloom.

Older Second Growth Forests (SG)

Older second growth forests (SG) are coniferous dominated stands with an average tree age between 60 and 100 years. Two sub-categories of older second growth forest were recognised by the SEI: coniferous stands with less than 15% deciduous trees (SG:co); and mixed coniferous-deciduous stands in which deciduous trees occupied more than 15% of the canopy (SG:mx). Stands greater than approximately 25 hectares were mapped. The large size is an important component of the biological diversity of these forests and focuses attention on the stands that provide landscape level connectivity and also support species with larger home ranges.

Older second growth forests are an important ecosystem recognised by the SEI because of their biodiversity value. They do not constitute a sensitive ecosystem because of their widespread distribution and history of recent human disturbance. All older second growth forests have been disturbed by logging or other human activity since European settlement of Vancouver Island and the Gulf Islands began in the middle of the 19th century.

On site (Photos 14-16):

The majority of the property is covered by older second growth mixed forests, dominated by either Douglas-fir and Arbutus, Grand Fir or Western Red Cedar. Very few old growth trees were found that had escaped the historic logging era. These second growth forests have the potential to evolve into Older Forests and Woodlands if left without disturbance.

Riparian Areas

The Riparian Areas Assessment was conducted by Lehna Malmkvist, MSc, RPBio, Swell Environmental Consulting Ltd. There are several waterbodies on and adjacent to the property:

- Hewitt Creek is a complex of wetlands and stream channels that start in the northwest corner of the property flowing east and then south, crossing an existing logging road and then to the properties to the south. Hewitt Creek flows east parallel to the southern property boundary, and is tributary to Bilston Creek to the east (Photos 4-6).
- In the northeast corner is a series of ponds, streams, and wetlands (7-9).
- In the southwest corner is a small stream that flows southeast off the property, and is tributary to Hewitt Creek (Photo 10).

The waterbodies are subject to the Riparian Areas Protection Regulation, with the Riparian Assessment Areas (RAA) and Streamside Protection and Enhancement Areas (SPEA) ranging from 10 to 30m and shown on Figure 3.

The vegetation communities of the waterbodies are as follows:

- Hewitt Creek is a complex of wetlands and stream channels (Photos 4-6):
 - Western Redcedar, Douglas-fir, Bigleaf Maple, Red Alder, and Pacific Crabapple fringe with understory dominated by Willows, Red-osier Dogwood, Salmonberry, Skunk Cabbage, Cooley's Hedgenettle, Stinging Nettle, and Slough Sedge
- In the northeast corner is a series of ponds, streams, and wetlands (Photos 7-9):
 - Bigleaf Maple and Red Alder, with Western Redcedar, and an understory dominated by Hardhack, Willow, and Salmonberry
- In the southwest corner, small stream (Photo 10):
 - Douglas-fir, Western Redcedar, and Bigleaf Maple with a dense understory of Sword Fern and Salal)

The RAPR assessment information, including the SPEAs is presented on Figure 3. A full RAPR Assessment Report will be submitted to the province for review prior to subdivision.

Birds

Ann Nightingale, BSc, and Kim Beardmore, from Rocky Point Bird Observatory conducted an assessment for protected bird nests, as well as a general survey for bird habitat, including wildlife trees, and bird species utilizing the site. The survey was on July 11, 2022, near the end of the breeding window for this area and focussed on the south and east sides of the property, where the development is proposed. 104 individuals of 30 species were detected (Appendix 2). The counts of birds by species detected in the survey area are listed in the report "Bird Survey at 4696 Beckingham Rd, Metchosin, BC, July 13, 2022 by Rocky Point Bird Observatory" (Appendix 2).

No nests permanently protected by the BC Wildlife Act were found. Specifically, no eagle, Peregrine Falcon, Gyrfalcon, Osprey, Great Blue Heron, or Burrowing Owl nests were found on the site.

It should be noted, however, that a Bald Eagle was detected to the east of the property, and an Olive-sided Flycatcher (*Contopus cooperi*) was heard singing from the area near the northeast corner of the site. Olive-sided Flycatcher is provided special protection under the federal Species at Risk Act. See

<https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry/cosewic-assessments-status-reports/olive-sided-flycatcher-2018.html>.

The property is primarily second (or possibly third) growth forest, characterized by well spaced and relatively thin, straight coniferous trees (mostly Douglas-fir and Western Redcedar). There were several large Arbutus and Bigleaf Maple trees that appeared to be older than most of the conifers. The understory varied from sparse to dense, mostly native species, including Oceanspray, Salal, Snowberry, Huckleberry, and Oregon grape, as well as a wide variety of mosses and ferns. While there were a few trees that could have potentially held nests of some of the protected species, there were no obviously optimal wildlife trees (e.g., large trees with broken tops, strong side-branch growth, etc.) found that might have attracted eagles, Osprey or Herons. The Wildlife Tree Stewardship Initiative map also does not show any known Eagle or Osprey nest in this area. The habitat is inappropriate for nesting Peregrine Falcon, Gyrfalcon, or Burrowing Owl.

The site is well treed with several coniferous species, including Western Redcedar and Douglas-fir, as well as mature Big-leaf Maple, Arbutus, a wide variety of native shrubs, ferns, mosses, and wildflowers, providing reasonable habitat for forest dwelling bird species. While there are a few introduced and invasive species (Scotch Broom, English Holly, Foxglove, etc. present, we were impressed by the relative integrity of the native habitat in the understory. The character of the understory varied throughout the property ranging from very bare and dry to wetland.

A cluster of apparently culturally modified Western Redcedars were found at 48.3842414N, 123.5610675W. There are may be others on the site.

Large Maples and Arbutus were found throughout the property. These large trees provide significant food, shelter, and nesting habitat for a wide variety of birds. Three Bigleaf Maples were flagged in the field and are shown on Figure 3 (Photo 17).

Wildlife

Sean Mitchell, PhD, RPBio, Nortec Consulting, conducted the wildlife surveys; this section provides a summary, and the full report is in Appendix 3. The terrain of the property creates a diversity of habitats for a range of species. To the south and east the topography is relatively inclined and largely unbroken. Moving to the west and north the terrain becomes more broken with rocky knobs and knolls separated by entrenched passages between them. There is an increase in this direction in rock faces and dry knobs of Arbutus and Garry oak. Some areas in the forest and ravines are choked with Salal and others are open dry exposures. The forest is one of Western Redcedar-Douglas fir and covers most of the property, but is punctuated by these ravines, steep slopes, and dry knolls. It is this variety in terrain that creates the diversity of habitat for the wildlife as there are a great number of microhabitats and travel corridors with excellent concealment.

The forest is quite young and so has relatively few valuable wildlife trees (snags). Those trees that are potentially wildlife trees tend to be smaller diameter and so are less valued compared with larger trees. Though there is an abundance of evidence of woodpecker feeding on insects in these dead trees, there are few cavities that would be attractive to arboreal mammals

Through the centre of the property, running in a general north-south orientation, is a series of small wetlands. These were nearly dry at the time of survey, suggesting they are largely seasonal through

fall- to-spring. During that time they are likely used by some of the semi-aquatic carnivores such as River Otter and Mink, and also by Raccoon, but use during the summer is much reduced. They likely are important amphibian areas during the spring and early summer before contracting in size and drying up.

To the south, downslope of the property is Hewitt Creek, providing year-round water source to the large mammals that travel distances between food, cover, and water. To the north are open fields which are attractive to the White tailed Deer, at least seasonally. Thus, this property provides excellent escape cover to Deer, while being very close to abundant food in the fields to the north and access to the water to the south. These Deer, in turn, provide food for predators such as Cougar.

The property is criss-crossed with worn and well-used game trails. They are ubiquitous and in some areas, such as along ridges, heavily used.

No particular critical habitat was identified for a given species. However, rather than identification of critical habitat, the habitat value of this property is the spatial distribution and juxtaposition of feeding, escape cover, and access to water that all wildlife requires. The permanent water to the south and excellent food resources to the north warrant retention of travel corridors north to south to allow animals to move between these two areas. The interspersed dry rocky knolls provide basking areas for reptiles adjacent to thick nearby escape cover. The linear wetlands provide connectivity and habitat for amphibians. There are isolated and small rock bluffs that provide cover and habitat for reptiles and small mammals close to food sources and water.

At this preliminary stage of assessment, prior to a complete understanding of the developments proposed, the important wildlife habitat features to maintain are the dry Arbutus/Garry oak knolls and ravines adjacent to them and connectivity between the south and north sides of the forty hectare plot.

Detailed wildlife use is described in the Appendix 3; there were visual sightings or observation of wildlife sign that confirm the presence on the property of:

Mammals

- Columbia blacktail deer (*Odocoileus hemionus columbianus*), Black bear (*Ursus americana*), Cougar (*Puma concolor*), River otter (*Lontra canadensis*), Raccoon (*Procyon lotor*), Red squirrel (*Tamiasciurus hudsonicus*)

Birds

- Spotted towhee (*Pipilo maculatus*), Raven (*Corvus corax*), Crow (*Corvus brachyrhynchos*), Barred owl (*Strix varia*), woodpecker species: Pileated Woodpecker (*Dryocopus pileatus*), raptor presence.

Reptiles and amphibians

- No species directly observed nor sign indicating their presence.

In addition to these mammals confirmed by their sign or observation, the full complement of forest rodents (mice, voles) and rabbits is expected. There are brush piles, downed timbers, and rocky niches which make excellent habitat for those animals. Short-tailed Weasel (ermine) are likely present but unseen. No efforts were made to survey for bats and so presence of this group is unknown. There are no man-made structures on the site that would serve as bat hibernacula and there appears to be an absence of caverns or appropriate trees for overwintering by these flying mammals.

No amphibians or reptiles were noted, but this is due to inappropriate time of year to be searching for them (amphibians) and insufficient method used (reptiles). Amphibians should be surveyed in spring and early summer when water is still abundant on the site, and reptiles require more intensive and localized searching, which was not the purpose of this reconnaissance survey.

Species at risk and invasive species

A review of the British Columbia Conservation Data Centre for species at risk within the District of Metchosin returned twenty two species, most of which are either not present on the property (e.g., marine mammals) or transient only (e.g. Roosevelt Elk). Those species which may be on the property and should be carefully considered in future surveys are provided in Table 1.

In addition to species at risk, another group of concern are invasive species. On southern Vancouver Island, the European Wall Lizard is considered invasive and potentially in competition with the Northern Alligator Lizard. Neither species were noted in this August survey, but future assessment is recommended.

Table 1: List of species at risk potentially within boundary of the lot under consideration at 4696 Beckingham Road, Metchosin.

Species	Scientific name	Listing ¹
Mammals		
Yuma myotis	<i>Myotis yumanensis</i>	Blue
Little brown myotis	<i>Myotis lucifugus</i>	Blue
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	Blue
Hoary bat	<i>Lasiurus cinereus</i>	Blue
Western water shrew (brooksi subspecies)	<i>Sorex navigator brooksi</i>	Blue
Ermine (anguinae subspecies)	<i>Mustela richardsonii anguinae</i>	Blue
Reptiles		
Northern painted turtle	<i>Chrysemas picta</i>	Red
Sharp tailed snake	<i>Contia tenuis</i>	Red
Gophersnake (catenifer subspecies)	<i>Pituophis catenifer catenifer</i>	Red
Amphibians		
Wandering salamander	<i>Aneides vagrans</i>	Blue
Northern leopard frog	<i>Lithobates pipiens</i>	Red
Northern red-legged frog	<i>Rana aurora</i>	Blue

¹ In B.C., species and ecological communities are assigned to one of three lists, based on their provincial Conservation Status Rank. Red-listed species and ecological communities are Extirpated, Endangered, or Threatened in British Columbia. Blue-listed species and ecological communities are of Special Concern (formerly Vulnerable) and Yellow-listed species and ecological communities are secure.

At this reconnaissance stage of assessment, no critical wildlife habitat or presence of species at risk was noted. The existing forest supports the typical south-island forest wildlife community ranging from small amphibians to large carnivores. Wildlife trees are in low abundance for mammals. The seasonal large wetlands running through the centre of the property are likely used by amphibians when water is present, and also by aquatic-loving mammals. The sharp relief and broken nature of the ground, combined with interspersed habitat types adjacent to each other create a mosaic of habitats which are excellent for a wide range of wildlife species. Finally, the large agricultural fields to the north and permanent water of Hewitt Creek to the south, create this property likely being a travel corridor to

some extent with Deer moving frequently from the food in the north to the water in the south. Likewise the large chain of wetlands serve as travel corridors for animals from the south to the north.

With the proposed development, there is the potential for human-carnivore (Bear and Cougar) interactions. Both of these are on the property. Cougar, in particular are expected to be present close to developed houses in the area as the country is rough, broken and clearly used heavily by their main prey item, the Blacktail Deer. Much of the ground to the north and the west is difficult rocky knolls, broken by gullies and ravines. This is likely difficult ground to build on. We support the designation of the north and western section of the property as park, as it is likely the most significant habitat, from the perspective of mixes of different types of habitats, and most difficult to develop. The large rock outcrop to the extreme west) should also be considered as included in this protected area.

ECOLOGICAL DESIGN ELEMENTS

Following completion of the site assessments, the design team adjusted the development design to incorporate many of the ecological observations and recommendations by the environmental team, the resulting development design is presented in Figure 3.

The ecological highlights of the design include:

- Protecting the highest ecological and habitat value areas of the property as proposed park (16.02 ha =40% of the property). The northern half of the property is the most valuable wildlife habitat on the property due to the extended complex of waterbodies, combined with dry knolls of Arbutus, and deep ravines with dense Salal understory, mixed with small rock bluffs and rock faces. These features are interspersed with and adjacent to mature forest. This mosaic of habitat features that makes this valuable for small and large, mammals, amphibians, reptiles, and birds.
 - Large central and northern waterbody complex (protected beyond the requirements of the RAPR)
 - All large Herbaceous Terrestrial Rocky Outcrop areas
 - Wide variety of habitat types within the park area
 - One large contiguous park area to minimize edge effects
 - Existing logging roads in the park area, provide opportunities to create a trail network with minimal new disturbance
 - Trail connections are possible from the Galloping Goose Trail in the northeast and from the subdivision roads into the park.
- Observed large wildlife valuable trees (veteran Douglas-fir, Big-leaf Maple, and possible owl nest trees) are within protected areas (park and SPEAs) (Photos 17-19)
- Maintaining a wildlife corridor along the perimeter of the property, as well as through the central wetland complex
- Outside the park area, additional waterbodies are protected in the SPEA under the RAPR, with an additional 5m Tree Protection Area to protect trees in the SPEA (1.9 ha = 4.75% of the property)
- Utilizing existing logging roads and topography for the road network
- Road crossing is proposed in the narrowest part of the wetland and in the location of the existing crossing to minimize impacts

RECOMMENDATIONS

To meet provincial and federal regulatory requirements, and the District of Metchosin 'Terms of Reference for Environmental Inventory', the following are additional recommendations for the ecological assessment work, and environmental elements to implement at the detailed design stage of the development.

Sensitive Ecosystems

With the exception of the existing house location (southeast corner) and existing logging roads, the entire property consists of provincially red-listed ecosystems: wetlands, streams, riparian areas, herbaceous terrestrial rocky outcrops, and older second growth forests. The large herbaceous terrestrial rocky outcrops, are protected within the proposed park, and the wetlands, streams, riparian areas are protected in the park and in the SPEA on the lots.

- Prior to the selection of the final house, driveway, infrastructure, and landscaping locations, the developable area of the lot should be assessed in detail to provide recommendations to minimize damage to valuable or sensitive habitats (sensitive ecosystems, or significant bird, or wildlife habitat features), and to minimize the removal of trees (especially larger trees, with bird and wildlife habitat values), and understory vegetation.
- Once detailed designs are approved, development areas should be opened up to community volunteers to salvage native plants prior to clearing.

Riparian Areas

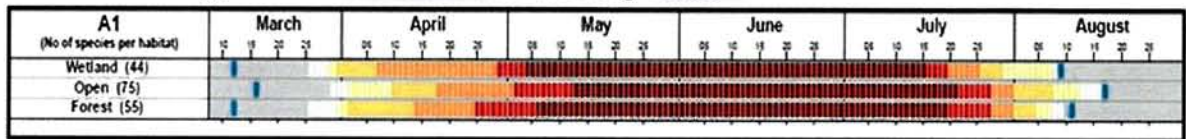
- The RAPR assessment information, including the SPEAs is presented on Figure 3. A full RAPR Assessment Report will be submitted to the province for review in conjunction with submission of the rezoning application.
 - The Developable Area outside the SPEA is greater than the Allowable Footprint (Proposed Lot Coverage for the rural lot zoning is assumed to be 20%) for all RAPR applicable lots, therefore no proposed lots will be subject to a hardship under the RAPR and all proposed development will occur outside the SPEAs.
 - Each lot has a minimum of 20% Developable Area (21.4% to 83.5%)
- The road crossing culvert for the Hewitt Creek wetland, will be located in the area of the existing logging road crossing of the wetland. The details for the road crossing of the SPEA will be provided in the RAPR assessment report, and the culvert will also require a Water Sustainability Act Section 11 application and Fisheries and Oceans Canada Project Review to be submitted. The culvert design must incorporate design elements for:
 - Fish, small mammal, and amphibian passage (in particular Northern Red-legged Frog and Wandering Salamander).
- For this high level assessment, the high water mark/stream boundary of the waterbodies was determined using a combination of airphoto, LIDAR and site visit observations. The Riparian Areas Regulation 'Detailed Assessment' method was used for assessing the water bodies.
 - During the detailed design stage, the High Water Mark/Stream Boundary of waterbodies will be surveyed, in the locations where any development is proposed within 30m of the waterbody to ensure that no encroachment will occur into the waterbodies or their SPEA.

Birds

The large park area and riparian areas to be protected will provide a large contiguous area of bird and wildlife habitat.

Additionally, protection of nests, bird habitat benefits can be achieved through:

- Prior to the selection of the final house, driveway, infrastructure, and landscaping locations, the developable area of the lot should be assessed in detail to provide recommendations to minimize damage to valuable or sensitive habitats (sensitive ecosystems, or significant bird, or wildlife habitat features), and to minimize the removal of trees (especially larger trees, with bird and wildlife habitat values), and understory vegetation.
- Encourage property owners, as much as possible to retain the understory, snags, large Maples and Arbutus, be preserved as bird and wildlife habitat. With development, there is often a tendency to “beautify” the wild areas because natural growth is often perceived as messy, and there is the understandable concern about wildfire. However, clearing native plants often opens the area for the spread of invasive species. As trees and snags are removed, steps should be taken to incorporate logs and branches as possible into the remaining forested sections, in particular in areas with bare understory.
- Nesting birds are offered protection by both the federal *Migratory Bird Convention Act* and Section 34 of the *BC Wildlife Act*, care must be taken to avoid destruction of nests when clearing and/or developing any property. This is best achieved by conducting such operations outside of the breeding period identified in the following chart:



Legend for calendars: Number of species in percentage (Blue markers show extreme dates predicted for some atypical parts of the nesting zone where nesting could be earlier or later).



▼ Long description

The legend provides the colour scheme for nesting calendars in zone A broken down into the following six categories: 0 percent, less than 5 percent, 6 to 10 percent, 11 to 20 percent, 21 to 40 percent, 41 to 60 percent and 61 to 100 percent. In addition, markers show extreme dates predicted for some atypical parts of the nesting zone where nesting could occur earlier or later. The rest of the calendar dates are zero percent.

https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html#_zoneA_calendar

- Where work must be conducted within the breeding window, the following document provides information on reducing the risk of disturbing a bird nest.
<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/reduce-risk-migratory-birds.html>
- If clearing will occur during the breeding window, a pre-clearing nest survey that includes the proposed park and the protected areas of the site should be completed immediately prior to clearing. Buffers are required for nesting raptors, for instance, and many of those species had already left the local nesting areas during the survey conducted for this report.
- Conducting the work as soon as possible after the site has been assessed for likelihood of active nests reduces the risk of disturbance. When work is delayed or clearing continues into

the breeding period, additional assessments may be required as birds will continue to nest during the above-noted period.

- If during tree and vegetation removal, a nest is discovered:
 - halt all disruptive activities in the nesting area
 - move away as quickly and quietly as possible
 - avoid disturbing the surrounding vegetation, and avoid making a trail to and from the nest
 - protect the nest with a buffer zone
 - avoid the immediate area until the young have naturally left the vicinity of the nest
- If a nest with young has been exposed to the elements or predation by removal of surrounding vegetation, the nest with young should immediately be taken to the nearest Wildlife Rehabilitation Centre. For this site, that would be the BC SPCA WildARC at 1020 Malloch Rd. in Metchosin.

Wildlife

The large park area and riparian areas to be protected will provide a large contiguous area of bird and wildlife habitat, and a wildlife corridor has been proposed around the perimeter and through the centre of the property.

Additional wildlife habitat protection can be achieved through:

- Prior to the selection of the final house, driveway, infrastructure, and landscaping locations, the developable area of the lot should be assessed in detail to provide recommendations to minimize damage to valuable or sensitive habitats (sensitive ecosystems, or significant bird, or wildlife habitat features), and to minimize the removal of trees (especially larger trees, with bird and wildlife habitat values), and understory vegetation.
- Retention of older and larger trees for future wildlife trees. To the extent practical retention of the larger and older trees should be maintained. Over time they will age and die and convert to valuable wildlife trees. Large diameter trees are rare on the property and are of greater value as wildlife habitat than small diameter trees.
- This initial wildlife survey was reconnaissance level and provides a very good overview of the lot as a whole, but to meet the requirements of the District of Metchosin 'Terms of Reference for Environmental Inventory' each of the individual properties will require additional surveys closer to time of development to account for wildlife moving in or occupying the habitat prior to development. The following are specific recommendations for following surveys.
- Amphibians:
 - Auditory frog surveys should be completed along the wetlands during spring and early summer to detect presence of species. These should be done during May and June with weekly visits over five weeks at dusk to the wetland area. In addition egg mass surveys should be conducted further evaluate amphibian use of the wetlands.
 - Visual searches should be conducted for salamanders. These should occur during May and June coincident with frog auditory surveys. These visual surveys are to included lifting woody debris and examination of dark, humid cavities and spaces for occupancy by salamanders. The recommended egg mass surveys should also look for salamander egg masses.
 - Focus of these surveys is on the two amphibian species at risk, the wandering salamander and red legged frog. These assessments should be focussed on Hewitt

Creek and the wetlands where road crossing or culverts are proposed, or any areas where development intrudes into the SPEAs. Throughout those areas which are protected by establishment of the park or SPEAs to avoid intrusion into the riparian areas, these surveys are not required.

- Reptiles:
 - Snakes and lizards should be assessed using cover boards, set out for a 14 day period in June-July period. A minimum of twenty cover boards should be deployed and these checked every 48 hours.
 - Use of the wetlands by the Northern Painted Turtle may be visually assessed by looking for turtles while completing the amphibian surveys. These assessments should be focussed on Hewitt Creek and the wetlands where road crossing or culverts are proposed, or any areas where development intrudes into the SPEAs. Throughout those area which are protected by the establishment of the park or SPEAs to avoid intrusion into the riparian areas, these surveys are not required.
 - Focus of these surveys is on the two reptile species at risk, the Sharp-Tailed Snake and Gopher snake, but also to evaluate invasion of the area by the European Wall Lizard. As reptiles are highly mobile, these snake and lizard surveys should extend throughout the areas to be developed across the entire subdivision. These assessments should be completed shortly before site development to ensure that and the snakes do not have the opportunity to move into development footprint after the assessment, before ground breaking.
- Mammals
 - Ground surveys, similar to that performed for this assessment, should be repeated within the smaller areas of the property development boundaries, looking for sign and evidence of occupancy. These surveys should take place within each lot prior to disturbance and ground breaking.
 - In addition, wildlife (game) cameras should be deployed to monitor use of the area by larger mammals. A minimum of five cameras should be set out for a month duration. Ideally this is done once in each season, but at a bare minimum should encompass each of the summer and autumn seasons.
 - During this high level survey, no obvious bat hibernacula were noted. However, future focussed work should look specifically for these features. This will include careful examination for openings or structures that may provide bat hibernacula and assessing for sign of use.
- Wildlife Corridor
 - Retain a minimum 100m wide corridor in the central wetland area. From the perspective of wildlife this wetland complex provides an excellent movement corridor from Hewitt Creek to the south, between future-developed properties, and connecting to the habitat to the north. This is, and will become more so, an important movement corridor for medium and large sized mammals.
 - Where 100m is not possible (e.g. in the southern road crossing area), the SPEA width will be sufficient width given that this constriction is for only a very short distance before widening to the north and south of the road crossing.
 - The road crossing culvert for the Hewitt Creek wetland must incorporate design elements for: fish, small mammal, and amphibian passage (in particular northern red-legged frog and wandering salamander).
- Protection of northern area of the property (proposed park): The northern half of the property is the most valuable wildlife habitat due to the mosaic of habitat types. If trails will be established

within the park and to connect to the nearby Galloping Goose Trail, they should utilize existing logging roads and trails, where possible, and new trail sections should be placed in less sensitive areas.

Archaeology

- Archaeological assessment is beyond the expertise of this team, however, a cluster of apparently culturally modified Western Redcedars were found at 48.3842414N, 123.5610675W. There may be others on the site.
- The BC Archaeology Branch can provide information on the provincial archaeological requirements and the BC guidelines regarding culturally modified trees are located here: https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/archaeology/forms-publications/bulletin_27_cmt_guidelines.pdf

General Environmental Protection Measures

A detailed environmental protection plan must be developed by the contractor, in consultation with the Qualified Environmental Professional; it should include, but is not limited to the following Environmental Protection Measures, which are recommended to protect birds, wildlife, and downstream aquatic ecosystems during construction:

Protecting ecological features

- House Site Selection
 - Prior to the selection of the final house, driveway, infrastructure, and landscaping locations, the developable area of the lot should be assessed in detail to provide recommendations to minimize damage to valuable or sensitive habitats (sensitive ecosystems, or significant bird, or wildlife habitat features), and to minimize the removal of trees (especially larger trees, with bird and wildlife habitat values), and understory vegetation.
 - The development sites should be selected to utilize existing roads, cleared, and disturbed areas, where possible to maintain habitat contiguity, minimize ecosystem fragmentation and minimize tree and native understory removal. The clearing should be limited to the extent required for the construction and landscaping footprint of the house sites, and as is required for fire protection.
- Locations of no-go zones, retained trees and vegetation, and sensitive areas should be fenced, prior to any site disturbance activities (e.g. tree removal, brush clearing, grubbing), and communicated to all personnel, including sub-contractors and trades.
- Protective tree fencing (e.g. orange snow fencing) is recommended for delineating protected areas.
- Vegetation Salvage Opportunities
 - There are areas in the proposed development area that are suitable for salvaging native plant species, and it is recommended that salvage opportunities be provided to community volunteers prior to site clearing.
- Invasive species control
 - The site has remarkably few exotic invasive species and care during construction is recommended to reduce the introduction of additional invasive species during construction or in landscaping. In general, there are very few invasive plants found in the forested areas, with limited amounts of Daphne on shady forest sites, and small patches of Scotch Broom, Sweet Vernalgrass and Herb-Robert on open woodland grassy sites or rock outcrops.

More invasive plants are found in patches along the old skid roads, as would be expected in disturbed areas, such as Wall Lettuce and Orchard Grass.

- An ISA certified arborist will be consulted for excavation or fill work within the critical root zone of trees to be retained
 - Trees to be removed should be clearly marked.
- Avoid placing soil/gravel piles and heavy construction materials around roots of trees to be retained, or otherwise cutting into root zones or compacting soils by driving and parking vehicles on root zones.
- Remove Scotch Broom and ensure machinery is clean to avoid introduction of other invasive species.
- Replant any exposed soils after construction with native species
 - www.satinfloernuseries.com for native seed blends or plants

Pre-Clearing Nesting Bird Survey

- Section 34 of the *BC Wildlife Act* protects birds and their eggs from possession, molestation or destruction. The nests of Eagles, Peregrine Falcons, Gyrfalcons, Ospreys, Herons, and Burrowing Owls are protected at all times of the year. The nests of all other species are protected when the birds or their eggs are in the nest.
- Pre-clearing nesting bird surveys should be conducted if tree or vegetation removal will occur during breeding season. While the period between August 15 and March 15 has been identified by Environment Canada and the BC Ministry of Environment as the general period least likely to involve active bird nesting, this time period does not coincide with the breeding and nesting habits of Eagles, many Owl species, or H3erons (Grant Bracher, FLNR and Ann Nightingale, VNHS pers. comm. 2018), therefore we recommend **a nesting bird survey be conducted if tree and vegetation clearing will occur between February 1 and August 15**. The nesting bird survey should be conducted within 1-7 days of the initiation of clearing, depending on the timing during the nesting season.
- Nest assessment must include checking potential cavity nesting location shown on Figure 4.

Pre-Clearing Amphibian and Reptile Sweep

- Environmental Monitor to walk the site prior to any disturbance to check for amphibians, reptiles, as well as other wildlife. These may be conducted in conjunction with the bird sweeps 1-7 days before ground activities. The search is to include lifting wood, boards, litter and debris to find animals underneath these. When found these animals are to be captured and translocated; place translocated animals into the protected SPEAs where disturbance will not take place.
- From *Best Management Practices for Amphibian and Reptile Salvages in British Columbia* (FLNRO 2016) "AVOIDANCE TIP – One way to avoid the accidental harming of reptiles and some amphibians by equipment is to remove or disturb cover objects in the workspace well in advance of construction. The removal of cover objects before work begins may exclude animals from entering, and force animals to move away from, the workspace. Small cover objects can be removed by hand and larger ones using light machinery."
- Work with the Environmental Monitor to clear cover objects in excavation and blasting zones (by hand, where possible, or with machinery in a controlled manner) to avoid wildlife mortality, if needed, gently relocate any amphibians and/or reptiles to suitable habitat location nearby, and well out of the construction area prior to clearing.
- During construction monitor dug out pits that have accumulated water for presence of amphibian use (egg masses, calling frogs, visual sightings). If used by amphibians these are to be protected and not modified or filled in. Following animal translocation these may be modified or altered.

Fire Hazard Clearing

- A detailed Fire Hazard Assessment will be completed during the detailed design stage. In general, care must be taken to protect the older second growth forest and shrubby terrestrial herbaceous sensitive ecosystem habitat characteristic, in particular
 - Retain as many trees as permitted by the fire hazard consultant
 - Retain native understory vegetation
 - Remove non-native invasive species

Erosion & Sediment Control

- Minimize vegetation removal
- Excavations conducted during forecasted dry weather, where possible
- Do not direct water runoff from the site or dewatering from excavations directly into waterbodies. If dewatering of excavations is required, the Environmental Monitor must be consulted to determine where runoff can be directed or if sediment settling facilities (tanks, berms) are required.
- Cover exposed soils, if needed (e.g., poly, tarps, mulch, seeding, 'rough and loose' treatment)
- Install of sediment barriers (e.g., sediment fences), if needed
- Ensure soil and debris stockpiles are placed where sediment-laden water cannot flow into the waterbodies.

Spill Prevention and Response

- Equipment is inspected for leaks prior to beginning work.
- Spill response kits (capable of addressing the volume of fuel/oils/chemicals on site) are on site when any heavy machinery is working, and operators are trained in their use.
- Equipment refueling is at a designated location and >30 m from aquatic ecosystems and ditches
- Fuel generators must be placed in a spill-proof container capable of addressing the maximum volume of fuel involved (e.g., plastic bin, or other impermeable containment area such as poly-lined bermed depression).
- Store all fuel cans in spill-proof containers (e.g., as above).
- Concrete wash-water and wet concrete is highly alkaline and toxic to fish and other aquatic organisms. All concrete wash-water from equipment, trucks and/or hand tools needs to be directed to a settling area away from runoff paths to the waterbodies. Freshly poured concrete within 30 m of aquatic ecosystems needs to be covered when rain is forecasted or runoff needs to be isolated from waterbodies during the curing process.
- In case of spills, the following general steps are recommended:
 - Stop source of spill/prevent further spillage (turn off valves, right overturned containers)
 - Block spill from reaching aquatic environment or pathways to waterbodies
 - Block spill from spreading
 - Call Environmental Monitors
 - Clean up spilled materials

Environmental Monitoring During Construction

At a minimum, environmental monitoring should include:

- A pre-construction meeting on-site with the QEP and the contractor.
- Site visits timed to coincide with key construction activities and based on weather conditions to ensure all development activities remain outside protected areas and SPEAs, and ESC protective structures are in good working order, if needed.
 - Pre-clearing nest survey, if clearing will occur during breeding season
 - Pre-clearing reptile and wildlife sweep
 - After environmental protection measures are installed (tree protection fencing, and sediment fencing (if needed) (photos may be submitted by the owner/contractor to show the installation, and then determine if a site visit is required)
 - Heavy rainfall events (e.g., >15 mm) until such time that the QEP is satisfied that the erosion & sediment control and other protective structures are containing heavy rainfall as designed and no sediment laden runoff is leaving the site. Once the QEP has confirmed that the protection measures are functioning properly, photos may be submitted by the owner/contractor to confirm ongoing maintenance and function. The QEP will visit the site if required.
 - Emergencies (e.g., spills).
- A post-development visit to inspect works for the conformance statement and post-development report

SUMMARY

The site assessment confirmed the presence of sensitive ecosystems and riparian areas on the property. No permanently protected nests or specific critical wildlife habitats were observed, however the property does provide extensive valuable habitat for birds, amphibians, reptiles, small and large wildlife. The proposed development has incorporated recommendations from the environmental consulting team to include ecological elements:

- Protecting the highest ecological and habitat value areas of the property as proposed park (16.02 ha =40% of the property). The northern half of the property is the most valuable wildlife habitat on the property due to the extended complex of waterbodies, combined with dry knolls of Arbutus, and deep ravines with dense Salal understory, mixed with small rock bluffs and rock faces. These features are interspersed with and adjacent to mature forest. This mosaic of habitat features that makes this valuable for small and large, mammals, amphibians, reptiles, and birds.
 - Large central and northern waterbody complex (protected beyond the requirements of the RAPR)
 - All large Herbaceous Terrestrial Rocky Outcrop areas
 - Wide variety of habitat types within the park area
 - One large contiguous park area to minimize edge effects
 - Existing logging roads in the park area, provide opportunities to create a trail network with minimal new disturbance
 - Trail connections are possible from the Galloping Goose Trail in the northeast and from the subdivision roads into the park.
- Observed large wildlife valuable trees (veteran Douglas-fir, Big-leaf Maple, and possible Owl nest trees) are within protected areas (park and SPEAs)
- Maintaining a wildlife corridor along the perimeter of the property, as well as through the central wetland complex

- Outside the park area, additional waterbodies are protected in the SPEA under the RAPR, with an additional 5m Tree Protection Area to protect trees in the SPEA (1.9 ha = 4.75% of the property)
- Utilizing existing logging roads and topography for the road network
- Road crossing is proposed in the narrowest part of the wetland and in the location of the existing crossing to minimize impacts

Additional recommendations have been provided for:

- Ecological surveys to conduct prior to the detailed design stage
- Environmental recommendations to include in the detailed designs
- Permitting requirements
- Pre-construction and construction environmental protection measures

REFERENCES

B.C. Conservation Data Centre: CDC iMap [web application]. 2022. Victoria, British Columbia, Canada. Available: <http://maps.gov.bc.ca/ess/sv/cdc/> (accessed June 20, 2022).

Capital Regional District (CRD) Regional Map [web application]. 2022.
<https://maps.crd.bc.ca/Html5Viewer/?viewer=public>

Community Mapping Network [web application]. 2022. Wildlife Tree Stewardship Atlas. (accessed June 20, 2022).<http://cmnmaps.ca/wits/>

Green, R.N. and Klinka, K. 1994. A Field Guide for Site Identification and Interpretation for the Vancouver Forest Region, Land Management Handbook, Research Branch.

Ward, P., G. Radcliffe, J. Kirkby, J. Illingworth and C. Cadrin. 1998. Sensitive Ecosystems Inventory: East Vancouver Island and Gulf Islands, 1993 - 1997. Volume 1: Methodology, Ecological Descriptions and Results. Technical Report Series No. 320, Canadian Wildlife Service, Pacific and Yukon Region, British Columbia.
<http://a100.gov.bc.ca/pub/acat/public/viewReport.do?reportId=2124>



Photo 1. Example of existing logging road (could be used as trail in proposed park)



Photo 2. Example of existing logging road.



Photo 3. Example of test pit excavation.



Photo 4. Slough sedge wetland in proposed park.



Photo 5. Skunk cabbage and lady fern wetland in proposed park.



Photo 6. Skunk cabbage and red-osier dogwood wetland in proposed park.



Photo 7. Hardhack wetland in northeast corner of the property.



Photo 8. Hardhack, willow, and salmonberry wetland in northeast corner of the property.



Photo 9. Outlet stream from wetland in northeast corner of the property.



Photo 10. Sword Fern and Salal over stream in southwest corner of the property.



Photo 11. Herbaceous terrestrial rocky outcrop in proposed park.



Photo 12. Herbaceous terrestrial rocky outcrop in proposed park.



Photo 13. Herbaceous terrestrial rocky outcrop in proposed park.



Photo 14. Example of older second growth forest on the property.



Photo 15. Example of older second growth forest on the property.



Photo 16. Example of older second growth forest on the property.



Photo 17. Bigleaf Maple flagged for bird and wildlife habitat value, in the eastern area of the property.



Photo 18. Veteran large Douglas-fir flagged for bird and wildlife habitat value, in the northeast area of the property.



Photo 19. Example of woodpecker activity on a wildlife tree.

APPENDIX 1 – Cascadia Biological Services Memo

MEMO – 4696 Beckingham Road, May 11, 2022



Cascadia Biological Services
772 Goldstream Ave
PO Box 27034
Victoria, BC
V9B 5S4

May 11th 2022

Re: MEMO – 4696 Beckingham Road

To whom it may concern,

This letter is confirmation that I have completed an overview environmental assessment for a property located at 4696 Beckingham Road in the District of Metchosin. The property is currently undergoing a rezoning/subdivision application. Our assessment focused on all three environmental attributes including wildlife, vegetation and fisheries to determine if the proposed subdivision layout as presented in Attachment I meets with Provincial and the District's policies, legislation and setbacks. The fieldwork to complete the assessments were completed on various dates between 2021 and 2022 over the course of several seasons. The Provincial Riparian Areas Protection Regulations (RAPR) legislation was applied to the watercourses found on site including projections for the 30m Riparian Assessment Area (RAA) as well as the Streamside Protection and Enhancement Area (SPEA). As a result, it was determined that all of the lots meet the criteria for undue hardship ensuring that at least 40% of the lots developable area is outside of the SPEA setbacks (greenfield site). A list of summary statements on the proposed development is presented below in bullet format;

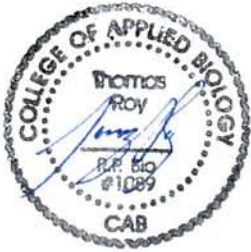
1. The stream and wetlands will not be impacted by the proposed development if all of the required setbacks are in place and stormwater plans are implemented as designed;
2. It is recommended that at least 40% of the site be protected through conservation covenants or park dedication;
3. There are no raptor stick nest(s) and/or significant nesting cavities observed during our assessment of the property that would impact the development at the time of survey;
4. There are no environmentally significant ecosystems, rare plants/animal attributes observed at the time of our survey within the proposed lots;
5. The proposed park dedication is of high environmental value being composed of older second-generation mixed forest with some old growth attributes. The size and connectivity to other ecosystems would make it an ideal candidate for designation as park and allow it to function as a wildlife corridor. Environmental attributes within the proposed park area include rocky outcrops and associated pockets of Gary oak ecosystems, woodland attributes, streamside riparian areas as well as two moderately sized wetlands. Wildlife trees as well as the potential for high value owl habitat abound;
6. A RAPR assessment will have to be completed and submitted to the Province for approval once the zoning is in place for the development
7. Raptor and nesting bird assessments will have to be completed prior to the issuance of disturbance permits if these permits are to be granted after May 30th 2022
8. Detailed vegetation, fisheries and wildlife assessments will have to be completed as part of



the subdivision process prior to the proposed disturbances to ensure no new environmental attributes are noted as a result of migration into the area;

Please feel free to contact me by means below if you have any questions regarding this assessment.

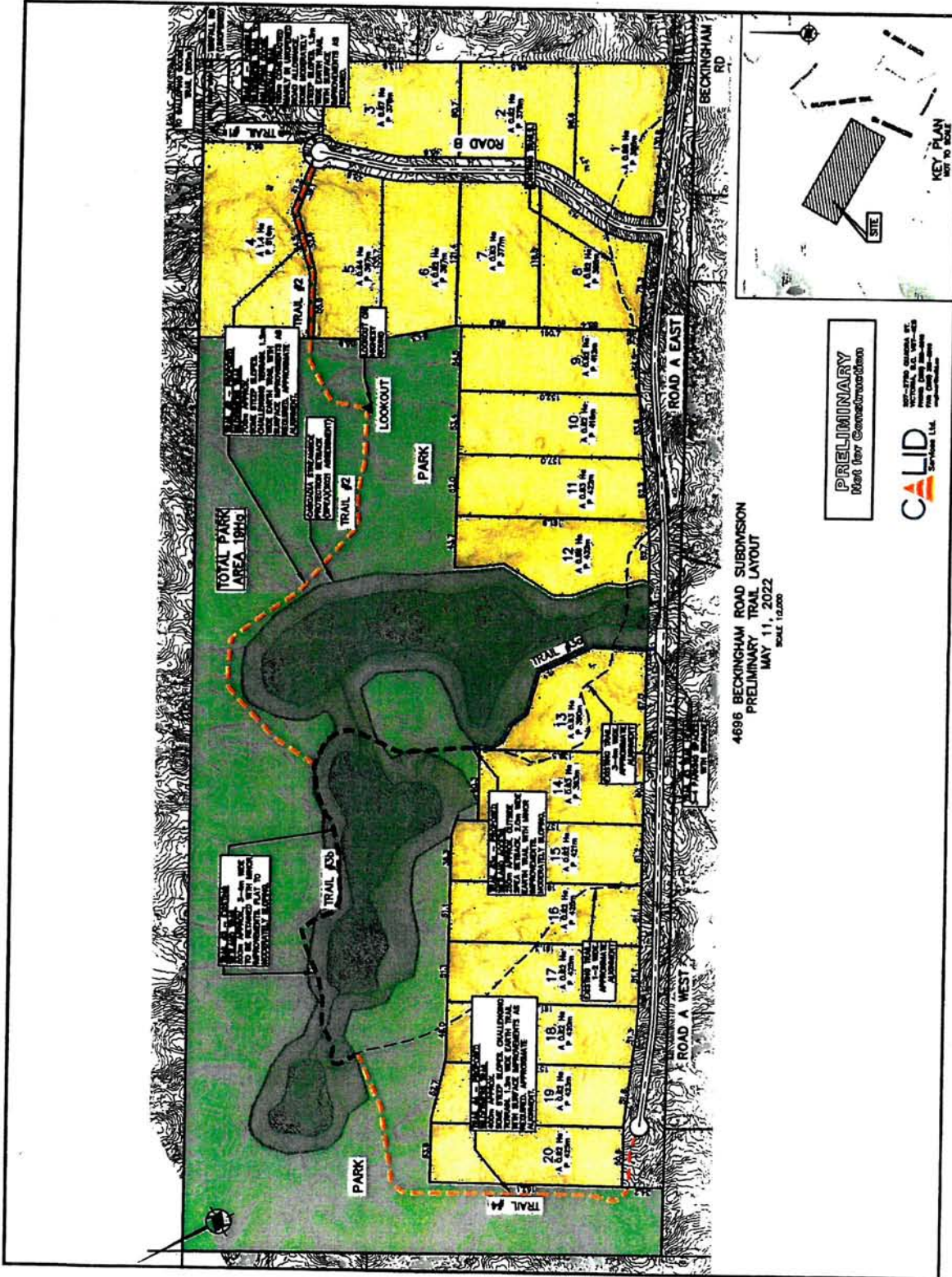
Regards



Thomas Roy, R.P. Bio.
Cascadia Biological Services
cascadiabiological@shaw.ca



**Attachment I – Overview Map of the Proposed Development Including Riparian Setbacks
and Trails Proposed**



APPENDIX 2 – Bird Survey

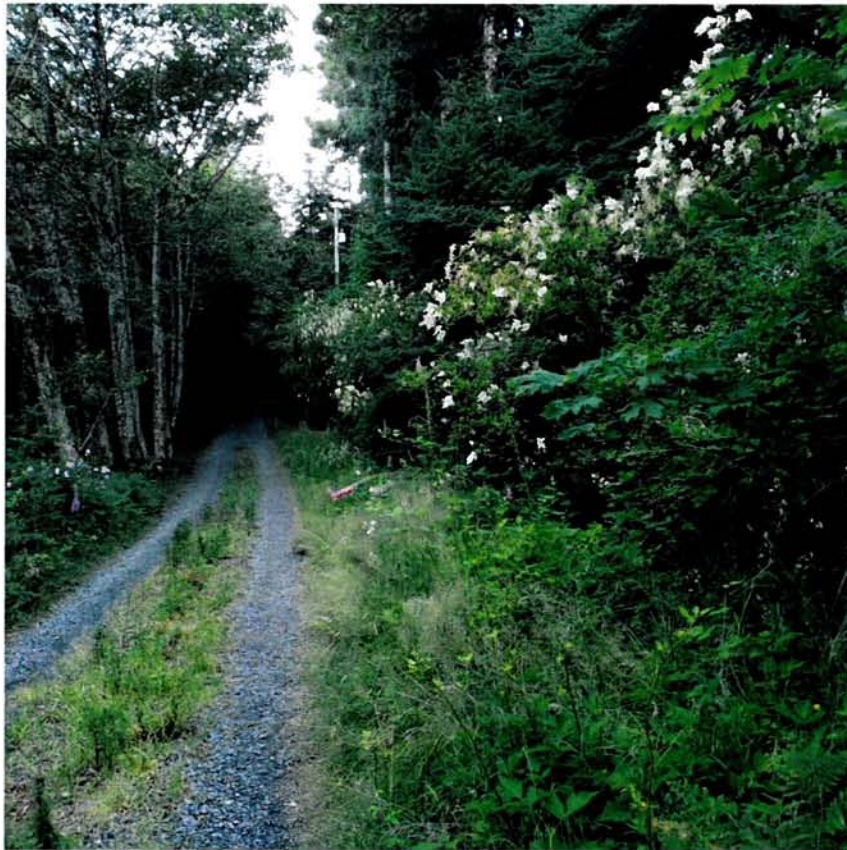
Bird Survey at 4696 Beckingham Rd, Metchosin, BC, July 13, 2022 by Ann Nightingale, BSc, and Kim Beardmore, Rocky Point Bird Observatory

Bird Survey at 4696 Beckingham Rd, Metchosin, BC

Rocky Point Bird Observatory

170-1581H Hillside Ave
Victoria, BC, V8T 2C1

13 Jul 2022



Entrance to 4696 Beckingham Rd.



*Conservation through monitoring,
research, and public education*

Bird Survey at 4696 Beckingham Rd, Metchosin, BC

Conduct:

The survey was conducted at the site on Monday, 11 Jul 2022 from 05:30 to 09:30 am.

Surveyors: Kim Beardmore, Ann Nightingale

Two surveyors from Rocky Point Bird Observatory covered the area to:

- a) determine if there were any nests permanently protected under Section 34 of the BC Wildlife Act on the property
- b) establish a baseline of summer bird species and apparent site use
- c) provide a general overview of the site from a bird use perspective
- d) identify any features that may require special protection during development
- e) make other recommendations

The survey was carried out by walking the southern and eastern parts of the property along fire roads and rough trails.

Summary:

Conditions for detection of birds in the area, both visually and aurally, were very good. The weather was clear and sunny with no precipitation or noticeable wind. As we are nearing the end of the breeding window for this area, many of the species and/or individuals likely present earlier were no longer singing, making detection somewhat more difficult. That said, we felt we were able to cover the area slated for development well. We did not spend time in the areas to the north or in the centre of the property which are flagged to be preserved.

No nests permanently protected by the BC Wildlife Act were found. Specifically, no eagle, Peregrine Falcon, Gyrfalcon, Osprey, heron, or Burrowing Owl nests were found on the site.

It should be noted, however, that a Bald Eagle was detected to the east of the property, and an Olive-sided Flycatcher (*Contopus cooperi*) was heard singing from the area near the northeast corner of the site. Olive-sided Flycatcher is provided special protection under the federal Species at Risk Act. See <https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry/cosewic-assessments-status-reports/olive-sided-flycatcher-2018.html> .

The property is primarily second (or possibly third) growth, characterized by well spaced and relatively thin, straight coniferous trees (mostly Douglas-fir and western redcedar) (Fig. 1). There were several large arbutus and bigleaf maple trees that appeared to be older than most of the conifers. The understory varied from sparse to dense, mostly native species, including oceanspray, salal, snowberry, huckleberry, and Oregon grape, as well as a wide variety of mosses and ferns. While there were a few trees that could have potentially held nests of some of the protected species, there were no obviously optimal trees (e.g., large trees with broken tops, strong side-branch growth, etc.) found that might have attracted eagles, Osprey or herons. The Wildlife Tree Stewardship Initiative map also does not show any known eagle or Osprey nest in this area.

The habitat is inappropriate for nesting Peregrine Falcon, Gyrfalcon, or Burrowing Owl.

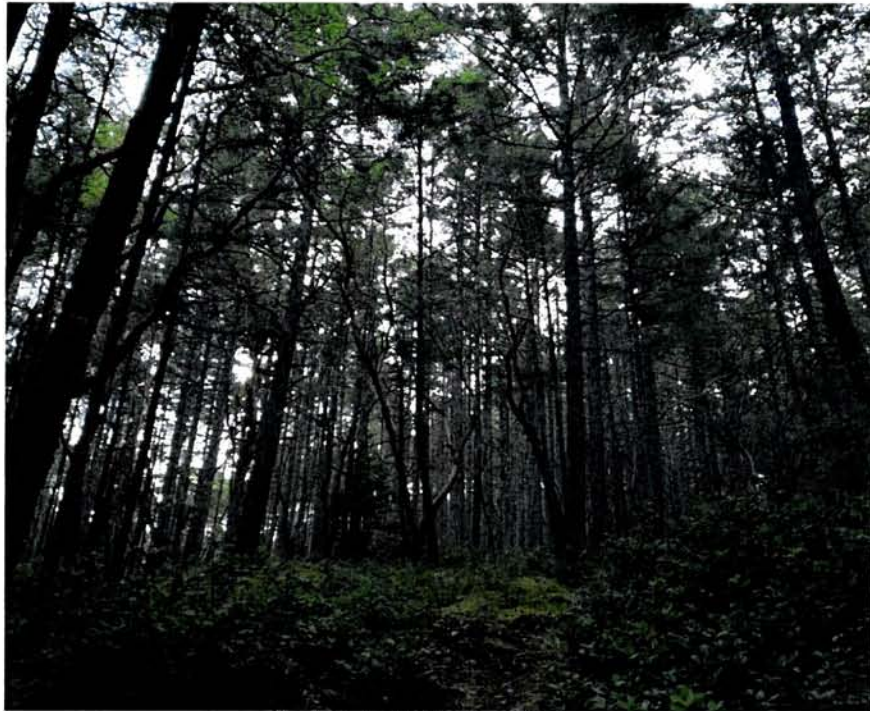


Fig. 1. Typical habitat in subject area

The area was covered as shown on the map below (Fig. 2).

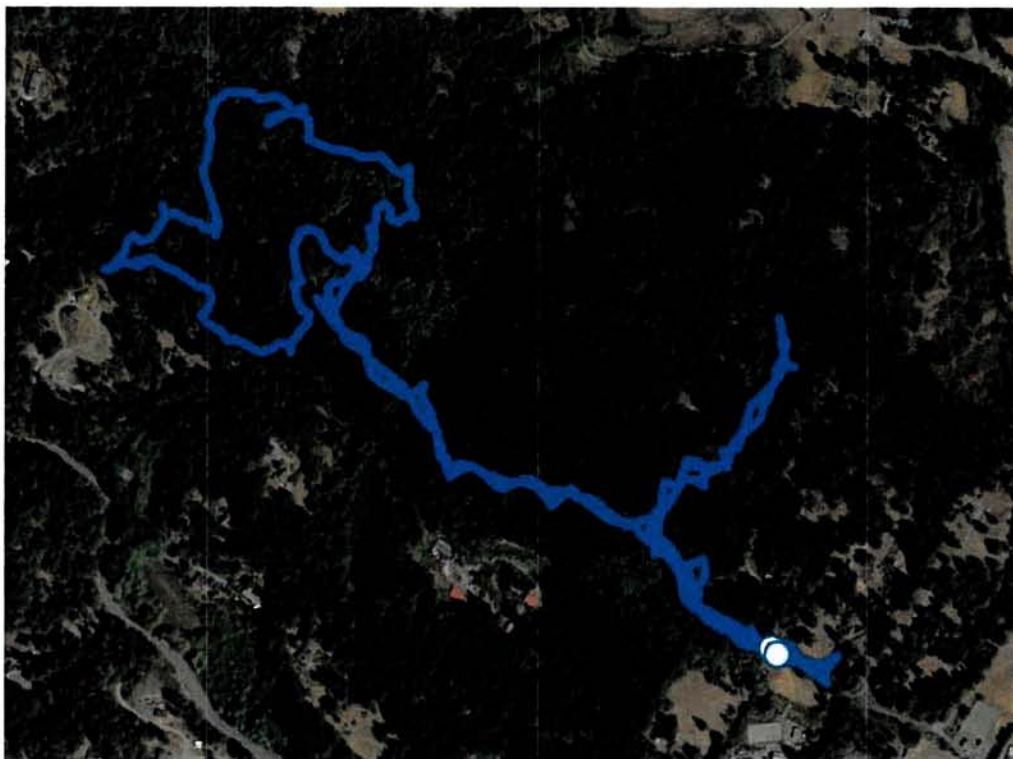


Fig. 2. Map of survey area

Findings:

On 11 July, 104 individuals of 30 species were detected. The counts of birds by species detected in the survey area are listed below (Table 1).

No permanently protected nests of eagles, Peregrine Falcon, Gyrfalcon, Osprey, herons or Burrowing Owl were found on the property.

Table 1. Birds detected at 4696 Beckingham Rd.

Species	Count
Turkey Vulture (<i>Cathartes aura</i>)	2
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	1
Barred Owl (<i>Strix varia</i>)	1
Red-breasted Sapsucker (<i>Sphyrapicus ruber</i>)	1
Downy Woodpecker (<i>Dryobates pubescens</i>)	1
Pileated Woodpecker (<i>Dryocopus pileatus</i>)	1
Northern Flicker (<i>Colaptes auratus</i>)	3
Olive-sided Flycatcher (<i>Contopus cooperi</i>)	1
Pacific-slope Flycatcher (<i>Empidonax difficilis</i>)	8
Common Raven (<i>Corvus corax</i>)	2
Chestnut-backed Chickadee (<i>Poecile rufescens</i>)	22
Purple Martin (<i>Progne subis</i>)	1
Violet-green Swallow (<i>Tachycineta thalassina</i>)	5
Red-breasted Nuthatch (<i>Sitta canadensis</i>)	5
Brown Creeper (<i>Certhia americana</i>)	3
Pacific Wren (<i>Troglodytes pacificus</i>)	6
Bewick's Wren (<i>Thryomanes bewickii</i>)	1
Swainson's Thrush (<i>Catharus ustulatus</i>)	2
American Robin (<i>Turdus migratorius</i>)	5
Evening Grosbeak (<i>Coccothraustes vespertinus</i>)	3
Purple Finch (<i>Haemorhous purpureus</i>)	1
Red Crossbill (<i>Loxia curvirostra</i>)	2
Dark-eyed Junco (Oregon) (<i>Junco hyemalis</i> [oreganus Group])	4
Song Sparrow (<i>Melospiza melodia</i>)	1
Spotted Towhee (<i>Pipilo maculatus</i>)	12
Brown-headed Cowbird (<i>Molothrus ater</i>)	2
Orange-crowned Warbler (<i>Leiothlypis celata</i>)	2
Black-throated Gray Warbler (<i>Setophaga nigrescens</i>)	1
Wilson's Warbler (<i>Cardellina pusilla</i>)	4
Western Tanager (<i>Piranga ludoviciana</i>)	1
	30 species, 104 individuals

The site is well treed with several coniferous species including Western redcedar and Douglas-fir, as well as mature big-leaf maple, arbutus, a wide variety of native shrubs, ferns, mosses, and wildflowers, providing reasonable habitat for forest dwelling bird species. While there are a few introduced and invasive species (Scotch Broom, English Holly, Foxglove, etc. present, we were impressed by the relative integrity of the native habitat in the understory. The character of the understory varied throughout the property ranging from very bare and dry to wetland (Fig 3).



Fig. 3. Examples of diversity of the understory. Healthy Twinflower and mosses on left, open dry area on right.)

A cluster of apparently culturally modified redcedars (Fig. 4) were found at 48.3842414N, 123.5610675W. There are undoubtedly more on the site, but were not noted.



Fig. 4 Likely culturally modified Western redcedar

Large maples and arbutus were found throughout the property. These large trees provide significant food, shelter, and nesting habitat for a wide variety of birds. Three big-leaf maples were flagged with white and orange tape at:

48.3819919N, 123.5545937W

48.3818752N, 123.5546889W

48.6842140N, 123.5646027W

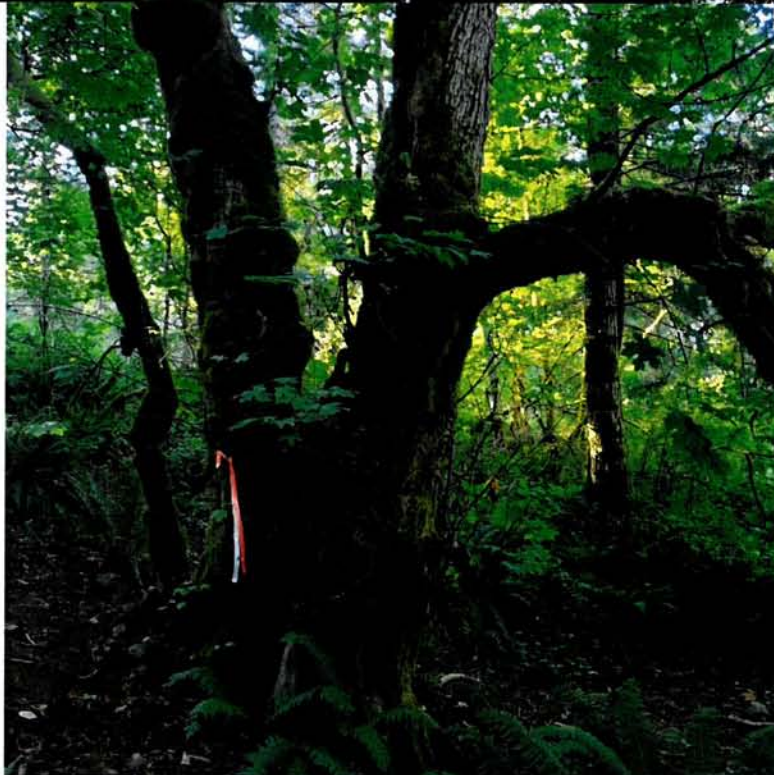


Fig. 5 Examples of large big-leaf maples on site

The site is actively used by a variety of bird species for feeding, nesting, and shelter. In addition to the live trees, the area is characterized by good numbers of snags (Fig. 6), vital for cavity nesters and as a source of food for insectivores such as woodpeckers.



Fig. 6 Use of snag by Pileated Woodpeckers.

Recommendations:

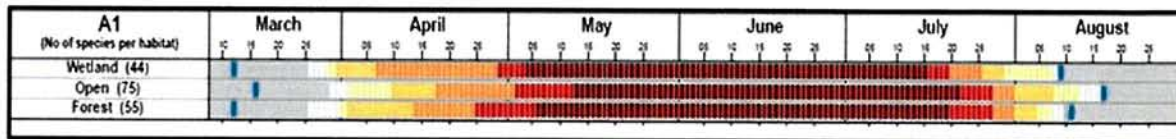
This site represents the “middle age” of the natural regeneration of a forest after clearing. While not pristine by any means, it is providing good habitat for a wide variety of plants, birds and other animals. Most of the vegetation is native. The adjacent properties are largely cleared for farming and/or housing creating valuable edge habitat. We would recommend that as much of the area as possible, especially the understory, snags, large maples and arbutus, be preserved as wildlife habitat. With development, there is often a tendency to “beautify” the wild areas because natural growth is often perceived as messy, and there is the understandable concern about wildfire. However, clearing native plants often just opens the area for the spread of invasives. As trees and snags are removed, steps should be taken to incorporate as many logs and branches as possible into the remaining forested sections, especially in those spots with bare understory.

The wetland areas have already been identified as areas for protection, and we support that decision.

Given the density of native plants on the site, an opportunity for plant rescue and replanting before development should be encouraged.

The BC regulations regarding culturally modified trees should be reviewed. This document may be helpful. https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/archaeology/forms-publications/bulletin_27_cmt_guidelines.pdf

Since nesting birds are offered protection by both the federal Migratory Bird Convention Act and Section 34 of the BC Wildlife Act, care must be taken to avoid destruction of nests when clearing and/or developing any property. This is best achieved by conducting such operations outside of the breeding period identified in the following chart:



Legend for calendars: Number of species in percentage (Blue markers show extreme dates predicted for some atypical parts of the nesting zone where nesting could be earlier or later).



▼ Long description

The legend provides the colour scheme for nesting calendars in zone A broken down into the following six categories: 0 percent, less than 5 percent, 6 to 10 percent, 11 to 20 percent, 21 to 40 percent, 41 to 60 percent and 61 to 100 percent. In addition, markers show extreme dates predicted for some atypical parts of the nesting zone where nesting could occur earlier or later. The rest of the calendar dates are zero percent.

https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html#_zoneA_calendar

Where work must be conducted within the breeding window, the following document provides information on reducing the risk of disturbing a bird nest.

<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/reduce-risk-migratory-birds.html>

Another survey that would include the north and west and the protected areas of the site should be completed immediately prior to clearing especially since work would likely continue into the breeding season. Buffers are required for nesting raptors, for instance, and many of those species have already left the local nesting areas.

Conducting the work as soon as possible after the site has been assessed for likelihood of active nests reduces the risk of disturbance. When work is delayed or clearing continues into the breeding period, additional assessments may be required as birds will continue to nest during the above-noted period.

If during tree and vegetation removal, a nest is discovered:

- halt all disruptive activities in the nesting area
- move away as quickly and quietly as possible
- avoid disturbing the surrounding vegetation, and avoid making a trail to and from the nest
- protect the nest with a buffer zone
- avoid the immediate area until the young have naturally left the vicinity of the nest

If a nest with young has been exposed to the elements or predation by removal of surrounding vegetation, the nest with young should immediately be taken to the nearest Wildlife Rehabilitation Centre. For this site, that would be the BC SPCA WildARC at 1020 Malloch Rd. in Metchosin.

Additional photos:



Chestnut-backed Chickadee



Oregon Junco



Juvenile American Robin



Barred Owl

All photos by Ann Nightingale, taken at the site on 11 July, 2022

APPENDIX 3 – Wildlife Survey

Wildlife and Wildlife Habitat Assessment 4696 Beckingham Road, Metchosin August, 2022
by Sean Mitchell. PhD, RP Bio Nortec Consulting

Wildlife and Wildlife Habitat Assessment
4696 Beckingham Road, Metchosin
August, 2022



Sean Mitchell. PhD, RP Bio
Nortec Consulting
August 29, 2022

BACKGROUND

A large rectangular property of almost forty hectares at 4696 Beckingham Road, Metchosin (southwest corner at 48°22'50"N, 123°33'17.5") is undergoing a rezoning application (Figure 1) and the District of Metchosin has requested an environmental impact assessment be undertaken as part of the assessment and the decision process. A previous brief assessment was filed by Cascadia Biological Services on May 11, 2022. Following this, Swell Environmental Consulting Ltd. was contracted to expand on the previous work and complete an environmental assessment consistent with terms of reference provided by the District. The aspects to be considered in this work includes soils, vegetation, wildlife and wildlife habitat, archaeological and heritage sites, and recreational values.

The wildlife work was divided into birds, with that work completed by Rocky Point Bird Observatory¹ on July 11th and reported in a report of July 13th. The second component – mammals, amphibians, and reptiles – was completed by Nortec Consulting Ltd. and is the work reported here.

Nortec understands the work at this time to be reconnaissance level wildlife assessment and impact forecast. This assessment is preliminary as the project development is not yet finalized and so further wildlife assessments and impact evaluations will be required as footprints and development schedules are finalized. The wildlife and wildlife habitat terms of reference from the District of Metchosin that guided this work are presented in Appendix A. **Note:** This work is not intended to fulfill all of the terms of reference at this time, as some of them will be completed during follow-up more detailed surveys and recommendations when project development and schedule is finalized.

THE SURVEYS

The site was visited on three occasions in August 2022 to evaluate wildlife use and habitat. These visits were:

August 12: Lehna Malmkvist (Swell), Thomas Munson (Munson Ecological Services), and Sean Mitchell (Nortec) surveyed the site together, evaluating vegetation, sensitive ecosystems, and wildlife. Eight hours were spent on site and the team walked, at a reconnaissance level, most of the property. However, a party of three moving quickly through the forest is noisy and likely to scare wildlife and also miss important indicators of use as we were there to cover a lot of ground. For these reasons, Sean Mitchell returned by himself to further assess the property on two subsequent dates.

¹ Report titled: Bird Survey at 4696 Beckingham Rd, Metchosin, BC. Rocky Point Bird Observatory. 13 July 2022.

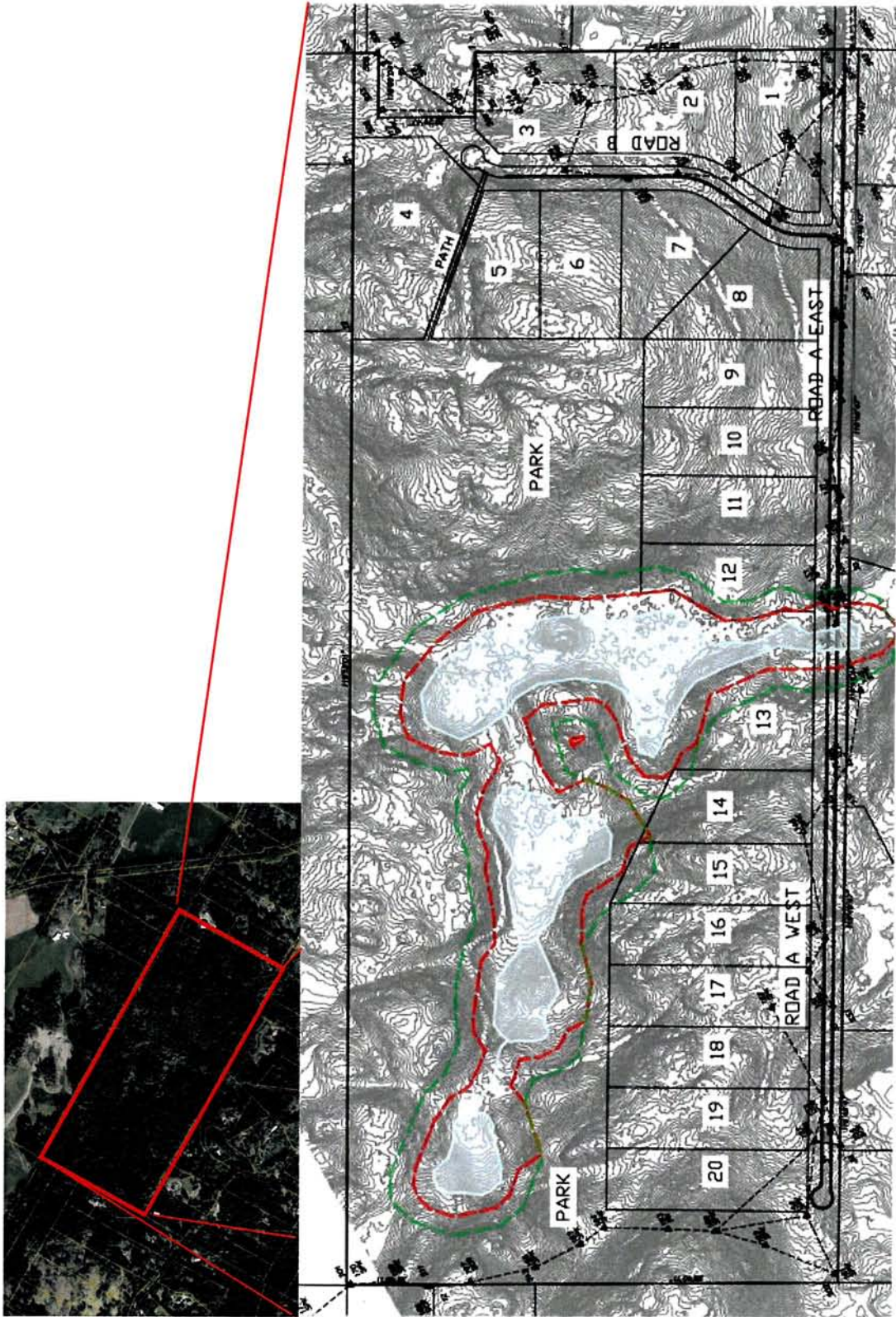


Figure 1: Proposed subdivision of 4696 Beckingham Road into 20 individual lots. Base map is Lidar imagery showing contours. Call out image at top illustrates intact forest condition of existing site. Imagery modified from that supplied by Swell Environmental Consulting. Light blue area through centre is areas of wetlands.

August 21: This survey was intended to take advantage of the crepuscular animals becoming active at dusk. The site was assessed between 5:00 PM and 8:30 PM by which time it was too dark to see well into the forest. During this survey the site was walked throughout the eastern side; that is through proposed blocks 1-7 (Figure 2).

August 22: The previous evening had been intended to detect dusk-loving animals; this day's survey was for the dawn animals. The site was surveyed between 6:00 and 8:00 AM along the south edge as far westward as the western edge of the wetlands. That is, the proposed properties of 8-13.

Together these site visits represent 13.5 hours of search effort for wildlife. The ground was covered as non-linear transects, walking along those areas thought to be most active (e.g. ravines, tops of slopes) but also consciously including some of the rocky knolls to achieve a representative sample of the environment. Focus was on finding and observing sign such as scat, tracks, trails, etc. as indicators of the area by wildlife.

ASSESSMENT

Assessment of wildlife habitat

The terrain of the property creates a diversity of habitats for a range of species. To the south and east the topography is relatively inclined, but smooth and constant. Moving to the west and north the terrain becomes more broken with rocky knobs and knolls separated by entrenched passages between them. There is an increase in this direction in rock faces and dry knobs of arbutus and Garry oak. Some areas in the forest and ravines are choked with salal and others are open dry exposures. The forest is one of western red cedar-Douglas fir and covers most of the property but is punctuated by these ravines, steep slopes, and dry knolls. It is this variety in terrain that creates the diversity of habitat for the wildlife as there are a great number of microhabitats and travel corridors with excellent concealment.

The forest is quite young and so has relatively few valuable wildlife trees (snags). Those trees that are potentially wildlife trees tend to be smaller size in terms of diameter and so are less valued compared with larger trees. Though there is an abundance of evidence of woodpecker feeding on insects in these dead trees, there are few cavities that would be attractive to arboreal mammals (see Plate 1, Appendix B). Due to this shortfall we recommend identification and retention of larger diameter trees for future wildlife trees (see *Recommendation #1*).

Through the centre of the property, running in a general north-south orientation, is a series of small wetlands. These were nearly dry at the time of survey, suggesting they are largely seasonal through fall-to-spring. During that time they are likely used by some of the semi-aquatic carnivores such as river otter and mink, and also by raccoon, but use during the summer is much reduced. They likely are important amphibian areas during the spring and early summer before contracting and drying up.

To the south, downslope of the property is a stream, Hewitt Creek, providing year-round water source to the large mammals that travel distances between food, cover, and water. To the north are open fields which are attractive to the deer, at least seasonally. Thus, this property provides excellent escape cover.

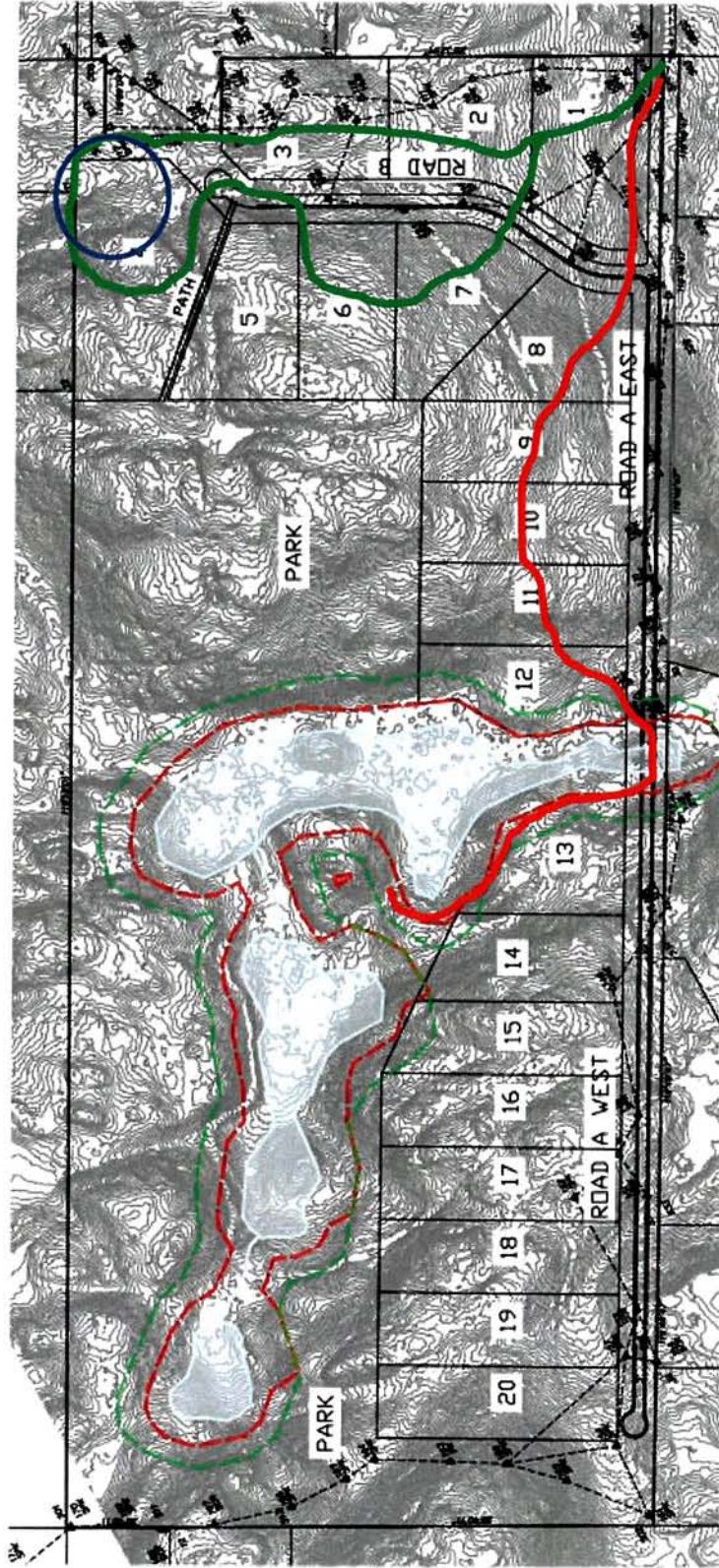


Figure 2: Approximate routes of wildlife surveys at 4696 Beckingham Road on evening August 21 (green) and morning August 22 (red). The blue circle represents the approximate area of the three deer carcasses.

to deer, while being very close to abundant food in the fields to the north and permanent access to the water to the south. These deer, in turn, provide food for predators such as cougar.

The property is criss-crossed with worn and well-used game trails. They are ubiquitous and in some areas, such as along ridges, heavily used.

No particular critical habitat was identified for a given species. However, rather than identification of critical habitat, the habitat value of this property is the spatial distribution and juxtaposition of feeding, escape cover, and access to water that all wildlife requires. The permanent water to the south and excellent food resources to the north warrant retention of travel corridors north to south to allow animals to move between these two areas. The interspersed dry arbutus knolls provide basking areas for reptiles adjacent to thick nearby escape cover. The linear wetlands provide connectivity and habitat for amphibians. There are isolated and small rock bluffs that provide cover and habitat for reptiles and small mammals close to food sources and water.

At this preliminary stage of assessment, prior to a complete understanding of the developments proposed, the important wildlife habitat features to maintain are the dry arbutus/Garry oak knolls and ravines adjacent to them and connectivity between the south and north sides of the forty hectare plot. However, more detailed and focussed wildlife surveys are required as project plans are finalized and closer in time to project constructions. (see *Recommendation # 2*)

Assessment of use by wildlife species.

Visual sightings or observation of sign confirm the presence on the property of:

Mammals

- Columbia blacktail deer: visual sighting of one doe August 22; presence of scat; carcasses (see Plate 2, Appendix B)
- Black bear (likely a young bear): presence of scat, track, torn up logs (Plate 3, Appendix B)
- Cougar: deer carcasses likely cougar kills; landowner adjacent to the property reports losing a dog to a cougar three months previously.
- River otter: presence in tracks of mud in wetland
- Raccoon: presence in tracks of mud in wetland
- Red squirrel: cone scales scattered where feeding; hear calls; see one squirrel August 22 (Plate 4, Appendix B)

Birds

- Spotted towhee: observed each of August 12 and 21
- Raven: seen and heard each day on site
- Crow: seen and heard each day on site
- Barred owl: sign indicated by feathers and whitewash on tree (August 12); hear owl calling August 22 (Plate 5, Appendix B)

- Woodpecker species: sign indicated by holes in trees, torn bark, drumming on trees; pileated woodpecker presence recognized by characteristic hole sin trees. (plate 6, Appendix B)
- Raptor presence: a pile of feathers where a raptor plucked a prey bird (Plate 7, Appendix B).

Reptiles and amphibians

- No species directly observed nor sign indicating their presence.

Of interest is that three carcasses of the deer – one, a buck, still fairly intact with skin attached; the second a spinal column, pelvis and leg bones; and the third only half of the pelvis – were all found within an area of about 150 m radius or less in the northeast of the property near where the local resident reported seeing cougars. They were likely not a family group as all pelvises were adult size and one of the carcasses was a buck; males tend to be solitary or small groups of bucks only at this time of year. I suggest that these were three separate cougar kills in one small area and infer this area may be a preferred hunting ground for the cat.

The barred owl is of note as well as Rocky Point recorded one in early July. This observation of calling in late August is indicative that the owl is not merely passing through but uses this area for periods of time.

The plucked feathers may indicate use of the area by a raptor. This may be due to the owl or to a different bird of prey.

In addition to these mammals confirmed in by their sign or observation, I suspect the full complement of forest rodents (mice, voles) and rabbits. There are brush piles, downed timbers, and rocky niches which make excellent habitat for those animals. Short tailed weasel (ermine) are likely present but unseen. No efforts were made to survey for bats and so presence of this group is unknown. There are no man-made structures on the site that would serve as bat hibernacula and there appears to be an absence of caverns or appropriate trees for overwintering by these flying mammals. But more directed surveys within development areas is recommended (see *Recommendation #1*).

No amphibians or reptiles were noted, but this is due to inappropriate time of year to be searching for them (amphibians) and insufficient method used (reptiles). Amphibians should be surveyed in spring and early summer when water is still abundant on the site, and reptiles require more intensive and localized searching which was not the purpose of this reconnaissance survey. Directed amphibian and reptile surveys are recommended prior to development (see *Recommendation #1*)

Species at risk and Invasive Species

A review of the British Columbia Conservation Data Centre for species at risk within the District of Metchosin returned twenty two species, most of which are either not present on the property (e.g., marine mammals) or transient only (e.g. Roosevelt elk). Those species which may be on the property and should be carefully considered in future surveys are provided in Table 1.

In addition to species at risk, another group of concern are invasive species. On southern Vancouver Island, the European wall lizard is considered invasive and potentially in competition with the northern alligator lizard. Neither species were noted in this August survey, but future assessment is recommended.

Table 1: List of species at risk potentially within boundary of the lot under consideration at 4696 Beckingham Road, Metchosin.

Species	Scientific name	Listing ¹
Mammals		
Yuma myotis	<i>Myotis yumanensis</i>	Blue
Little brown myotis	<i>Myotis lucifugus</i>	Blue
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	Blue
Hoary bat	<i>Lasiurus cinereus</i>	Blue
Western water shrew (<i>brooksi</i> subspecies)	<i>Sorex navigator brooksi</i>	Blue
Emine (<i>anguinae</i> subspecies)	<i>Mustela richardsonii anguinae</i>	Blue
Reptiles		
Northern painted turtle	<i>Chrysemas picta</i>	Red
Sharp tailed snake	<i>Contia tenuis</i>	Red
Gophersnake (<i>catenifer</i> subspecies)	<i>Pituophis catenifer catenifer</i>	Red
Amphibians		
Wandering salamander	<i>Aneides vagrans</i>	Blue
Northern leopard frog	<i>Lithobates pipiens</i>	Red
Northern red-legged frog	<i>Rana aurora</i>	Blue

¹ In B.C., species and ecological communities are assigned to one of three lists, based on their provincial Conservation Status Rank. Red-listed species and ecological communities are Extirpated, Endangered, or Threatened in British Columbia. Blue-listed species and ecological communities are of Special Concern (formerly Vulnerable) and Yellow-listed species and ecological communities are secure.

CONCLUSION

At this reconnaissance stage of assessment, no critical wildlife habitat or presence of species at risk was noted. The existing forest supports the typical south-island forest wildlife community ranging from small amphibians to large carnivores. Wildlife trees are in low abundance for mammals. The seasonal large wetlands running through the centre of the property are likely used by amphibians when water is present, and also by aquatic-loving mammals. The sharp relief and broken nature of the ground, combined with interspersed habitat types adjacent to each other create a mosaic of habitats which are excellent for a wide range of wildlife species. Finally, the large agricultural fields to the north and permanent water of Hewitt Creek to the south, create this property likely being a travel corridor to

some extent with deer moving frequently from the food in the north to the water in the south. Likewise the large chain of wetlands serve as travel corridors for animals from the south to the north (see *Recommendation #3*).

With the proposed development, there is the potential for human-carnivore (bear and cougar) interactions. Both of these are on the property. Cougar, in particular are expected to be present close to developed houses in the area as the country is rough, broken and clearly used heavily by their main prey item, the blacktail deer. Much of the ground to the north and the west is difficult rocky knolls, broken by gullies and ravines. This is likely difficult ground to build on. It is Nortec's understanding that the northern half of the property is being considered for a protected area adjacent to the development. We support his designation as it is likely the most significant ground, from the perspective of mixes of different types of habitats, and most difficult to develop (see *Recommendation #4*). The large rock outcrop to the extreme west (currently labelled as property 20) should also be considered as included in this protected area (see *Recommendation #5*).

RECOMMENDATIONS

The following recommendations are made based upon Nortec Consulting's reconnaissance survey of 4696 Beckingham Road in August 2022.

Recommendation #1: Retention of older and larger trees for future wildlife trees. To the extent practical retention of the larger and older trees should be maintained. Over time they will age and die and convert to valuable wildlife trees. Large diameter trees are rare on the property and are of greater value as wildlife habitat than small diameter trees.

Recommendation #2: This survey was reconnaissance level and provides a very good overview of the lot as a whole, but each of the individual developed properties will require more intensive surveys close to time of development to account for wildlife moving in or occupying the habitat prior to development. The following are specific recommendations for following surveys.

Amphibians:

If development will occur within Xm of wetlands?

Auditory frog surveys should be completed along the wetlands during spring and early summer to detect presence of species. These should be done during May and June with weekly visits over five weeks at dusk to the wetland area. In addition egg mass surveys should be conducted further evaluate amphibian use of the se wetlands.

Visual searches should be conducted for salamanders. These should occur during May and June coincident with frog auditory surveys. These visual surveys are to included lifting woody debris and examination of dark, humid cavities and spaces for occupancy by salamanders. The recommended egg mass surveys should also look for salamander egg masses.

Focus of these surveys is on the two amphibian species at risk, the wandering salamander and red legged frog.

Reptiles:

Snakes and lizards should be assessed using cover boards, set out for a 14 day period in June-July period. A minimum of twenty cover boards should be deployed and these checked every 48 hours.

Use of the wetlands by the northern painted turtle may be visually assessed by looking for turtles while completing the amphibian surveys. **If development will occur within Xm of wetlands?**

Focus of these surveys is on the two reptile species at risk, the sharptail snake and gophersnake, but also to evaluate invasion of the area by the European wall lizard.

Mammals

Ground surveys, similar to that performed here, should be repeated within the smaller areas of the property development boundaries, looking for sign and evidence of occupancy.

In addition, wildlife (game) cameras should be deployed to monitor use of the area by larger mammals. A minimum of five cameras should be set out for a month duration. Ideally this is done once in each season, but at a bare minimum should encompass each of the summer and autumn seasons.

During this high level survey, no obvious bat hibernacula were noted. However, future focussed work should look specifically for these features. This will include careful examination for openings or structures that may provide bat hibernacula and assessing for sign of use.

Recommendation #3: Retention of wetland as wildlife corridor: The large wetland is protected under provincial legislation and the Riparian Areas Regulations require a buffer about it. From the perspective of wildlife this wetland complex provides an excellent movement corridor from Hewitt Creek to the south, between future-developed properties, and connecting to the habitat to the north. We would like to see the width of this corridor to be at least 100 m, irrespective of what is required by the riparian areas legislation. This is, and will become more so, an important movement corridor for medium and large sized mammals. **South end is less than 100m ~Xm wide
And culvert recommendations?**

Recommendation #4: Designation and protection of northern area: The northern half of the property is the most valuable wildlife habitat on the property due to the dry knolls of arbutus and deep salal-choked ravines. There are small rock bluffs and rock faces. These features are interspersed with and adjacent to mature forest. It is this mosaic of habitat features that makes this valuable for small mammals and reptiles and birds. Trails could be developed through this area, and connect with the nearby Galloping

Goose Trail both to provide recreational opportunities to residents but, equally importantly, to confine foot traffic to less sensitive areas.

Recommendation #5: Inclusion of property 20 in protected area: This proposed property to the extreme west of the lot appears to be proposed to be built on a large sloping sheet of bedrock. This area would be well used to leave as is and instead perhaps make properties 13-19 each slightly wider. Not only is this slope difficult to build upon but it represents that valuable dry, rocky slope.

Check which one this is in current proposal

APPENDIX A: WILDLIFE AND WILDLIFE HABITAT TERMS OF REFERENCE
FROM THE DISTRICT OF METCHOSIN

Inventory of Existing Resources

- (i) Compile a list of the wildlife species including mammals, birds, reptiles and amphibians found on or known to be present in the vicinity of the site.
- (ii) Identify and map (1:500 scale):
 - critical and sensitive wildlife habitats (important to wildlife for survival, breeding or specific life functions); and
 - biophysical or landform features that have critical ecological functions (such features include wildlife trees, snags, cliffs, wetlands, riparian areas, old growth trees) located in the site.
- (iii) Describe key species' known habitat preferences, spatial distributions, and temporal patterns of use of areas (e.g. seasonal migrations). The inventory should clearly indicate the habitat preferences and temporal patterns of use of blue and/or red-listed species found on or known to be present in the vicinity of the site.
- (iv) Provide photo-documentation of the critical and sensitive wildlife, habitats and/or biophysical or landform features that have critical ecological functions.

Impact Assessment

- (i) Describe the type and ecological value of any habitat that could potentially be destroyed, altered, alienated, or otherwise influenced by the proposed development/development activities.
- (ii) Assess the potential effect of the proposed development activities on biological diversity and wildlife movement.
- (iii) Recommend opportunities to avoid or mitigate adverse impacts to wildlife and wildlife habitat.

APPENDIX B: PHOTOGRAPHS OF FIELD SIGN FROM AUGUST 2022 SURVEYS, 4696 BECKINGHAM ROAD



Plate 1: Example wildlife tree (left photo) and woodpecker excavated holes in a tree (right photo)



Plate 2: Buck deer carcass inferred to be a cougar kill, located in northeast of property.



Plate 3: Sign of bear on property. Bear scat (upper left); track of a young bear in mud (upper right); torn up log where bear was after grubs and insects (bottom).



Plate 4: Sign of red squirrel. Douglas fir scales stripped from cone in order to access seeds within cone.



Plate 5: Sign of barred owl using tree. Cast feathers on ground and whitewash (guano) on tree shown as white streaks on left of tree.



Plate 6: Various signs of woodpecker use on both standing and downed logs.



Plate 7: Plucked feathers from a prey bird. Indication of a raptor hunting and successfully capturing a bird in the forest.



Parks Donation Program Guidelines for Staff

File No. 6130-06

Updated and approved by Council June 19, 2017

Suggested Locations:

	Bench	Picnic Table
<i>Location Proposed by Donor</i>		
<i>OR</i>		
Blaney Trail		X
Blinkhorn Lake Park	X	X
Carlton Cosh Park	X	
Deer Park Trail Lookout	X	
Sandgate Road/Weir's Beach	X	
Seabluff Trail	X	X
Taylor Road Beach (Road RoW)	X	
William Head Road last bus stop at Sandgate	X	

Application Process

1. Donation Program to be advertised in early spring each year, subject to PTASC approval.
2. Staff receives the application and cheque at Municipal Hall or can wait to receive cheque until PTASC approval. Hold cheque until donation approved by PTASC.
3. Application scanned/emailed to Parks and Trails Coordinator, trailscoordinator@metchosin.ca. P&T Coordinator will contact donor to discuss bench location/placement.
4. Copy of application into PTASC upcoming meeting file. Refer to Fire Chief and to Highways Admin if on municipal road right of way.
5. PTASC to review application, location and plaque wording. Once application is approved, staff to order bench/table from Ivan Hoetzel at 474-7611 and plaque from Achinbach at 474-0037.
6. When plaque is ready, courier plaque to Ivan Hoetzel or he will collect and install.
7. Ivan Hoetzel to deliver and install benches to Metchosin Municipal Hall public works yard, once the base has been installed - there is room only for storage only in late spring/summer. Let P&T Coordinator know when it has arrived.

8. P&T Coordinator to coordinate installation by William Head Institution crew. Concrete pad must be between 4'x8' to 8'x8' in size.
9. P&T Coordinator to coordinate maintenance.

Donation Amount Breakdown (prices effective June 2017)

	Bench	Picnic Table
Purchase		
Base cost (no HST)	\$1,000	
Posts and hardware	30	
Plaque Installation by Ramsay	25	
Plaque		
Cast bronze plaque 3" x 8" 148.86	\$200	
Installation		
Concrete slab & installation	\$400	
Maintenance 20%	\$306	
Total	\$1,986	Quote provided upon request

DISTRICT OF METCHOSIN PARKS & RECREATION

DONATION APPLICATION

DATE: May 30 2023

DONOR(S) NAME: Theresa Harris

ADDRESS: _____

POSTAL CODE: V9L4B2 TELEPHONE: _____

PERSON/EVENT BEING HONOURED: John W. E. Harris

DESIRED DONATION ITEM: Memorial Bench

DESIRED LOCATION: see picture, on trail near bus stop, in front of Duke Rd.

DESIRED PLAQUE WORDING: _____

In loving memory of John W. E. Harris, 1937-2021. A believer in strong community, an advocate for public transportation. Please take a seat.

I/We understand that once the donated item is installed it becomes the property of the District of Metchosin and is for the use of the general public. Donors shall not plant anything in the area surrounding the donated item without prior written consent of the Municipality. The municipality will maintain the donation and will replace or repair any damaged item. It is understood that the municipality maintains the right to move the item to a different location to accommodate any future unforeseen events. I/We understand that the item will remain until the expiration date, at which time I/we will be offered the opportunity to renew the donation for an additional time, at a price to be determined at that time. I/We understand that it is the responsibility of the donor to advise the Municipality of any change of address in order to receive future correspondence regarding the donated item.

SIGNATURE: [Signature] DATE: May 30 2023

SIGNATURE: _____ DATE: _____

FOR OFFICE USE ONLY

APPROVED ITEM: _____ DATE: _____

APPROVED LOCATION: _____

WORDING APPROVED: _____ APPROVAL SIGNATURE: _____

Date Payment Made: _____ Date ordered: _____

Date Item Received: _____ Date installed: _____

APPLICATION # _____

X



Google

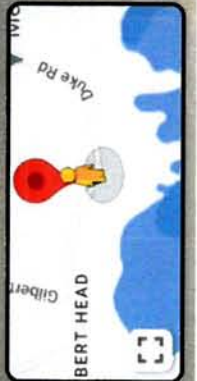
3817 Duke Rd

Victoria, British Columbia

Google Street View

Nov 2022

See more dates



0211

