



DISTRICT OF METCHOSA

AGENDA

PARKS AND TRAILS ADVISORY SELECT COMMITTEE MEETING

MARCH 19, 2024 at 7:00 PM

COUNCIL CHAMBERS, MUNICIPAL HALL

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District of Metchosin

Minutes

**Parks and Trails Advisory Select Committee Meeting
Tuesday, January 16, 2024 at 7:00 P.M.
Council Chamber, Municipal Hall**

Present: Ron Aubrey (meeting chair), Ryan Carter, Karen Hoffman, Jim Nan, Councillor Jay Shukin, Gord Stodola (recorder)

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

1. Agenda, Additions and Approval: add 9e) Winfall Road

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

2. Presentations: N/A

3. Public Participation: Avril Yoakam, Winfall Road, requested clarification on PTASC recommendations documented in the minutes of November 21, 2023, specifically that ‘... the road from the end of Winfall Road should be designated as a trail;’ To be discussed under **9e) Winfall Road.**

Patty Williams: thanked Ron, Ryan and Jay for their efforts on the Duke Road East initiative. Also, wondered if, in addition to memorial benches and tables, public donations of money and land could be added to the Parks Donation Program.

Tamara Ballard – again asked for an update on the installation of a trailhead sign for Sea Bluff Trail on Wootton Road.

4. Adoption of Minutes

a) Parks and Trails Advisory Select Committee, November 21, 2023

Moved by Jim that the Committee approve the minutes of the Parks and Trails Advisory Select Committee meeting held on Tuesday, November 21, 2023, with the amendment noted in **9e) Winfall Road.** **Carried.**

5. Receipt of Minutes

a) Community Planning Committee, October 16, 2023

b) Metchosin Environmental Advisory Select Committee, September 26, October 24 and November 28, 2023

The highlights of the above-noted minutes as they relate to PTASC were discussed. Noted that the September 26 minutes were presented and reviewed at the last PTASC meeting. Gord noted the October 24th presentation to MEASC regarding Metchosin’s Dark Sky Policy and the presenter’s suggestion that Metchosin should become a Certified International Dark Sky community. He thinks this is a worthy pursuit and would like PTASC to address this topic at a later meeting, perhaps by inviting the presenter or engaging MEASC.

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

6. Business Arising from the Minutes

- a) **Parks Donation Program:** Ryan had previously circulated the draft Parks Donation Program document to Committee members for final comments.

Moved by Ryan that the Committee approve the amendments to the Parks Donation Program.
Carried.

Action: Ryan to forward Parks Donation Program document to the CAO.

- b) **Metchosin Park Trail Repairs:** the fall window for repairing a section of trail in Metchosin Wilderness Park was missed. This will be looked at in the spring.

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

- c) **Memorial Bench Sponsorship Request:** discussion regarding how donated asset maintenance funds are accounted for, whether as part of an initial acquisition or a renewal of a maintenance agreement. Members felt these funds should be tracked separately, both for drawdown when maintenance on a bench or table is required, but also to track when a ten year maintenance agreement expires.

Action: Councillor Shukin to follow up with Finance.

- d) **Feasibility Study on Duke Road East Trail:** the Chair invited a representative of the Duke Road project to the table to share their vision. Erin Ronsse agreed. She presented a comprehensive overview of the project including project phases, ownership of certain road right of ways, safety concerns and possible improvements such as advisory shoulders, survey options, costs and challenges, smart development and potential liability issues.

Specific to routing and phases, it's proposed that Phase one would be a trail on the west side of Duke Road from the end of the existing trail to Chapel Heights Drive. Phase two is proposed to be on the east side of Duke Road from Chapel Heights Drive to 3737 Duke Road. Phase three is proposed to be on the east side of Duke Road up to Metchosin Road.

There was a broader discussion that possible external funding sources may be available. The Chair advised that any external funding requests are required to be initiated by the district.

Phases two and three may require expertise beyond what PTASC and Albert Head volunteers are able to provide.

Moved by Karen that PTASC recommends major capitol allocations of \$10,000 for surveying and \$10,000 for Duke Road East roadside trail Phase 1 construction be approved for 2024.
Carried.

Action: Jay to put together draft feasibility report for February 20th PTASC meeting, including content provided by Albert Head residents.

7. **Reports**

a) **Parks and Trails Coordinator Report Verbal Report:** Ryan reported the following:

- Jim and Gord have both been active in Metchosin Wilderness Park, Blinkhorn Nature Park, Eleanor Mann and Buckbrush Swamp. It's believed that all fallen trees were cleared within a day of this past windstorm as no reports came via the District email;
- Gord cleared a fallen tree on Lisandra Trail, reported via the District email;
- Ryan has participated in two Duke Road events since last meeting;
- Total volunteer hours since June are 226.

b) **Council Liaison Verbal Report:** Councillor Shukin reported the following:

- A joint council / PTASC meeting will be held February 20th;
- Weir Beach stairs – there are concerns about the project lagging. Liability issues are under discussion.
- PTASC recruitment – there will be another ad in the Muse in February.
- Provincial housing – the district appears to be exempt from many of the regulations recently enacted due to lack of sewers and municipal water. The district will be required to undertake a housing needs assessment.
- Buffer land - PTASC may have an advisory role for this property in the future.

c) **Chair Verbal Report:** The Acting Chair was leading his first meeting, thus nothing to report.

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

8. **Correspondence:** N/A

9. **Other Business**

a) **Budget - Capital:** as per **6d)**, PTASC is recommending that \$20,000 be allocated for surveying and Phase 1 construction of the Duke Road East roadside trail.

b) **Council Meeting:** A joint Council / PTASC meeting will be held February 20th.

c) **Election of Chair and Vice-Chair:** deferred to the March, 2024 meeting

d) **Past Member Recognition:** discussion of how to recognize past members was undertaken.

e) **Winfall Road** – the PTASC minutes of November 21, 2023 erroneously recommended that a trail be designated from the end of Winfall Road to the Galloping Goose. PTASC had evaluated this possibility years ago and had discounted it for technical and environmental reasons.

Action: November 21, 2023 minutes to be amended, deleting ‘... the road from the end of Winfall Road should be designated as a trail;’ under **9b)**.

10. **Adjournment and Next Meeting Date**

Moved by Jim to adjourn the meeting at 8:53 p.m. **Carried.**

The next meeting will be held on February 20, 2024.

District of Metchosin

Minutes

**Special Community Planning Committee Meeting
November 7, 2023 at 4:00 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, Katherine Lesyshen, Planning Consultant, and Jennifer Miller, Legislative Services Assistant (recorder).

The meeting was called to order at 4:00 p.m.

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 correspondence by Bev Bacon.

Carried

2. Public Participation

Gary Smirfitt, Metchosin resident, thanked Council for forming the Buffer Land Working Group and for Councillors Shukin and Donaldson's leadership and guidance to achieve the six-month goal of the working group. Mr. Smirfitt noted that the working group trusts the committee will make its own recommendations to Council for action in a timely manner. Mr. Smirfitt hopes that every member has walked the property and reviewed the recommendation report.

Bonnie Bouveur, Metchosin resident, agrees with the recommendation that a park management plan is required for this area and would rather the plan be unique to the buffer land. Ms. Bouveur is not in favour of a two-stage rezoning process due to the related time, costs, resources, and risks. Ms. Bouveur is opposed to selling the land to Capital Regional District as this property is not conducive for high density public usage. This option is not the best use of the land, nor would it protect and preserve the land.

Morgan Yates, Metchosin resident, thanked the Buffer Land Working Group for their dedication and expressed his support for the vision statement outlined in the working group recommendation report. Mr. Yates noted there are significant costs to monitor and maintain a near-urban natural area. Mr. Yates suggested that options for strategic partnership and cost-sharing could exist if the District obtained an estimate of the annual costs to monitor and maintain the Buffer Land, an appraisal of the fair market value under current zoning, and a simple term sheet to summarize the key terms.

Nicole Shukin, Metchosin resident, expressed appreciation for the dedicated, professional, and informed working group members and Chairs. Ms. Shukin suggested that rather than thinking of conservation, the Committee might consider regenerative zoning or reforestation practices that would enhance the environmental values of the buffer land. Ms. Shukin proposed that the cost of purchasing trees could be considered in the buffer land management costs which could function to buffer the riparian area and act as biofiltration to protect against stormwater issues that are going to come from the Centre Mountain residential development.

Chris Moehr, Metchosis resident, spoke on behalf of the Association for the Protection of Rural Metchosis (APRM), to endorse the points made by Morgan Yates this evening, in particular the suggestion to have an appraisal done under the current zoning and status of the buffer land. Ms. Moehr expressed concerns regarding selling the land and suggested that the District obtain an appropriate appraisal to utilize in potential negotiations down the road. Ms. Moehr indicated that there is more work to do and strategic questions to be answered.

3. Reports

a) Buffer Land Working Group Recommendations Report, October 23, 2023

Councillor Shukin provided an overview of the Buffer Land Working Group Recommendations Report, October 23, 2023 including the vision statement and the four proposed phases.

Committee discussion:

- Parks management plan for the buffer land verses all District parks
- Parks management strategy, costs, management, and maintenance
- Viability of potential co-management or cost-sharing partnerships
- Budget process, potential costs, and balancing overall cost pressures
- Utilizing funding from tax shares versus general revenue
- Proposed rezoning phases versus moving directly towards a new conservation-oriented zoning
- Timelines, staff resources, and rezoning costs including public hearings
- Role and potential use of a Schedule 219 covenant for ecological preservation and land use specifications
- Potential sale to a third party and the likelihood of Capital Regional District's purchasing interest in the future
- Parks Canada's national urban parks initiative
- Cost-avoidance and ongoing management and maintenance costs
- Obtaining valuation and appraisal now versus after rezoning
- The importance of due diligence and an open and transparent process
- Terms and conditions to support the protected ecological area in partnership or sale negotiations
- Previous community support to keep the buffer land under District ownership
- Provincial housing legislation and Bill 44 requirements
- Balancing and connecting the buffer land decision-making process with housing regulations and responsibilities
- Resident concerns and watershed responsibilities
- Park services and management
- Impact of park use from neighbouring municipalities
- Defining an ecological protected area and development of a conservation plan
- Buffer land management plan features and development
- Public education on ecological reserves
- Research partnerships with post-secondary agencies

Moved and Seconded by Councillors Gray and Shukin that staff review the Buffer Land Working Group report and estimate the costs of maintenance and monitoring of the Buffer Land as a conservation-oriented park through discussion with government entities with experience of parks close to urban settings.

MOTION WITHDRAWN

Moved and Seconded by Councillors Shukin and Gray that Councillor Shukin further connect with the Buffer Land Working Group and other parties to help define what a protected ecological buffer could look like in terms of one that is designated as park; **And That** the definition determined be used as the basis of developing a resource plan as well as the budget for the designated park.

Carried

Moved and Seconded by Councillors Shukin and Donaldson to direct staff to provide a report on the Buffer Land Working Group's Recommendations to include:

1. Information on the zoning process;
2. Examples of park management plans from other communities, annual budgets, and relative costs;
3. The role of Section 219 Covenants; and
4. The potential of partnerships in terms of the Buffer Land and specific examples.

Carried

4. Correspondence

- a) Email correspondence was received from Bev Bacon for information regarding the Buffer Land Working Group Recommendation Report.

5. Adjournment

Moved and Seconded by Councillors Donaldson and Gray that the Committee adjourn the meeting at 5:36 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin

Minutes

**Community Planning Committee Meeting
November 27, 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 Jennifer Miller, Legislative Services Assistant (recorder).

The meeting was called to order at 7:50 p.m.

1. Agenda, Additions and Approval

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

- Gord and MaryAnne Christie, Staff Memo, Weir Beach Stairs

Carried

2. Presentations

a) Sarah Anthony, Housing Options in Metchosin

Sarah Anthony, Metchosin resident, provided an overview of her PowerPoint presentation including the following:

- The housing crisis
- Housing options for a rural Metchosin
- Provincial government's Homes for People Plan
- Proposed legislation
- Impacts to Metchosin
- Population projection
- Concerns regarding Metchosin's ability to add more housing supply
- Current provincial and local government status
- Ideas for increasing housing supply: senior's housing, hospice, workforce
- Purpose-driven housing
- Bylaw amendments
- Rezoning
- Programs: boarder matching, young agrarians
- Potential revenue for the District

3. Public Participation

Pattie Whitehouse, Metchosin resident, referred to the notion of creating opportunities for seniors to stay in their community and creating subdivisions and secondary housing to help families. While Ms. Whitehouse is aware of the value of keeping people in their communities as they age and having families support generations, she noted that there is no legislation in place for the District to enforce and ensure that happens as property changes ownership. Ms. Whitehouse suggested Council proceed with caution when reviewing housing options.

Eric White, Metchosin resident, provided an example of how fees for tiny homes and the revenue collected could offset the cost of enforcement and staffing resources and be revenue positive for our community. Mr. White noted that a tiny home pad would add value to a property, be viewed as a stream of revenue, and increase tax revenue. Regarding the Sue Big Oil campaign, Mr. White expressed concerns regarding the grip that big oil has on communities and that the fossil fuel industry would retaliate if sued by passing down the costs to municipalities that join the campaign.

Ellen Frish, Metchosin resident and regulatory permit planner by trade, referred to the idea of Recreational Vehicles and tiny homes as housing options and suggested the topic needs to be reviewed by Council. Ms. Frish provided an overview of the BC Building Code, CSA standards, building bylaws, fire regulations, and the *BC Assessment Act* in relation to manufactured homes. Ms. Frish recommended that Council understand the complexity of housing options well prior to moving forward.

Jane Hammond, Metchosin resident, commended Sarah Anthony on her housing options presentation and overview of housing options and supports Council addressing housing and involving the community. Ms. Hammond referred to correspondence from the District to Minister Ravi Kahlon regarding the District working with the provincial government on housing. She looks forward to what that might mean in this context and recommended that Council keep within perspective housing target percentages.

4. Adoption of the Minutes

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee adopt the minutes of the Community Planning Committee meeting held October 16, 2023.

Carried

Moved and Seconded by Councillors Epp and Donaldson that the Committee adopt the minutes of the Special Community Planning Committee meeting held November 7, 2023.

Carried

5. Receipt of Minutes

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee receive the minutes of the Buffer Land Working Group meeting held October 11, 2023.

Carried

6. Reports

a) Staff Report, Request for Development Variance Permit, 1050 Matheson Lake Road

Staff provided an overview of the staff report regarding the reapplication for a development variance permit for 1050 Matheson Lake Road.

Committee discussion:

- Distance of detached secondary suite from the principal residence
- Valuable to have Council visit the site
- Previous application earlier in the year

Moved and Seconded by Councillors Donalson and Mayor Little to recommend that Council request that staff send notices to landowners within 60m of the property informing them of the application and the Council meeting when issuance of the permit will be considered. **And That** staff schedule a site visit with Council and the property owners.

Carried

b) Staff Report, Rezoning Application, 4499 Leefield Road

Staff provided an overview of a rezoning and OCP amendment application for the property at 4499 Leefield Road. The applicants addressed the committee and provided the background of their application and their property.

Committee discussion:

- Groundwater well
- Split zoning
- Merits of not hosting a public information meeting verses hosting a public information meeting
- Concerns regarding the resources to host a public information meeting if more information provided to Council could clarify questions
- Applicant's responsibility to cover the costs of hosting a public information meeting
- Concerns regarding kicking off the process and staff resources
- A site visit would be informative
- Spot zoning, consistency questions
- Confirmation that the rezoning of the adjacent properties was prior to the District's incorporation
- Concerns regarding violating the Official Community Plan and policy on density
- Suggestion for Council to schedule housing options discussion
- Suggestion to wait to have a housing options discussion until more information is received from the province on legislation and regulations

Moved and Seconded by Councillors Epp and Gray to recommend that Council not require the applicant host a public information meeting, direct staff to refer the application to agencies for comment, request staff to bring back the proposal and applicable land use bylaw amendment for consideration.

Carried

Councillors Gray and Shukin opposed the motion

Moved and Seconded by Mayor Little and Councillor Donaldson to recommend that Council direct staff to schedule a site visit with Council and the property owners of 4499 Leefield Road.

Carried

c) Staff Memo, Weir Beach Stairs

Councillor Shukin introduced the Weir Beach Stairs memorandum regarding the history and past construction, current status and condition, road right of way, and beach access point.

Staff provided an overview of the options outlined in memorandum and highlighted the associated risks, liabilities, and cost estimates for possible repair or replacement.

Committee discussion:

- Options for limiting liability
- Previously approved budget amount

Adopted: **, 2023

- Parking and beach access
- Input from neighbours
- Good connector trail to other trails in the neighbourhood
- Community fund as a potential source of funding to consider
- Reassessment of technical challenges of rebuilding
- Potential permitting issues related to the shoreline
- Risks at this location verses in other parks and trails
- Construction and engineering requirements
- Liabilities associated with the potential of closing the trail and removing structures
- Statutory right of way
- Possible trespassing to be addressed
- Concerns regarding the estimated costs
- Signage and safety
- Volunteer involvement

Moved and Seconded by Councillors Shukin and Donaldson to recommend that Council ask staff to provide further information on liability risks related to the stairs and the District's trails and, within that context, reconsider the technical feasibility.

Carried

Mayor Little and Councillor Gray opposed the motion

d) Councillor's Update

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

- Parks and Trails Advisory Select Committee (PTASC) updates:
 - PTASC membership
 - The parks donation program
 - Welcome to Metchosin sign
 - Dogs in Metchosin parks
 - Removal of fallen trees in parks
 - Request for support for the removal of four European Ash Trees
 - Beckingham subdivision
- Duke Road East roadside trail feasibility study
- Complete Communities grant
- Ticks

Committee Discussion:

- Appreciation for the outgoing PTASC members
- Process of liaising with advisory select committees
- Advantages of a joint PTASC and Council meeting
- Clarification that the sub-committee for trail work should be comprised of PTASC members only and not residents
- Concerns regarding moving forward with the complete communities grant application

Moved and Seconded by Councillors Shukin and Donaldson to recommend that Council direct staff to prepare an advertisement for the Metchosin Muse (January and February editions) to seek interest among community members in joining the Parks and Trails Advisory Select Committee.

Carried

Moved and Seconded by Councillors Shukin and Gray to recommend that Council ask staff to book a joint meeting with Council and the Parks and Trails Advisory Select Committee as soon as practicable to account for the demands of staff, Council, and the Parks and Trails Advisory Select Committee members.

Carried

Moved and Seconded by Councillors Gray and Donaldson to recommend that Council not proceed with the Ministry of Municipal Affairs Complete Communities Grant Application.

Carried

Mayor Little opposed the motion

7. Receipt of Correspondence

- a) The following correspondence was received regarding the Staff Memo, Weir Beach Stairs
- Gord and MaryAnne Christie

8. Adjournment

Moved and Seconded by Mayor Little and Councillor Gray that the Committee adjourn the meeting at 9:32 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin

Minutes

**Community Planning Committee Meeting
January 15, 2024 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 Bob Payette, CAO, Stephanie Dunlop, Fire Chief, and Jennifer Miller, Legislative Services Assistant (recorder).

The meeting was called to order at 9:15 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Mayor Little and Councillor Epp that the Committee approve the agenda as amended with the addition of the following correspondence regarding Councillor's Update: Groundwater Protection, Resolution for the Association of Vancouver Island Coastal Communities (AVICC) as supplemental information:

- Bev Bacon
- Alison LeDuc

Carried

2. Public Participation

Pattie Whitehouse, Chair of the Dogs in Metchosin Working Group, provided an update on the education campaign. There have been four articles in the Metchosin Muse, an article in the Times Colonist and the Goldstream Gazette, and interviews on CBC and CFAX. People around the whole region are being educated about the meaning of dogs under control.

Avril Yoachim, resident, spoke in opposition to the Parks and Trails Advisory Committee (PTASC) recommendations for the end of Winfall Road to be designated as a trail. Ms. Yoachim applauds the fact that these trails can be maintained without overtaxing volunteers and the budget but has concerns regarding larger trails taxing the Public Works Crew. Ms. Yoachim referred to her ongoing requests and a 2007 Parks and Recreation Committee motion to remove Winfall Road from the Parks and Trails Master Plan.

Diana Smith, resident, referred to previous Council discussion related to seating of the Chief Administrative Officer at the Council table. Ms. Smith questioned why the CAO is not sitting at the Council table and inquired if the seating arrangement applies to Council and/or Committee meetings.

Lenore Davidson, resident, referred to an article in the Metchosin Muse regarding provincial treaty negotiations and letters sent to Metchosin residents regarding potential land transfer. Ms. Davidson also stated her concerns on a trespass matter related to her property.

Eric White, resident, urged Council to dialogue with the province regarding Bill 44 and a discrepancy in the wording between the housing policy manual and Section 481.4 of the legislation related to sewer and water requirements.

He noted the importance of ensuring that the wording is clarified to determine if both sewer and water services are required as opposed to one or the other.

Bev Bacon, resident, supports the proposed resolution for the Association of Vancouver Island Coastal Communities (AVICC) pertaining to groundwater. Ms. Bacon referred to her email to Council outlining a list of requests related to Aquifer 606 for Council's consideration. Ms. Bacon read an aquifer poem describing her thoughts on the importance of addressing water issues.

Nicole Shukin, resident, expressed support of the groundwater resolution going to AVICC. Ms. Shukin spoke to the correspondence from Chris Moehr, President of the Association for the Protection of Rural Metchosin, regarding the independent professional appraisal of the Buffer Lands and suggested that Council discuss the possible risks of receiving a monetary donation that could influence democratic decision-making.

3. Adoption of the Minutes

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee adopt the minutes of the Community Planning Committee meeting held November 27, 2023.

Carried

4. Receipt of Minutes

Moved and Seconded by Councillors Gray and Donaldson that the Committee receive the minutes of the Parks and Trails Advisory Select Committee held November 21, 2023.

Carried

5. Reports

a) Councillor's Update

Councillor Shukin provided the following updates:

- Groundwater Protection – Resolution for the Association of Vancouver Island Coastal Communities (AVICC).

Committee discussion:

- Droughts and risks
- Resident concerns regarding wells at risk
- Upcoming water day presentation on February 28th in the Council Chambers
- Farming could be added as an intensive activity
- Aquifer 606 is considered a fragile, low-producing aquifer that is susceptible to contamination.
- Observation wells
- Monitoring and gathering data on aquifers
- Aquifer 606 graphs
- Empowering local governments to restrain development in relation to aquifer and ecosystem health based on precautionary principles
- Health and viability of aquifers
- The AVICC submission deadline is February 7th. Background information will be provided at the January 22nd Council meeting for Council's consideration.

Moved and Seconded by Councillors Epp and Donaldson to recommend that Council endorse the following resolution for the Association of Vancouver Island Coastal Communities (AVICC):

WHEREAS over one million British Columbians rely on groundwater for daily use and that groundwater presents significant challenges in terms of monitoring, defining (classifying/characterizing), and demonstrating water viability, including water-use budgets/allocations;

AND WHEREAS the impacts of climate change, population growth and industrial activity are intensifying and that all three factors can negatively impact groundwater sustainability and sources.

THEREFORE, be it resolved that the provincial government prioritize the following:

1. Renew the work to identify aquifers at risk in terms of productivity and vulnerability to contamination, climate change, population growth and other criteria;
2. Continue to build in the province's groundwater monitoring capacity, including installation of additional observation wells for high risk aquifers;
3. Develop a regular reporting process on the health and viability of high-risk aquifers; and
4. Develop a funding program for local governments to support local monitoring of groundwater resources.

Carried

Moved and Seconded by Councillors Epp and Donaldson to extend the Committee meeting beyond 10:00 p.m.

Carried

- Buffer Land Carbon Offsetting Feasibility Study

Councillor Shukin provided an overview of the Buffer Land Carbon Offsetting Feasibility Study outlined in his Councillor's update report.

Committee discussion:

- Question as to how carbon credits would benefit the District
- Buffer Land management
- Alignment with Buffer Land Working Group recommendations
- Carbon offset scenario in relation to the Buffer Land versus larger land parcels
- Low risk to pursue the study
- Pending staff report on Buffer Land recommendations
- Coastal Douglas-fir Conservation Partnership's (CDFCP) work to establish how aggregate carbon projects could work in communities with smaller areas of land
- Not necessarily helpful for the Buffer Land but more in a general sense and at no cost to the District and no staff resources required
- Information sharing

Moved and Seconded by Councillors Gray and Epp to recommend that Council agree to enter a study on carbon offsetting feasibility with the Coastal Douglas-fir Conservation Partnership.

Carried

- Parks and Trails Advisory Select Committee (PTASC) updates:
 - PTASC will meet on Tuesday, January 16, 2024
 - Duke Road East Roadside Trail Feasibility Study

6. Receipt of Correspondence

a) The following correspondence was received:

- Pattie Whitehouse, Dogs in Metchosin Working Group Chair

Committee discussion:

- Process element missed regarding signage
- Waste receptacle management, disposal, labour, and costs
- Further discussion to be held at a Finance Committee budget meeting
- Educational component
- Potential on a trial basis

Action: Discuss the Dogs in Metchosin Working Group recommendations and related costs at the January 25th Special Finance Committee budget meeting.

- Chris Moehr, President, APRM, Re: Independent Professional Appraisal of our Buffer Lands

Committee discussion:

- Rationale for and value of appraisal
 - Optics of accepting a monetary donation to help fund the appraisal
 - Confidentiality of appraisal
 - Previous pushback from community members
 - Potential partnerships with conservation groups
 - Budget, tax increase, and resources
 - Management of the Buffer Lands
 - Previous referendum and community vote
- Bev Bacon, Re: Groundwater Protections, Resolution for the AVICC Agenda
 - Alison LeDuc, President of the Association for the Protection of Rural Metchosin, Re: Groundwater Protections, Resolution for the AVICC Agenda

Moved and Seconded by Donaldson and Epp to receive the correspondence.

Carried

7. Adjournment

Moved and Seconded by Councillor Gray and Mayor Little that the Committee adjourn the meeting at 10:23 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin

Minutes

Environmental Advisory Select Committee Meeting

Tuesday, January 23, 2024 at 7:00 p.m.

Council Chamber

Metchosin Municipal Hall

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

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

1. Agenda, Additions and Approval

Moved and Seconded by Steve and Merrilee that the Committee approve the agenda with these changes: add 9e) Natural Assets Initiative

Carried

2. Presentations

Ernie Chang, Metchosin Natural History Clubhouse Proposal

One room in Old Metchosin School could be a natural history clubhouse. Much natural history expertise in Metchosin. No Board, no management. Ernie could coordinate. Ernie would like MEASC to support this initiative. Council discussed this last night. They're still trying to sort out rooms among competing interests for space (incl. for the preschool) as part of the visioning process.

3. Public Participation

Brent Donaldson. Material removed from Metchosin's ditches has to be tested, and potentially treated as potential toxic waste and hauled to Nanaimo. Also, ditches always get wider, and we lose road shoulders, and have reduced opportunities for roadside trails. Brent feels that we need to do a better job with ditching in Metchosin with the introduction of bioswales where appropriate.

Steve says that Council members were interested in a trial in a few areas. It could be part of Metchosin's next Road Management Plan.

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 November 28, 2023.

Carried

5. Review of Minutes

a) Council and Standing Committee Minutes

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

Carried

b) Advisory Committee Minutes

Moved and Seconded by Garry and Bill that the Committee receive the Advisory Committee Minutes for information.

Carried

6. Business Arising from the Minutes

Councillor Gray provided updates on Business Arising from MEASC's November 2023 Minutes.

a) Climate Action Plan

Councillor Gray presented the draft Climate Plan Evaluation Framework to Environment Committee. Council received the draft framework with interest and thanks. Steve will now work with the Planner to consider next steps. Big thanks to Merrilee for her excellent work on this.

MEASC had recommended that Metchosin's Environment Committee invite the ReImagine West Shore Community group to address them. ReImagine West Shore will address Environment Committee on February 12.

b) BC Government 30% Protected Land by 2030 Commitment

Councillor Gray provided some background materials to Mayor and Council on the Draft BC Biodiversity and Ecosystem Health Framework for their consideration in providing individual input to the Province.

c) Tanker traffic in the Strait of Juan de Fuca

Garry is preparing another op-ed submission.

d) Predator Strategies, Lessons Learned from other Communities

MEASC recommended to Environment Committee that they invite Nitya Harris and Peter Pauwels to make a presentation to them. Nitya Harris and Peter Pauwels have been invited to address the February 25 Environment Committee on Predator Strategies.

7. Reports: None

8. Correspondence: None.

9. Other Business

a) Proposed natural history room in the old school

Moved and Seconded by Bill and Anna that MEASC supports establishment of a natural history room at the Old School.

Carried

b) Mapping of potential sensitive areas in Metchosin

Garry brought out the old environmental inventory maps and tables, from approximately 30 years ago.

Moved and Seconded by Erin and Andy that Andy, Garry and Anna will meet with Jacqueline Clare to capture the useful information on these maps. Andy will take the lead on this.

Carried

c) DRAFT B.C. Biodiversity and Ecosystem Framework

- Email from Councillor Gray to biodiversity.ecosystemhealth@gov.bc.ca
- DRAFT B.C. Biodiversity and Ecosystem Health Framework: Submission Guide
- DRAFT B.C. Biodiversity and Ecosystem Health Framework

Moved and Seconded by Merrilee and Ric that MEASC members send their input re: the Framework ASAP, to meet the deadline.

Carried

d) Dark Sky Draft Proposal

- How Blue is Your Night
- International Dark Sky Community Program Guidelines
- Royal Astronomical Society of Canada Dark-Sky Site Application Requirement

Ted White is putting together a proposal to certify Metchosin as a Dark Skies community, headed by Healthy Communities Advisory Committee. (See attached material.) He would like a MEASC representative on the Committee, also Bill Weir.

Moved and Seconded by Steve and Andy that Steve bring up with our CAO that we're not currently compliant with our existing municipal policy re: Dark Skies.

Carried

Moved and Seconded by Garry and Bill that Anna Hall work with Ted and group (including Healthy Communities Advisory Committee) in crafting a Dark Sky proposal.

Carried

e) Natural Assets Initiative

Moved and Seconded by Erin and Andy that MEASC invite a representative from NAI to make a presentation to MEASC.

Carried

10. Adjournment and Next Meeting Date

Moved and Seconded by Bill and Ric that the Committee adjourn the meeting at 8:42 p.m.

Carried

The next MEASC meeting will be held on Tuesday, February 27, 2024 at 7:00 p.m.

District of Metchosin

Minutes

Environmental Advisory Select Committee Meeting

Tuesday, February 27, 2024 at 7:00 p.m.

Council Chamber

Metchosin Municipal Hall

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

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

1. Agenda, Additions and Approval

Moved and Seconded by Steve and Merrilee that the Committee approve the agenda with these changes: add 6e) Climate Action Plan; 9c) Hydro Re-Greening Program; 9d) Lombardy poplar trees.

Carried

2. Presentations: None.

3. Public Participation

Brent Donaldson: update about recent cougar kills in the last seven days. Cougars were observed at a kill during the daytime on one farm. Nine sheep killed.

4. Adoption of Minutes

a) Environmental Advisory Select Committee, January 23, 2024

Moved and Seconded: by Steve and Andy that the Committee approve the minutes of the Environmental Advisory Select Committee meeting held on January 23, 2024.

Carried

5. Receipt of Minutes

a) Environment and Natural Areas Committee, January 15, 2024

b) Parks and Trails Advisory Select Committee, January 16, 2024

Moved and Seconded by Erin and Merrilee that the Committee receive these Committee Minutes for information.

Carried

6. Business Arising from the Minutes

a) Predator Strategies (lessons learned from other communities)

Steve reported that the Environment Committee agreed the MEASC recommendation that Council seek advice from the Agricultural Advisory Committee (AASC) and MEASC on addressing human wildlife conflict.

Action 3.3 in the Draft Agricultural Plan is for farmers to support the agricultural sector in managing wildlife conflicts on farms with support from the CRD, Ducks Unlimited and the District.

Anna agreed previously to assist AASC on behalf of MEASC.

b) Mapping of potential sensitive areas in Metchosin

Andy contacted the Conservation Data Centre (and Jacqueline Claire) on mapping. CDC stated they would not accept anything that is not digital. Our current maps are not digital. Andy will engage further with CDC.

c) Fossil Fuel Non-Proliferation Treaty

Steve said the Environment Committee agreed the MEASC recommended that Council endorse the treaty. It will go to council next.

d) Dark Sky Draft Proposal

Steve followed up with Mr. Payette with regard to the District not following our own policy. Committee discussion was that compliance might best be achieved as the opportunity arises to replace lights/fixtures.

e) Climate Action Plan

Merrilee and Erin went to the open house hosted by AASC on the Draft Agricultural Plan, three goals identified in the plan to support a resilient farming sector in Metchosin. There is a meshing of the climate action plan with the proposed agricultural plan. There will be a monitoring and reporting framework built into the agricultural plan.

f) Ending the use of Glue Traps for pest management,

Glue traps are considered by many to be inhumane as compared to alternatives. Glue traps also cause death to non-target other small animals, birds, and other creatures.

Council's Environment Committee had asked Steve to work with MEASC on a resolution for AVICC/UBCM to ban glue traps in BC. In the meantime, Saanich has moved forward and submitted a resolution to AVICC on the topic. As a result, Council members have been encouraged to vote in support of the Saanich resolution at AVICC/UBCM.

7. Reports:

a) Councillor's Memo, District of Metchosin Environmental Year-In-Review (Partial List)

Steve reported on the work done by Metchosin Advisory Select Committees, Council's Standing Committees, Council, and staff in relation to environmental initiatives this past year. Steve thanked the Committee for their efforts and congratulations were offered to Steve and Council.

b) Media interest in Tanker traffic and environmental conditions

Garry and Steve met with Sidney Coles (local journalist) to discuss District concerns re: tanker traffic when spill response cannot be launched due to adverse environmental conditions.

Sidney followed with a Feb 26, 2024 article in The Westshore entitled: *Impacts of Underwater Radiated Noise in Juan de Fuca* that including some of our concerns. There is potential for follow up articles.

8. **Correspondence:** None.

9. **Other Business**

a) Provincial Biodiversity, Draft Letter

Following up on the biodiversity resolution sponsored by Metchosin and adopted by the 2023 AVICC/UBCM conventions, a letter has been drafted (see agenda package) to Premier David Eby seeking the establishment of a fund to support local governments in acquiring and protecting land and asking the province to enact a biodiversity protection law. Andy said much land is privately owned on south Vancouver Island.

Moved and Seconded by Steve and Merrilee to recommend that Council write and encourage the province to establish a Local Areas Protection Fund and to enact legislation to protect biodiversity.

Carried

b) Anchorages - Amendment to Bill C-33 (federal)

The amendment suggests a maximum two-week stay by a freighter. MEASC states it is an improvement but requires a shorter time frame, (like zero). Freighters shouldn't be anchored: anchor dragging, environmental expense to run their engines etc.

c) BC Hydro Re-Greening Program

Merrilee's initiative at Andy's suggestion, application for grant money for Moralee's Meadow. She has completed the application and the District has filed it. On March 4, it goes to Council for endorsement.

Moved and Seconded by Andy and Merrilee to recommend that Council endorse the BC Hydro Re-Greening Program grant application prepared by Moralee's Meadow volunteer group to support further ecosystem restoration.

Carried

d) Lombardy Poplar Trees

A tree fell onto a Metchosin resident's Jeep, ruining it (windshield, hood, bumper). Bob Payette has asked for advice from MEASC with regard to tree health on Lombard Road. Lombardy poplars lifespan is 30-50 years.

Moved and Seconded by Andy and Garry, to recommend that the District hire an arborist to investigate the poplars on Lombard Rd.

Carried.

e) Provincial Housing initiatives

Steve explained that Metchosin is exempt from new provincial requirements encouraging increased density with more than two dwellings per lot. This is because Metchosin is outside the regional urban containment boundary and no lots in Metchosin are serviced with both water and sewer. New STVR rules will apply.

10. Adjournment and Next Meeting Date

Moved and Seconded by Bill and Ric that the Committee adjourn the meeting at 8:34 p.m.

Carried

The next MEASC meeting will be held on Tuesday, March 26, 2024 at 7:00 p.m.

5. Reports

a) David Harding, President, Metchosin Cricket Club, Request for Memorial Bench on Municipal Grounds

Mr. Harding presented a request from the family of a founding Cricket Club member, for a memorial bench on municipal property. Committee discussion included the Parks Donation Guidelines and potential locations.

Moved and Seconded by Councillors Gray and Donaldson to refer the request for a memorial bench on municipal grounds to the Chief Administrative Officer and to the Parks & Trails Coordinator via the Parks & Trails Advisory Select Committee.

Carried

Jennifer Miller

From: David Harding [REDACTED]
Sent: February 12, 2024 10:58 AM
To: Mayor and. Council
Subject: Memorial Park Bench

Good Morning ,

One of the founding members of our cricket club died recently and his family would like to have a Memorial Bench placed somewhere around the cricket pitch and we would like to know how to proceed with arranging this . Some of the family will be here in March for his Memorial Service and I was wondering if this could be arranged for then .

Yours

David Harding President of Metchosin CC

--

This email has been checked for viruses by Avast antivirus software.
www.avast.com

5. Reports

c) Councillor's Update

Councillor Shukin provided the following updates:

Duke Road East Roadside Trail Feasibility Study

Councillor Shukin provided an overview of the Duke Road East Roadside Trail Feasibility Study.

Committee discussion:

- Parks and Trails Master Plan
- PTASC experience and volunteer contributions of community members
- Petitions for and against the proposal
- Importance of public consultation to understand priorities and related concerns
- Environmental impacts
- Financial investment
- Trail connectivity, safe passage, and community building
- PTASC referral and recommendations
- Survey and project phases
- Strategic Plan and Active Transportation Plan
- Project costs, budget, and potential grant funding
- Priority-setting and competing interests

Action: Refer the Duke Road East Roadside Trail Feasibility Study to the Parks & Trails Advisory Select Committee and request their input and recommendations.

Duke Road East Feasibility Assessment

Prepared by a sub-committee of Metchosin's Parks and Trails Advisory Select Committee (PTASC) - February 17, 2023 (*updated: March 5, 2024*)

In November 2023, PTASC established a sub-committee to assess the potential of a roadside trail along Duke Road East. The sub-committee includes Ron Aubrey (PTASC Chair), Ryan Carter (Trails Coordinator) and Jay Shukin (Councillor). The sub-committee assessed:

- Immediate and long-term value of a roadside trail.
- Interest/support from neighbours and the broader community.
- Technical feasibility (route, rights of way, constraints).
- Constructability and initial budget considerations.

1.0 Summary:

- Strong neighbour interest exists in developing this trail. High trail usage is expected. Volunteer labour and resource contributions during construction are expected.
- There is broader community value in developing the trail, both in supporting active transportation, and addressing existing traffic/pedestrian safety issues.
- Large portions of Duke Road East have well defined road shoulders allowing for relatively easy trail construction; other sections present construction challenges.
- Most of these challenges can be addressed through careful planning/budgeting (provincial grants), and dialogue with neighbours/stakeholders.
- A survey is required to confirm an optimal route.
- Several neighbours have raised concerns about a trail: privacy, drainage, potential impacts to trees, increased pedestrian (& dog) and bike activity.
- Overall, trail development will be a multi-year endeavour and require on-going neighbour engagement.

2.0 Background

- An excellent roadside trail exists along the lower (southern) portion of Duke Road East on the north side from Gilbert Dr to the corner where the road turns northward.
- The first segment of the proposed trail would begin where that trail ends, along a 1.2km stretch of Duke Road East. Orientation:
 - Duke Road East generally runs **north** (toward Metchosin Road) and **south** (toward Duke Road West).
 - The trail route is being considered for the **west** (in-land side) and **east** (ocean side) sides of Duke Road East.
- The goal is for a multi-use (walking, cycling, powerchair) trail of one metre in width per the standards in the Trails Master Plan in Metchosin's Official Community Plan.
- There are ~50 homes on both the east and west side of Duke Road East.

3.0 Local Interest

The desire for a trail along Duke Road East has support going back many years. Recently, a neighbourhood group has renewed interest, working to build support and awareness with residents along the route and in the broader area. Over 150 signatures in support of the trail have been collected. The neighbourhood group attended and contributed to PTASC meetings throughout 2023/24 and has engaged the sub-committee during this process. This group continues to engage neighbours on relevant matters, including privacy issues, landscaping and maintenance.

4.0 Community Value

The sub-committee sees broad community value in a trail along Duke Road East:

High use

- A trail is expected to be well-used with over 50 homes on Duke Road East, with connections to Chapel Heights Drive, Albert Head Road and Dutnall Road.
- Outside of the village area, this may be one of Metchosin's most frequently travelled roadside pedestrian routes.

Active transportation

- Resident input indicates that many currently walk, cycle, or connect with public transit along the shoulders of Duke Road East. A multi-use trail will improve accessibility.

Improved safety.

- Road sections of Duke Road East are narrow, with stretches that can lead to high vehicle speed (no signage or other traffic calming measures exist), particularly in the south-bound (downhill) direction.
- There is regular traffic along Duke Road East to and from CFB Albert Head.
- Marked road shoulders either do not exist or are narrow (less than 3ft at best) for most of Duke Road East.
- Duke Road East is an access road to Witty's Lagoon Regional Park, and traffic is expected to increase with residential development in Colwood.

5.0 Phased Development

The trail is proposed for development in three phases within a multi-year process (see map). The subcommittee believes that the first phase can be constructed relatively easily and within one year. However, phases 2 and 3 present varying degrees of challenge. The subcommittee believes that determining an optimal route for phases 2 and 3 will require completion of a survey.

In general terms, the three phases would be:

Phase 1 (south segment) – Existing Duke Road Trail to Chapel Heights Drive

- Segment begins on the west side of Duke Road East, where the existing trail ends, and continuing for 270 metres.
- The west side is highly constructable, but must consider existing drainage infrastructure, modest slope and several trees.

Phase 2 (middle segment) – Chapel Heights Drive to Dutnall Road

- Segment is ~460 metres.
- A survey is required to determine the optimal route, with respect to available shoulder allowance, safety, neighbour impacts, constructability, vegetation clearing.
- The section from Chapel Heights Dr. to Albert Head Rd (~212 metres) includes narrow parcel of land under title to the BC Transportation Financing Authority (BCTFA). Further investigation on potential use is required, pending survey results.

Phase 3 (north segment) – Dutnall Road toward Metchosin Rd and the Latoria Creek Community Bridge at Farhill Road

- Segment is ~460 metres and would conclude at the Latoria Creek Community Bridge at Farhill Road.
- As with Phase 2, a survey is required to determine an optimal route.

6.0 Construction Process and Trail Design

Per normal practice, trail construction would be led by PTASC and supported by Metchosin public works, volunteers and, where necessary, donated materials, equipment and other resources. **The construction plan and schedule for each phase would be reviewed and approved by District staff.**

From discussion with known contractors and former PTASC members with significant trail building experience, the following approach to trail construction is recommended:

- Width of 1 metre
- Excavation of ~4 inches followed by
 - A layer of weed barrier
 - 3 inches of three-quarter crush gravel.
 - 1 inch of “screenings” or one-quarter inch minus material.

7.0 Additional considerations

Crosswalk

It's expected that one crosswalk will be needed to shift the trail from west side of Duke Road East to the east side, based on safety and shoulder allowances.

Utilities

Water, drainage and natural gas lines exist along certain portions of the trail route. The location and depth of these lines to be confirmed prior to any construction work.

BC Transit

Six bus stops exist along Duke Road East, including three stops within phase one. It's recommended that discussions occur with BC transit on consolidating these stops and looking for overall safety improvements.

Liability

At this stage, there does not appear to be any significant liability issues for the District. Liability risk will continue to be assessed as the project develops.

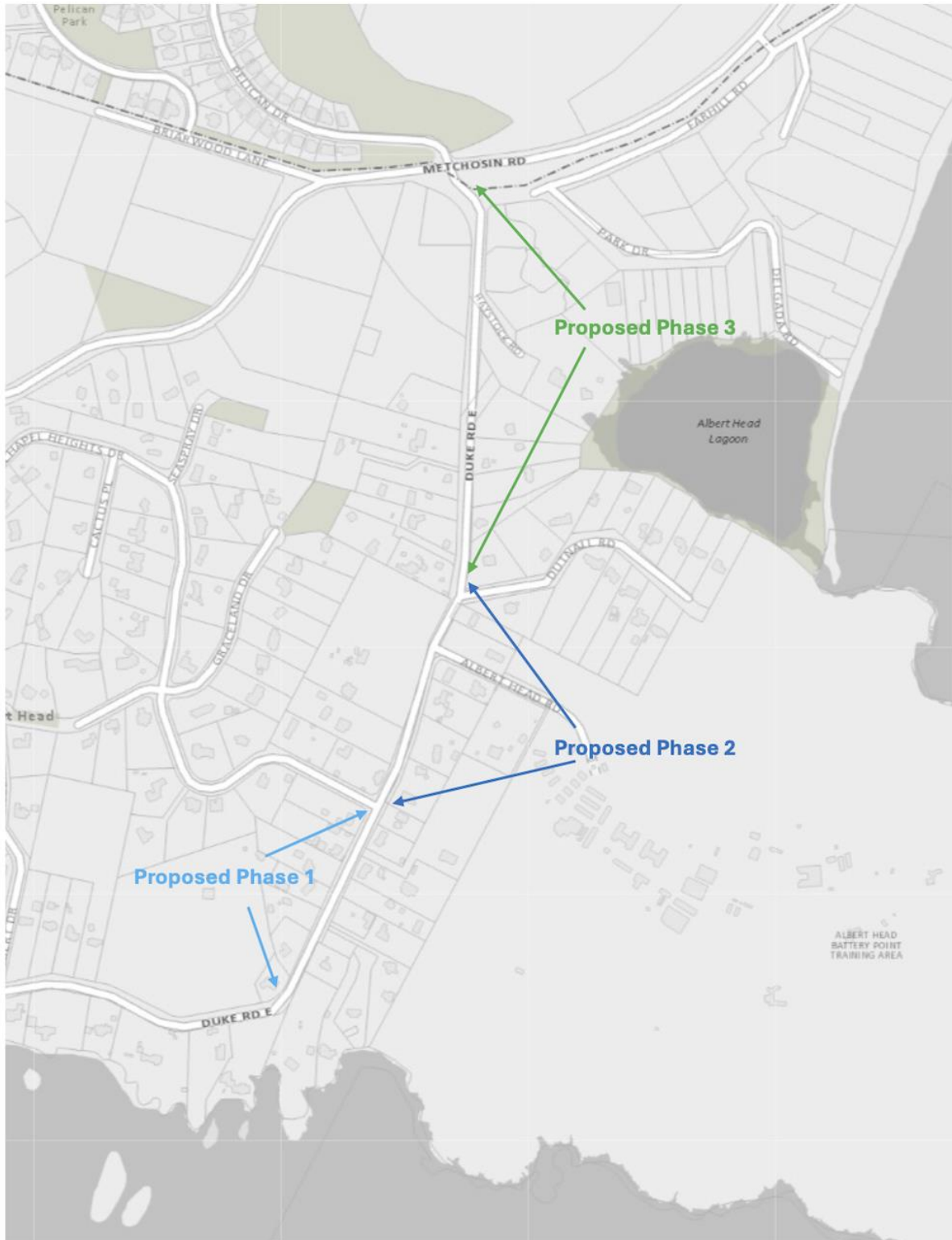
8.0 Final Assessment and Recommendation

The sub-committee believes that a roadside trail along Duke Road East is of strong local and community value, and that this can be achieved through a multi-year, phased approach. As such the following is recommended:

- \$10,000 toward focused survey of Duke Road East; and,
- \$10,000 toward the construction of Phase One.

Upon Council approval, PTASC will coordinate with the District's Chief Administrative Officer and staff in developing a detailed workplan for a survey and phase one construction.

Duke Road East Proposed Roadside Trail in 3 Phases



February 17, 2024

5. Reports

c) Councillor's Update

Councillor Shukin provided the following updates:

Parks and Trails Master Plan

Council has identified updating the Parks and Trails Master Plan as a priority in 2024.

Committee discussion:

- Fit with the development of the Active Transportation Plan
- PTASC time commitment and the potential of using a working group or subcommittee
- Setting out priorities in the plan
- Existing trails and trails connectivity
- Review of current plan to determine what has been completed and what is remaining
- Generating ideas within PTASC or a subgroup
- Roadside trails, potential of parks from subdivision, Buffer Land
- Active Transportation Plan
- Environmental impacts, electric bikes, decreasing fossil fuel footprint

Moved and Seconded by Councillors Shukin and Donaldson to recommend that Council refer the Parks & Trails Master Plan to the Parks & Trails Advisory Select Committee requesting their input into the updating process.

And that Council be specific in the request to PTASC and outline the details of what input is required.

Carried

