



**Public Hearing  
Information Package**

**Monday, July 15, 2024 at 6:00 P.M.**  
*Council Chambers*  
 4450 Happy Valley Road, Victoria, BC, V9C 3Z3

**Metchosin Official Community Plan Amendment Bylaw No. 698  
 and  
 Metchosin Land Use Amendment Bylaw No. 699  
 4499 Leefield Road**

<b>Proposed Bylaw:</b>	<i>Metchosin Official Community Plan Amendment Bylaw No. 698</i>
<b>OCP Amendment:</b>	The purpose of <i>Metchosin Official Community Plan Amendment Bylaw No. 698</i> is to amend the land use designation on 4499 Leefield Road from “Upland” to a split designation of “Rural” and “Rural Residential 2.”
<b>Proposed Bylaw:</b>	<i>Metchosin Land Use Amendment Bylaw No. 699</i>
<b>Zoning Amendment:</b>	The purpose of <i>Metchosin Land Use Amendment Bylaw No. 699</i> is to amend the zoning on 4499 Leefield Road from Upland (UP) and Rural (RU) to a new split zone configuration of Rural (RU) and Rural Residential 2 (RR2).
	The purpose of both bylaw amendments is to allow the applicant to apply for a subdivision to <u>create one new parcel</u> that is approximately 1.2 hectares.

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- Relevant OCP Policies
- Applicant’s Rationale
- Environmental Assessment Report (Jan 2024)
- Additional Comments from Applicant (May 2024)

*Please note that written and verbal submissions will become part of the public record*



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• Richard Jessen, December 1, 2023	

*Please note that written and verbal submissions will become part of the public record*





## District of Metchosin

4450 Happy Valley Road, Victoria, BC V9C 3Z3

tel: 250-474-3167 fax: 250-474-6298

[www.metchosin.ca](http://www.metchosin.ca)

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN**, that a **PUBLIC HEARING** will be held on **MONDAY, JULY 15, 2024** at 6:00 P.M., to allow the public to make verbal or written representations to Council with respect to the following proposed bylaws:

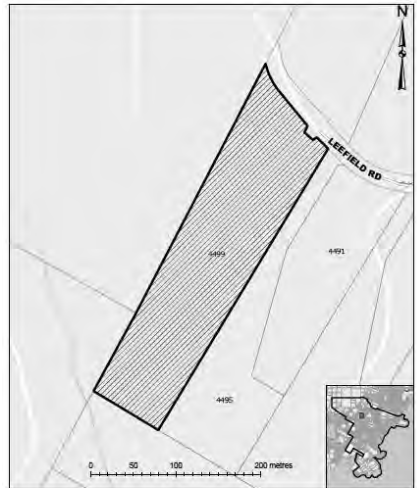
**BYLAWS:**                   **METCHOSIN OFFICIAL COMMUNITY PLAN AMENDMENT  
BYLAW NO. 698  
METCHOSIN LAND USE AMENDMENT BYLAW NO. 699**

**File No.**                    3360-23-02  
**Civic Address:**        4499 Leefield Road, as shown on attached map and marked as hatched  
**Legal Description:**   Lot 9, Section 111, Metchosin District, Plan 32169.  
**Applicant:**             Dan and Jo-Anne Cote

**Proposal:**  
The proposed *Official Community Plan Amendment Bylaw No. 698* is to amend the land use designation on 4499 Leefield Road from “Upland” to a split designation of “Rural” and “Rural Residential 2”. The proposed *Land Use Amendment Bylaw No. 699* is to amend the zoning on 4499 Leefield Road from Upland (UP) and Rural (RU) to a new split zone configuration of Rural (RU) and Rural Residential 2 (RR2). The purpose of both bylaw amendments is to allow the applicant to apply for a subdivision to create one new parcel that is approximately 1.2 hectares.

**Further Information:**  
Relevant documents, and copies of the proposed bylaws regarding this application may be viewed on the District of Metchosin website at [www.metchosin.ca](http://www.metchosin.ca) or inspected at the Municipal Hall at 4450 Happy Valley Road, Metchosin, BC, by making an appointment via phone (250) 474-3167 or by emailing [info@metchosin.ca](mailto:info@metchosin.ca) between the hours of 8:00 am and 4:00 pm, Monday to Friday (excluding statutory holidays) commencing July 3, 2024, to and including July 15, 2024.

**Public Input:**  
All persons who believe their interest in property are affected by the proposed bylaws will be afforded an opportunity to be heard at the **Public Hearing** to be held in **Metchosin Council Chambers, 4450 Happy Valley Road, Victoria BC., on Monday, July 15, 2024 at 6:00 pm** on the matters contained in the proposed bylaws. Should you have any concerns or comments you wish to convey to Council, please submit in writing by email to [info@metchosin.ca](mailto:info@metchosin.ca), or submit in person by dropping your submission in the mail slot at the right side of the Municipal Hall entrance, or submit by mail to District of Metchosin Municipal Office, 4450 Happy Valley Road, Victoria, British Columbia, V9C 3Z3 **no later than Monday, July 15, 2024 at 4:00 pm**. Please be advised that all submissions to Council will become part of the public record.



4499 Leefield Rd  
Subject Property



**DISTRICT OF METCHOSIN**

**BYLAW NO. 698**

**A BYLAW TO AMEND THE  
METCHOSIN OFFICIAL COMMUNITY PLAN BYLAW NO. 258,  
for the purpose of redesignating the property from Upland to Rural/Rural Residential 2**

---

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as *METCHOSIN OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 698*.
2. *Metchosin Official Community Plan Bylaw No. 258* is amended as follows:
  - (1) By amending Map 3 by:  
Changing the OCP land use designation for Lot 9, Section 111, Metchosin District, Plan 32169 as shown on Schedule A, which is affixed to and forms part of this bylaw, from Upland (UP) designation to a split designation of Rural (RU) and Rural Residential 2 (RR2).

Read a first time this	17 <sup>th</sup>	day of	June	2024.
Read a second time this	17 <sup>th</sup>	day of	June	2024.
PUBLIC HEARING HELD THIS		day of		2024.
Read a third time this		day of		2024.
Finally passed and adopted by Council this		day of		2024.

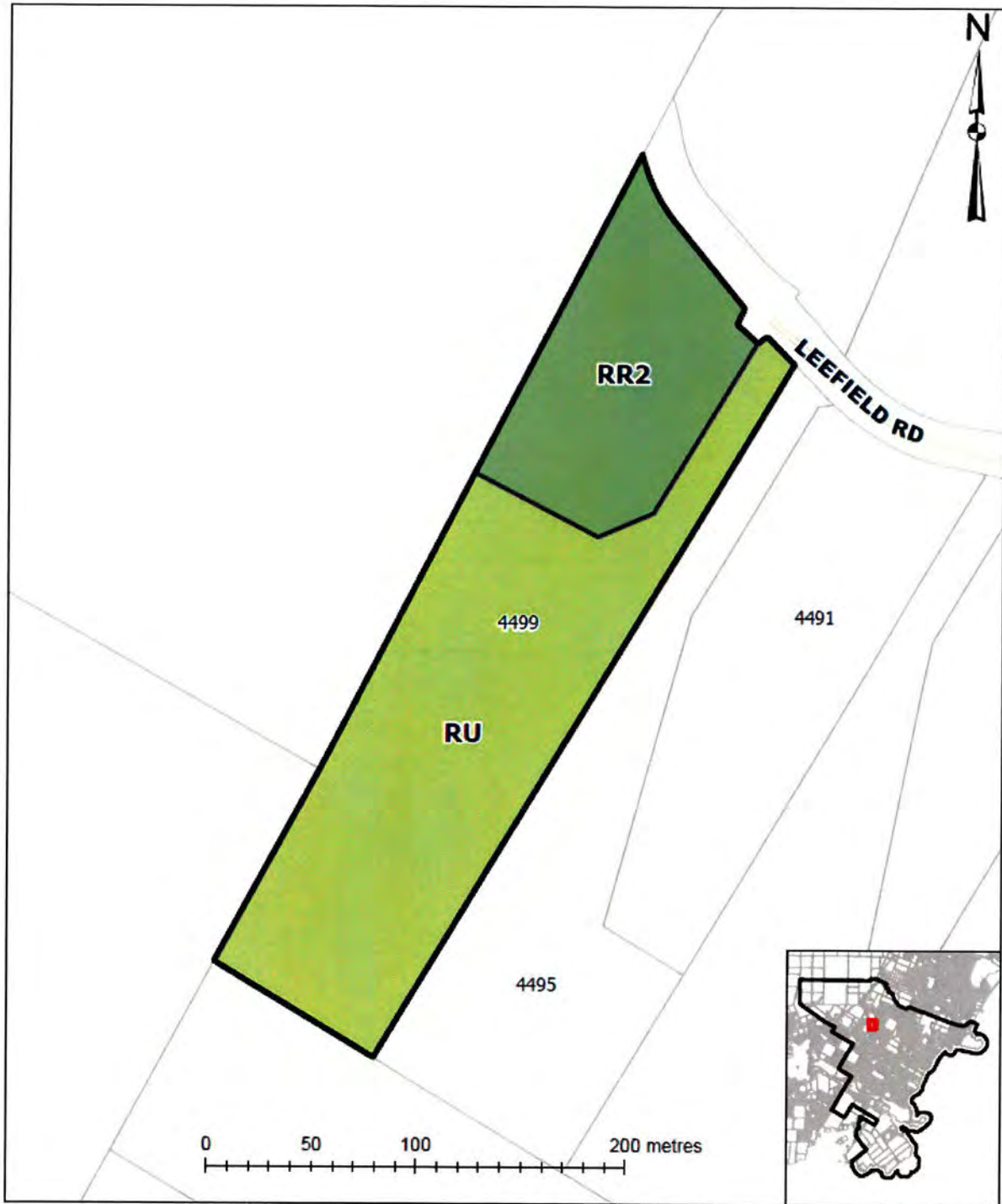
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Mayor

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Corporate Officer

Schedule A – Subject property map



**4499 Leefield Rd**

**DISTRICT OF METCHOSIN**

**BYLAW NO. 699**

**A BYLAW TO AMEND *METCHOSIN LAND USE BYLAW NO. 259***

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The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "*METCHOSIN LAND USE AMENDMENT BYLAW NO. 699.*"
2. *Metchosin Land Use Bylaw No. 259* is amended on the land legally described as Lot 9, Section 111, Metchosin District, Plan 32169 as shown boldly outlined on Schedule "A" from
  - a) A split zone consisting of Rural (RU) and Upland (UP) Zones to a new split zoning configuration consisting of Rural (RU) Zone and Rural Residential 2 (RR2) Zone, as identified in Schedule "A" attached to and forming part of this bylaw.

Read a first time this	17 <sup>th</sup>	day of	June	2024.
Read a second time this	17 <sup>th</sup>	day of	June	2024.
<b>PUBLIC HEARING HELD THIS</b>		day of		2024.
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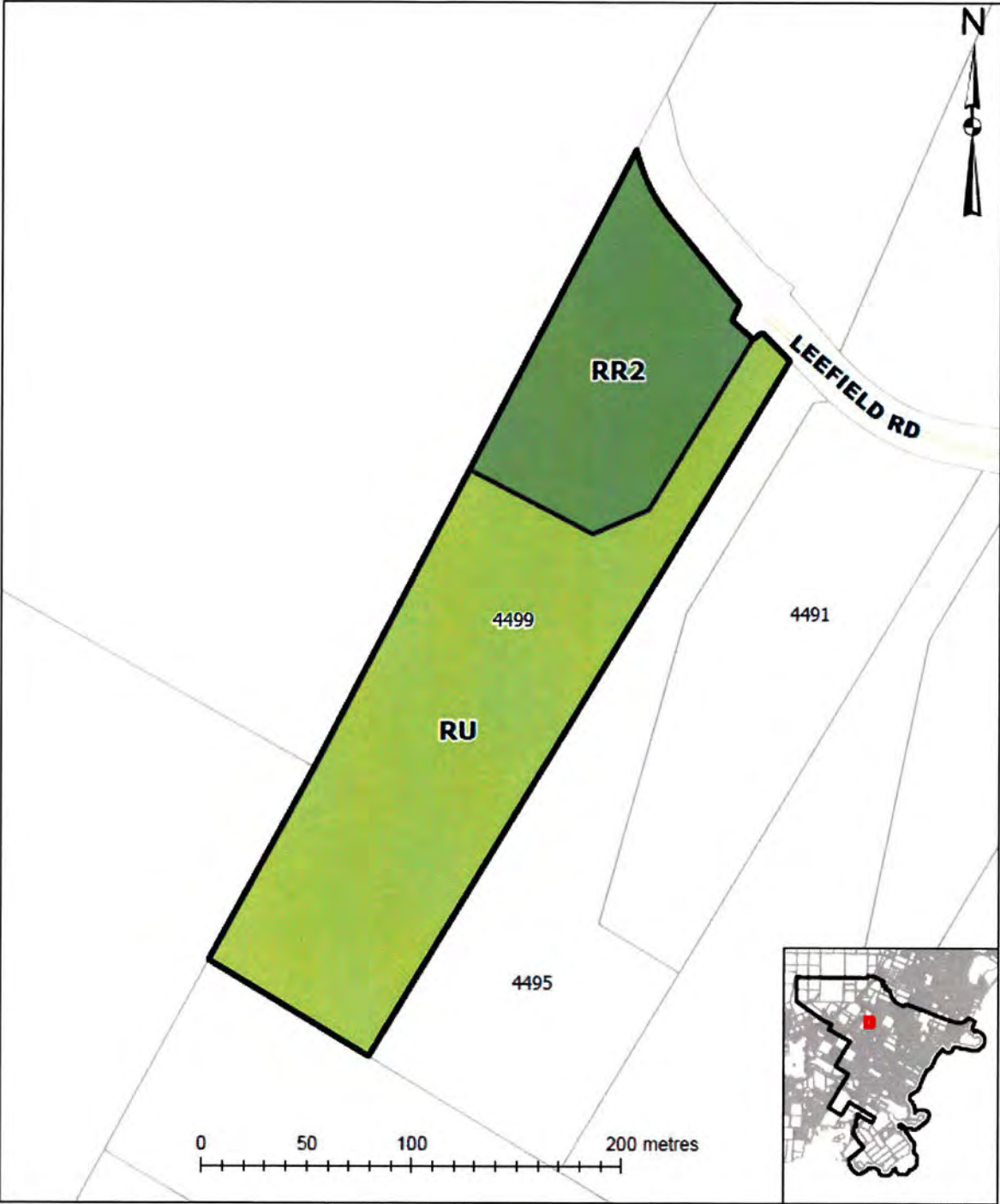
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Mayor

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Corporate Officer

Appendix A



**4499 Leefield Rd  
Proposed Zoning**

13. Bylaws

- c) **Staff Report, Rezoning and OCP Amendment, 4499 Leefield Road**
- *Metchosin Official Community Plan Amendment Bylaw No. 698; and*
  - *Metchosin Land Use Amendment Bylaw No. 699*

**Moved and Seconded** by Councillors Epp and Donaldson that Council introduce and give first reading to *Official Community Plan Amendment Bylaw No. 698*;

**And That** Council has considered the *Official Community Plan Amendment Bylaw No. 698* in conjunction with the District's current Financial plan and the CRD's Solid Waste Management plan;

**And That** Council give second reading to *Official Community Plan Amendment Bylaw No. 698*;

**And That** Council introduce and give first and second reading to *Zoning Amendment Bylaw No. 699* to rezone 4499 Leefield Road from Upland UP/Rural RU Zones to Rural RU/RR2 Rural Residential 2 Zones.

**And That** Council affirm that consultation carried out in relation to the *Official Community Plan Amendment Bylaw No. 698* satisfies the requirements of Section 475(2) of the *Local Government Act*;

**AND FURTHER THAT** a Public hearing be scheduled for *Official Community Plan Amendment Bylaw No. 698* and *Zoning Amendment Bylaw No. 699* and in accordance with Section 466 of the *Local Government Act*.

**Carried**  
**Councillors Gray and Shukin opposed the motion**





## *Report to Council*

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To: Bob Payette, Chief Administrative Officer  
From: Katherine Lesyshen, Planner  
Date: June 11, 2024 File No: 3360-23-02  
Subject: Rezoning and OCP Amendment Application – 4499 Leefield Road

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### **OBJECTIVE**

To introduce and consider 1<sup>st</sup> and 2<sup>nd</sup> reading of Bylaw No. 698 and Bylaw No. 699 (Appendix 1) to amend the zoning and OCP designation for the property at 4499 Leefield Road, which would facilitate the creation of one new parcel.

### **PROPOSAL**

The property is currently split zoned Upland and Rural in the Metchosin Land Use Bylaw and is fully designated 'Upland' in the Metchosin Official Community Plan. A Rezoning and OCP amendment application was submitted by the property owners to change the zoning from Upland/Rural Zone to Rural/Rural Residential 2, which necessitates an amendment to the OCP designation from 'Upland' to coincide with the 'Rural/Rural Residential 2' configuration.

The subject property is approximately 4ha in size and the owners intend to subdivide their land to create one new parcel, like nearby properties along Leefield Road. Under the zoning, the minimum lot size for 'Upland' properties is 4ha, the minimum parcel size for Rural properties is 2ha, and the minimum parcel size for Rural Residential 2 properties is 0.8ha. The proposed configuration enables the owners to apply for a subdivision into a 2.6ha (Rural) lot and a 1.2ha (RR2) lot.

The Zoning and OCP mapping would generally match the proposed alignment of the conceptual proposal (Appendix 2).

### **LEGISLATIVE & 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.

#### ***Metchosin OCP (Bylaw 258)***

##### **Upland (current designation)**

The proposal does not currently comply with the Official Community Plan (OCP) and requires that the OCP be amended as part of the land use consideration. The property is currently designated Upland, where 4 ha parcels are supported, consistent with the current land size, but not for subdivision. In addition, Upland properties are characterized by steep slopes, rock outcroppings and thin soil cover, of which this property contains.

The request is to change the Upland designation to a "Rural/Rural Residential 2' designation to facilitate a subdivision application for a new parcel that is approximately 1.2ha.

Rural Residential 2 (Proposed designation): supports parcels of 2acres (0.8ha) that are interspersed with larger Rural holdings. However, Section 6.5.1 also states "*it is not intended that the extent of existing 0.8ha (2acres) residential development be substantially expanded.*"

Rural (Proposed Designation): Supports parcels of 5acres (2ha) that helps retain the rural, open space atmosphere of the community. The rural designation also offers an opportunity for a lifestyle different than that offered in Rural Residential Areas.

Relevant OCP Sections have been attached (Appendix 3).

#### **Land Use Bylaw (Bylaw 259)**

To enable the lot sizes proposed, the Land Use Bylaw will be amended to a split zone of RU/RR2. Preliminary engineering comments indicate that conceptually a future subdivision application is feasible, however, the details of the subdivision application will be reviewed through a separate process should the zoning change be approved. For example, the applicant will need to prove servicing is achievable, amongst other conditions required to subdivide.

#### **Council Policy PL-400.30**

Council policy PL-400.30 states that 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, it also states that Council will review the merits of such an application if the owner wishes that the application be considered by Council.

*The applicant is aware of this policy and has signed a declaration to this effect.*

#### **DISCUSSION/ANALYSIS**

The subject property is currently designated Upland in the OCP. Upland in the district's OCP is described as '*areas with higher elevations ranging up to 380 metres (1250ft) in height. They are fragile and sensitive environments that deserve protection. These Uplands account for 40% of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development.*' Based on the characteristics described in the OCP, and within the environmental assessment submitted by the applicant, it appears that the parcel may have been designated Upland due to its landscape characteristics.

To facilitate the applicant's proposal of splitting the 4ha parcel into a 2.6ha and a 1.2ha parcel, an amendment to both the OCP and Land Use bylaw is required. If supported, it would enable the owner to make a subdivision application for one new parcel, where the minimum parcel size could be met. When considering both an OCP amendment and zoning amendment simultaneously, careful consideration needs to be made to the land uses proposed in the context of the OCP ie. The broader community picture. The proposed OCP amendment necessitates a public hearing.

The RR2 Designation generally aligns with the proposal, exceeding the 0.8ha minimum parcel size and being *'interspersed with larger Rural holdings'*, however, the designation cautions that *"it is not intended that the extent of existing 0.8ha (2acres) residential development be substantially expanded."* Council is encouraged to carefully consider this policy in deciding on what 'substantial expansion' might mean in the context of this and future/additional applications to rezone and amend the OCP.

The proposal exceeds the minimum 2ha parcel size of the proposed RU designation, which cannot include the access strip land area, similar to adjacent parcels.

#### **Environmental Assessment**

The environmental assessment has been updated by the applicant and confirms the geography/topography/environmentally sensitive aspects of the subject property. Watercourses have been identified on the adjacent property, with the riparian assessment area identified as crossing this property in the northwest corner. The Environmental Assessment is attached (Appendix 5). A RAPR would be filed with the province as part of a subdivision, confirming any setbacks or conditions.

#### **Applicant Rationale**

The applicant provided a rationale for the proposed change in land use (Appendix 4), to facilitate a subdivision application on the property. They indicated that neighbouring properties along Leefield Road were able to create panhandle parcels in the 1980's, which have been confirmed as approved pre-incorporation of the District of Metchosin. As noted in the initial staff report, those neighbouring panhandle parcels had to meet the zoning requirements of the day, were subdivided under a different authority (CRD), and using different zoning and subdivision regulations. The applicant has provided additional comments to support their rationale for the proposed change in land use (Appendix 6). The applicant references a 2006 rezoning at 1464 Kangaroo Road. To clarify, when a portion of 1464 Kangaroo was rezoned from Upland to Rural, the proposal complied with the OCP, as the land use designation of the property was 'Rural'.

As outlined in Section 6.3.6 under the General Residential Regulations of the current OCP, the ways that Metchosin has approached increased housing and housing affordability is to support suites, manufactured homes, home businesses and community care facilities. Note that the District of Metchosin must update its OCP in 2025 to meet legislative requirements under the new provincial housing bills. Based on community feedback at that time, housing policies may or may not be modified as part of a broader community conversation.

#### **Referral comments**

The application was referred to internal and external agencies for comment. No substantial comments were received from those that responded. Consultation with agencies has been early and will be ongoing throughout the application.

#### **Legislative requirements to amend the OCP**

To amend the OCP, Council must

1. Confirm that applicable Financial Plans and relevant waste management plans between 1<sup>st</sup> and 2<sup>nd</sup> reading of the OCP amendment Bylaw (Section 477 of the LGA). The CAO has reviewed the Official Community Plan Amendment Bylaw No. 698 and confirms that the amendment is

consistent with the Financial Plan and CRD's waste management plan to consider. Council will need to make a motion to this effect if the application proceeds - see options section.

2. Confirm that consultation related to the OCP amendment has satisfied the requirements of Section 475(2) of the LGA to consider whether consultation is required. Staff circulated the referral to SD62, first nations and applicable provincial agencies. Due to the location of the site away from the municipal boundaries with neighbouring jurisdictions, no proximity to CRD water services or CRD parks, and the minor nature of the OCP amendment requested, it's not anticipated that the CRD, neighbouring municipalities or federal agencies would have any comments or concerns to share on the amendment. Communication with agencies began near the beginning of the application process and will be ongoing throughout the application. These opportunities for input are in addition to the public hearing that will be scheduled. Council will need to make a motion affirming this approach if the application proceeds - see options section.
3. If the OCP amendment 'applies to agricultural land', it must be referred to the ALC for comment in accordance with Section 477(3)(b) prior to public hearing. This amendment does not apply to land that is in the Agricultural Land Reserve (ALR) and is not directly adjacent to the ALR.

### **CONCLUSION**

The policy support for advancing this rezoning application is not strong. The geography of the land itself is consistent with the purpose and characteristics of the current 'upland' land use designation. The split zoning proposed allows the property owner the ability to apply for a panhandle parcel like those created by neighboring properties in the mid-80's, however, those lots were created pre-incorporation and under a different regulatory framework.

Metchosin's OCP encourages housing by way of suites, manufactured homes, home businesses, and community care facilities (eg. Daycares) – typically not by way of rezoning for increased residential capability or to permit subdivisions to occur (Council policy PL-400.30).

If this proposal is advanced, Council should consider whether increasing residential capabilities by way of subdivision is something they would like to consider more broadly in the community. While every application to rezone is discretionary and considered on a case-by-case basis, an increased volume of rezoning applications and OCP amendments may occur with approval.

### **PROCESS**

If advancing the rezoning the steps will include:

1. Council considers 1<sup>st</sup> and 2<sup>nd</sup> reading of the bylaw.
2. Public hearing (consideration of 3<sup>rd</sup> reading may be given following the close of public hearing)
3. Applicant meets any final conditions required by the district (if any have been identified).
4. 4<sup>th</sup> reading of the bylaws (adoption).

### **OPTIONS**

1. If Council wishes to advance the application, consider the following motions:

**THAT Council** introduce and give 1<sup>st</sup> reading to *Official Community Plan Amendment Bylaw No. 698*;

**THAT** Council has considered the *Official Community Plan Amendment Bylaw No. 698* in conjunction with the District's current Financial plan and the CRD's Solid Waste Management plan;

**THAT** Council give 2<sup>nd</sup> reading to *Official Community Plan Amendment Bylaw No. 698*;

**THAT** Council introduce and give 1<sup>st</sup> and 2<sup>nd</sup> reading to *Zoning Amendment Bylaw No. 699* to rezone 4499 Leefield Road from Upland UP/Rural RU Zones to Rural RU/RR2 Rural Residential 2 Zones.

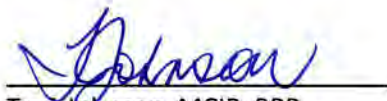
**THAT** Council affirm that consultation carried out in relation to the *Official Community Plan Amendment Bylaw No. 698* satisfies the requirements of Section 475(2) of the *Local Government Act*;

**AND FURTHER THAT** a Public hearing be scheduled for *Official Community Plan Amendment Bylaw No. 698* and *Zoning Amendment Bylaw No. 699* and in accordance with Section 466 of the *Local Government Act*.

OR

2. **THAT COUNCIL** Request further information from staff or the applicant, OR
3. **THAT COUNCIL** Deny the application.

Respectfully submitted,



Tara Johnson, MCIP, RPP  
on behalf of Katherine Lesyshen, MCIP, RPP  
Planner

**Attachments:**

- Appendix 1 – Draft OCP and Zoning bylaws
- Appendix 2 – Conceptual layout
- Appendix 3 – Relevant OCP Policies
- Appendix 4 – Applicant's Rationale
- Appendix 5 – Environmental Assessment (Jan 2024)
- Appendix 6 – Additional Comments from Applicant (May 2024)

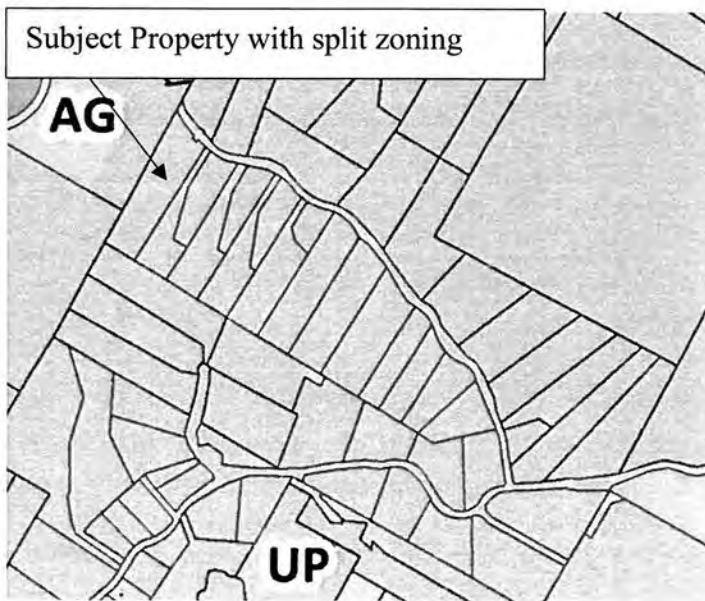
Subject Property Map



Orthophoto Subject Property map

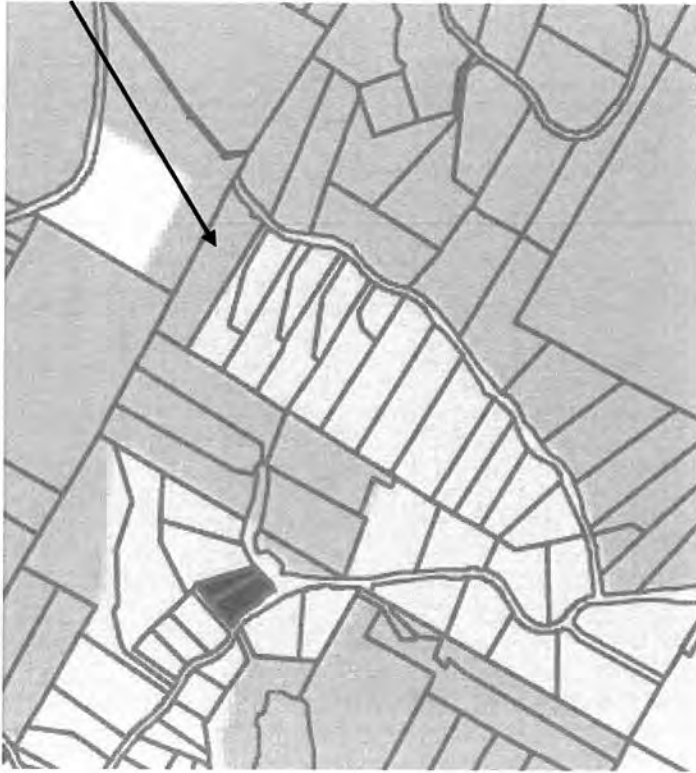


Zoning context (Bylaw 259) – Subject property is split zoned RU/UP.



OCP Designation – Upland

An OCP amendment from UP to RU/RR2 (matching the conceptual subdivision)



**DISTRICT OF METCHOSIN**

**BYLAW NO. 698**

**A BYLAW TO AMEND THE  
 METCHOSIN OFFICIAL COMMUNITY PLAN BYLAW NO. 258,  
 for the purpose of redesignating the property from Upland to Rural/Rural Residential 2**

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

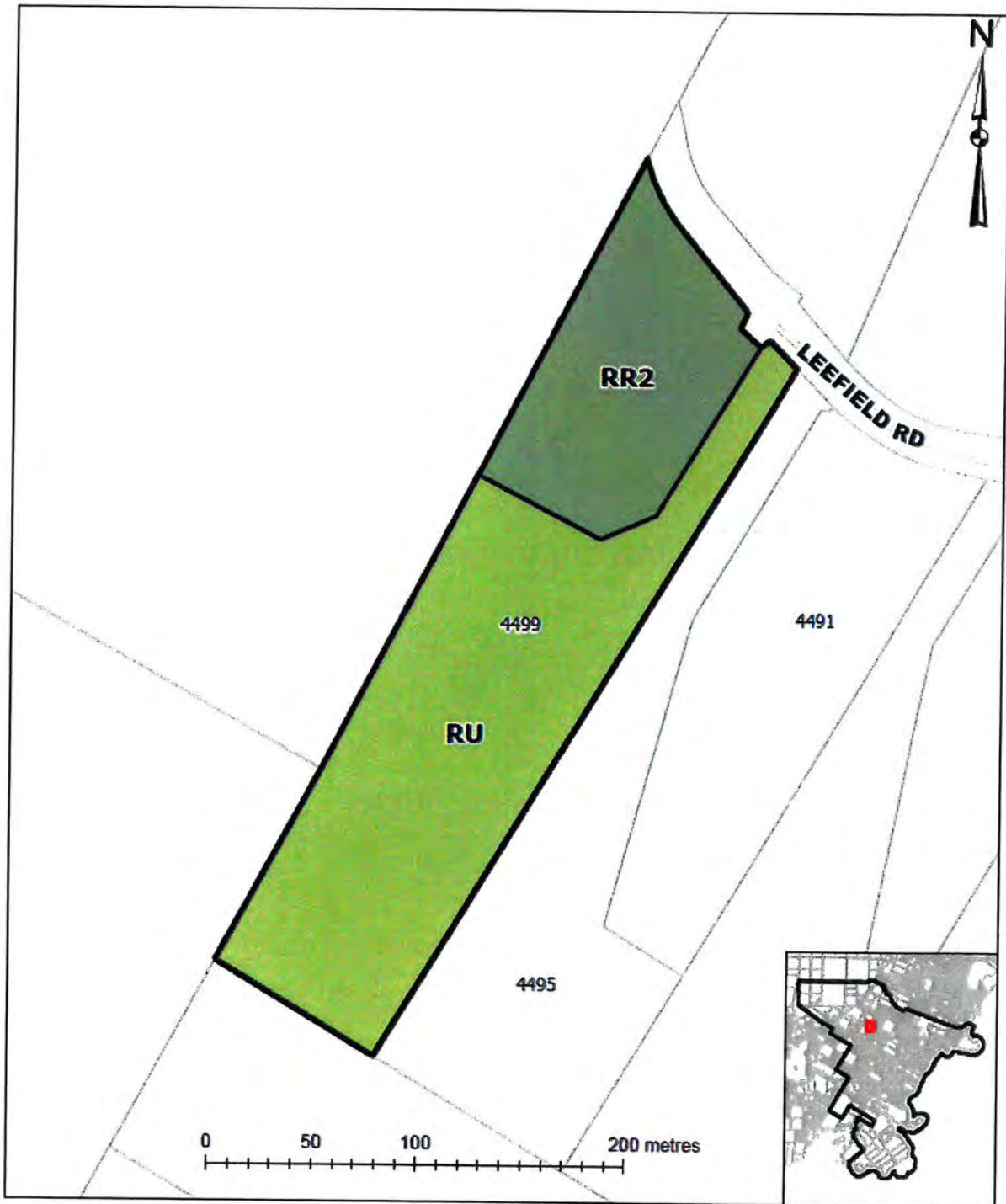
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2. *Metchosin Official Community Plan Bylaw No. 258* is amended as follows:
  - (1) By amending Map 3 by:  
 Changing the OCP land use designation for Lot 9, Section 111, Metchosin District, Plan 32169 as shown on Schedule A, which is affixed to and forms part of this bylaw, from Upland (UP) designation to a split designation of Rural (RU) and Rural Residential 2 (RR2).

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<b>PUBLIC HEARING HELD THIS</b>	day of	2024.
Read a third time this	day of	2024.
Finally passed and adopted by Council this	day of	2024.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Corporate Officer

Schedule A – Subject property map



**4499 Leefield Rd**

**DISTRICT OF METCHOSIN**

**BYLAW NO. 699**

**A BYLAW TO AMEND *METCHOSIN LAND USE BYLAW NO. 259***

---

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "*METCHOSIN LAND USE AMENDMENT BYLAW NO. 699.*"
2. *Metchosin Land Use Bylaw No. 259* is amended on the land legally described as Lot 9, Section 111, Metchosin District, Plan 32169 as shown boldly outlined on Schedule "A" from
  - a) A split zone consisting of Rural (RU) and Upland (UP) Zones to a new split zoning configuration consisting of Rural (RU) Zone and Rural Residential 2 (RR2) Zone, as identified in Schedule "A" attached to and forming part of this bylaw.

Read a first time this	day of	2024.
Read a second time this	day of	2024.
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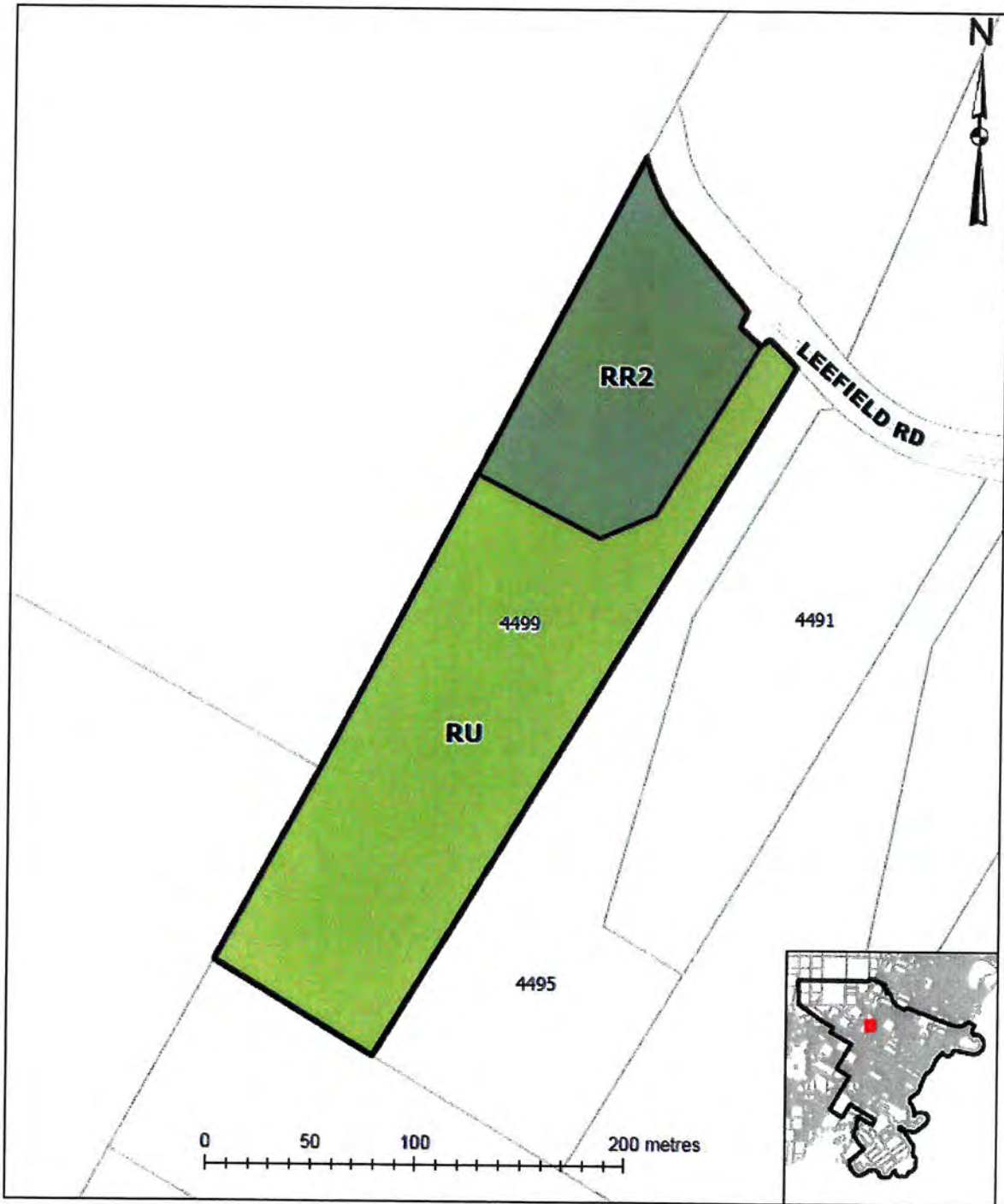
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Mayor

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Corporate Officer

Appendix A



**4499 Leefield Rd  
Proposed Zoning**



**Metchosin Official Community Plan, Bylaw 248****6.3 GENERAL RESIDENTIAL POLICIES**

In all Rural Residential 1, Rural Residential 2, Rural and Upland designations, the following general residential policies shall apply:

- 6.3.1 The maximum density in residential areas shall not exceed one dwelling unit per parcel, subject to the Land Use Bylaw.
- 6.3.2 One secondary suite may be permitted per dwelling unit subject to the Land Use Bylaw.
- 6.3.3 Development of residential areas may be permitted only when adequate water quantity and quality is proven and soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.
- 6.3.4 The Subdivision Bylaw should establish a ratio of lot depth to width in order to prevent very long parcels with small road frontages.
- 6.3.5 Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision.
- 6.3.6 Affordable housing shall be encouraged in Metchosin and shall consist of the following policies:
  - (1) One secondary suite per dwelling unit shall be permitted in all residential designations subject to the Land Use Bylaw.
  - (2) Manufactured homes shall be permitted as the principal dwelling unit in all residential designations subject to the Land Use Bylaw and the Building Bylaw.
  - (3) Home businesses shall be a permitted use in all residential designations in order to assist home owners to supplement household income through home businesses as defined by the Land Use Bylaw.
  - (4) Community care facilities tending to 6 or fewer adults are permitted in the principal dwelling in all residential designations.

**6.5 RURAL RESIDENTIAL 2:**

**Definition:** Lands designated Rural Residential 2 on Plan Map 3 include existing subdivision concentrations of .8 hectare (2 acres) parcels in the vicinity of Glen Forest Way, Pears Road, Morland Road, Arden Road, Mary Hill, Weir Beach and Aquarius Road. Except where permitted by the Land Use Bylaw, land designated Rural Residential 2 is to be single-family residential use with septic disposal systems.

- 6.5.1 In areas designated Rural Residential 2, existing concentrations of residential development on .8 hectare (2 acres) lots should be infilled with similar residential development. It is not intended that the extent of existing .8 hectare (2 acres) residential development be substantially expanded. It should retain its present distribution bordering the more productive farmland in the ALR and interspersed with larger Rural holdings.
- 6.5.2 The minimum parcel size for subdivision in the Rural Residential 2 designation shall be .8 hectare (2 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than .8 hectare (2 acres), and no lot less than the average lot size shall be created by a strata plan.

## 6.6 RURAL:

Definition: Rural designation on Plan Map 3 refers to land considered most suitable for residential use with individual septic disposal systems and farming on parcels of moderate size. Rural designation reinforces the concept of buffering the existing scattered concentrations of residential development on 2 hectares (4.9 acre) parcels and helps retain the rural, open space atmosphere of the community. Rural designation also provides opportunity for a lifestyle different than that offered in Rural Residential areas.

- 6.6.1 The minimum parcel size for subdivision in the Rural designation shall be 2 hectares (4.9 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 hectares (4.9 acres), and no lot less than the average lot size shall be created by a strata plan.
- 6.6.2 In addition to residential use of Rural lands, the Land Use Bylaw should permit uses consistent with farming enterprises and home businesses in order to sustain a rural agricultural economy.

## 6.7 UPLANDS:

Although Metchosin contains a large amount of productive agricultural lowlands, these lowlands are surrounded by large Upland areas with higher elevations ranging up to 380 metres (1,250 feet) in height. They are a fragile and sensitive environment that deserve protection. These Uplands account for approximately 40 % of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development. Much of the area is undeveloped and remains in the originally surveyed 40.5 hectare (100 acre) parcels.

Definition: Lands designated as Upland on Plan Map 3 are characterized by steep and variable rocky terrain with slopes generally in excess of 30 %. They are visually prominent land forms due to elevation and topography and, in most cases, do not have access to community services. The use and range of uses of such lands should be based on the capability of the land to support the uses.

- 6.7.1 The minimum parcel size for subdivision in the Upland designation shall be 4 hectares (9.9 ac res). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan.
- 6.7.2 In addition to residential uses, the Land Use Bylaw should permit uses consistent with sustaining a rural agricultural economy such as farming and home businesses.
- 6.7.3 All future development within the Uplands area shall ensure that residential development in forested Upland areas is designed to ensure an adequate level of fire protection taking into consideration access, location, construction and site planning.
- 6.7.4 Owners of Upland lots shall be encouraged to use special care to ensure conservation of sensitive habitats.

### **Reasons in Support of Application**

We moved to 4499 Leefield Road in 1986, always planning to build our retirement home. We watched as all of the neighbours on the west end of our road develop their properties and built homes on what used to be empty lots. The four adjacent properties to the east of us have been rezoned and subdivided in the past 35 years. All were slightly less in size than our property and all were able to be divided and developed.

In 2003, the Regional Growth Strategy was approved and adopted. It stated that there was enough pre-existing zoned land in Metchosin to accommodate population growth for 15 years. We are now five years past that time, and there is pressure all around us on housing issues. A rezoning and subdivision of our property will, in a small way, provide an additional housing option for our family. We intend to move to the new home and sell our current home to our daughter and son-in-law, who have been looking for housing in this market for 5 years.

Our property is a 4.062 ha parcel with split zoning at approximately the centre point, RU and UP zoning. We propose to change the zoning from the RU/UP split to RU zoning/RR2 zoning as detailed in the concept drawings attached to this email. We propose to subdivide the 4.062 ha lot into one RR#2 lot, measuring approximately 1.2 ha, and one RU lot, measuring approximately 2.6ha + the panhandle. We propose a panhandle lot, similar in shape to the properties to the east of us.

We plan to keep the large lot size and stay fully forested. This is consistent with the Official Community Plan, in that large lot sizes will be maintained, providing the rural lifestyle and maintaining rural designation. Rural ambience and lifestyle will be protected as there will be significant separation between the dwellings. The OCP also states that projected development would be feasible utilizing lands with development potential. We feel that rezoning our property to RU/RR#2 would provide that development potential without impacting the rural lifestyle of our neighbourhood, maintaining the type, scale and density of a rural community. We have talked to many of our neighbours and have had no concerns regarding this plan.

We feel that the way we propose to divide the property and protect the environment will satisfy the requirements of the Municipality and the OCP. An environmental assessment report has been prepared by Corvidae Environmental and a RAPR report has been submitted to the province, pending approval. Every effort will be made to ensure protection of the environment, as per the Corvidae report, and our desire to live in the forest, not in a clear cut. The landscape character would be protected and the location of the new house and workshop will be in the swale of the property, not on the rocky outcrops. Although we propose a panhandle lot for driveway access, we intend to establish a legal easement to share the existing driveway and old logging road for access, eliminating the need for any additional tree removal or environmental disturbance.

We know that there is plenty of need for more housing in the region and this could be our chance to ease the burden and show that Metchosin is also committed to doing its share, still without altering the spirit of the OCP.

We invite any or all members of Council to meet with us so they can see, first hand, the property and how our proposal would fit with the neighbourhood.



# ENVIRONMENTAL ASSESSMENT FOR 4499 LEEFIELD ROAD

PREPARED FOR:  
DAN & JO-ANNE COTE  
4499 LEEFIELD ROAD  
METCHOSIN, BC V9C 3Y2

AND  
DISTRICT OF METCHOSIN  
4450 HAPPY VALLEY ROAD  
VICTORIA BC V9C 3Z3

CORVIDAE PROJECT #2023-029  
JANUARY 2024

**CORVIDAE**  
ENVIRONMENTAL CONSULTING INC

6526 WATER STREET, SOOKE, BC

SOLUTION ORIENTED. PROTECTION OF THE ENVIRONMENT. ABSOLUTE INTEGRITY. OPEN COMMUNICATION. RESPECT.

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**CAVEAT**

This Environmental Assessment (EA) has been prepared with the best information available at the time of writing, including the District of Metchosin Official Community Plan, communications with the client and regulators, site visits, review of site plans and design drawings and other documentation relevant to the project. This EA has been developed to assist the project in remaining in compliance with relevant environmental regulations, acts and laws pertaining to the project and to identify and mitigate the expected impacts of the project and reclamation activities directly related to the project.



# 1 INTRODUCTION

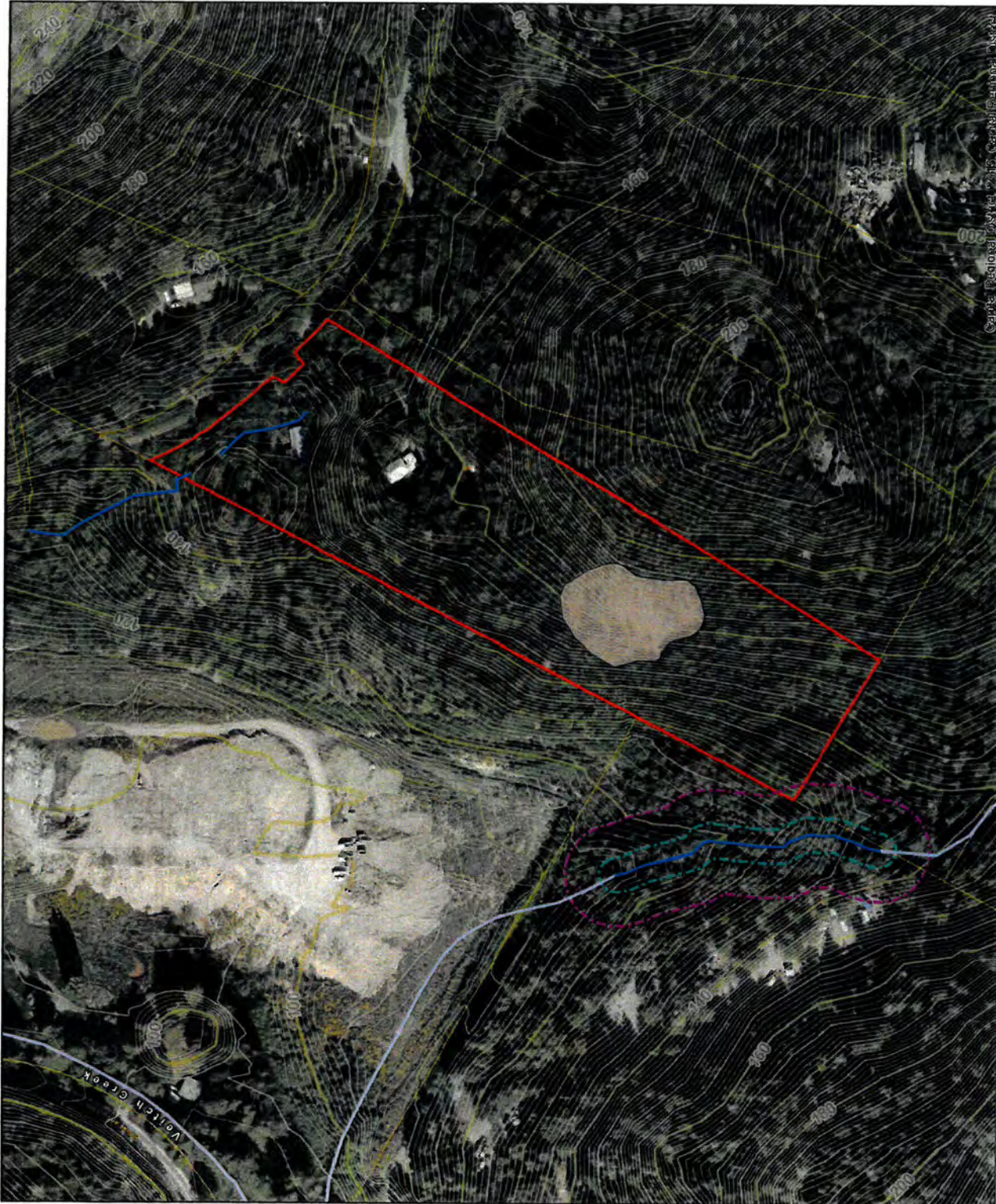
Corvidae Environmental Consulting Inc. (Corvidae) is pleased to provide this Environmental Assessment (EA) for the proposed rezoning and subdivision at 4499 Leefield Road (the property; PID 001-094-866; Lot 9, Plan VIP32169). The property boundaries are shown in Figure 1, designated by the red polygon. The property currently occupies two zones. The northeast half is zoned RU – Rural, and the southwest half is zoned UP – Upland. The property is not located within any environmental Development Permit Areas (DPA). However, site characteristics reflect those of Lands with Surface Erosion Potential, and Wildlife Habitat areas as defined in Part 2 of the District of Metchosin Official Community Plan (OCP).

The property is a 4-hectare forested lot with a single-family dwelling, and detached workshop to the north. Second-growth coniferous forest covers most of the property with several rocky outcrops throughout. The 30 m Riparian Assessment Area (RAA) of an unnamed stream extends into the southwest corner of the property. Corvidae has determined the Streamside Protection and Enhancement Area (SPEA) following the methodology outlined in the Riparian Areas Protection Regulations (RAPR) Technical Manual (2019). The natural boundary is determined by the 1:5-year high-water mark for an active floodplain of a waterbody (BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development 2019). A 10 m SPEA was determined for the stream and is shown in Figures 1 and 2.

The landowner is proposing to rezone and subdivide the property into two parcels. The new, panhandle lot will include a single-family dwelling and detached workshop. Driveway access to the new lot will be located on the existing historical logging road/driveway. The existing residence will also use the existing driveway located on the panhandle lot through a legal easement shared by both properties. The proposed subdivision in relation to environmental features is shown in Figure 2.

This document addresses the requirements in Part 2 of The District of Metchosin OCP of Bylaw No. 258 and provides an assessment on the environmental conditions on the property, potential impacts of the proposed development, and recommendations on the protection of environmentally sensitive features and methods to minimize impacts of the proposed development.





Site Location and Environmental Features

- Stream
- CRD Mapped Stream
- 10 m SPEA for Stream
- 30 m RAA for Stream
- Rock Outcrop
- Property Boundary

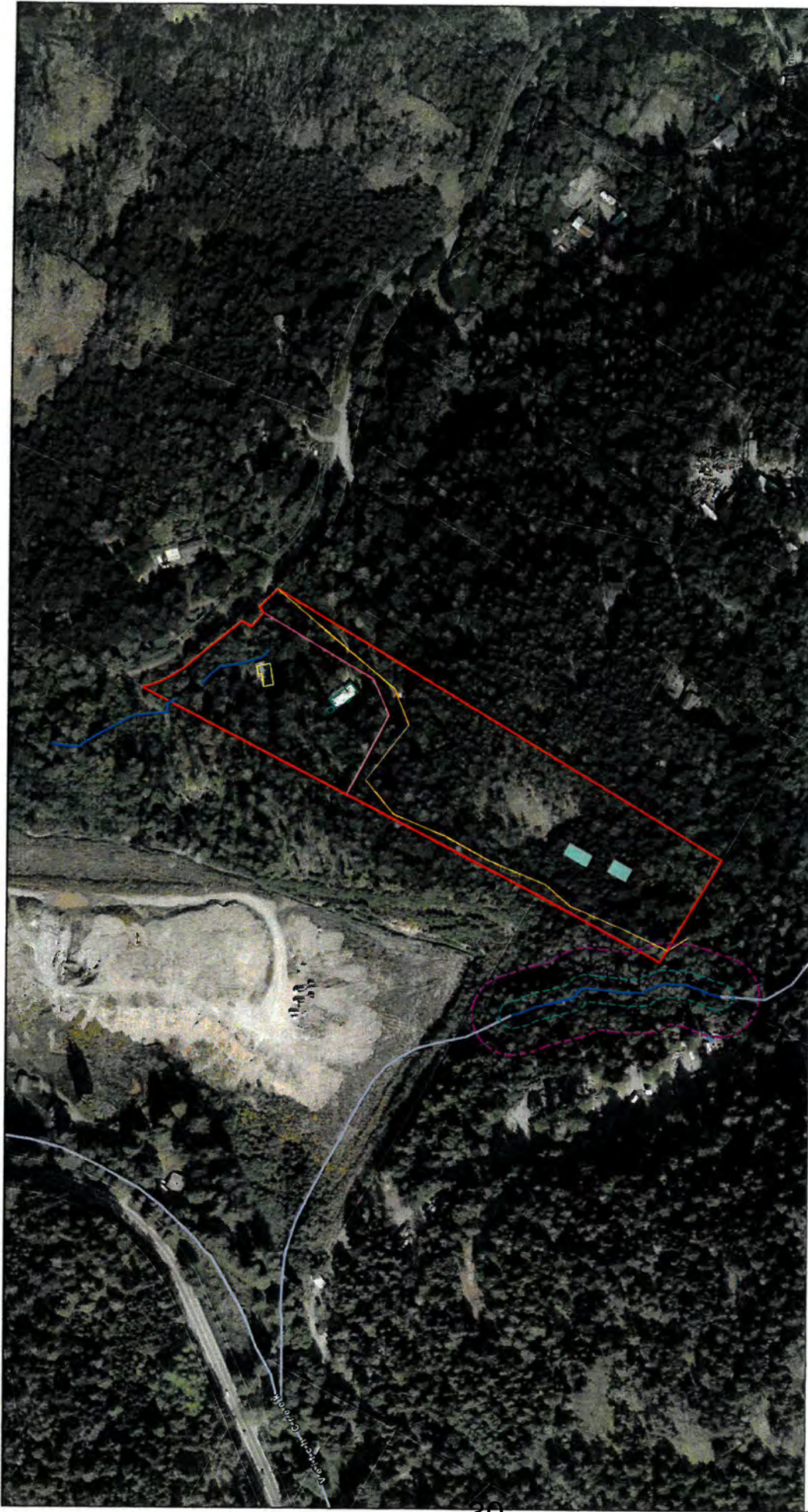
0 50 100 200 Meters

Project: 4499 LeeField Road | Sources: Capital Regional District

Corvidae Environmental Consulting Inc.  
CORVIDAE ENVIRONMENTAL CONSULTING INC.  
Corvidae Project No. COR-2023-029

Rev. #	Date
0	March 29, 2023

Figure 1



Rev. #	Date
0	April 15, 2023
1	July 9, 2023
2	December 21, 2023
3	January 23, 2024

**CORVIDAE**  
ENVIRONMENTAL CONSULTING INC

Corvidae Project No.  
COR-2023-029

**Site Plan with SPEA**

- Stream Boundary
- CRD Mapped Stream
- Existing Driveway
- Proposed Lot Lines for Subdivision
- 10 m SPEA
- 30 m RAA
- Property Boundary
- Existing Garage
- Existing House
- Proposed Structure

N

0 50 100 200 Meters

Project: 4499 Leefield Road | Sources: Capital Regional District

**Figure 2**

## 1.1 REGULATORY FRAMEWORK

This environmental assessment is designed to comply with the provisions set out in the District of Metchosin OCP for development permit areas and for compliance with the provisions for environmental protection contained in the following relevant legislation:

### Municipal

- District of Metchosin OCP, Bylaw No. 258

#### 2.3 General Environmental Policies

2.3.4. *More detailed information or studies may be requested by the Municipality where a proposed subdivision or development might be against the public interest. Additional information on the possible impacts of the proposed development shall include but not be limited to the following:*

- (1) soil cover;
- (2) slopes;
- (3) natural tree cover and other flora and fauna;
- (4) air quality;
- (5) quality and quantity of surface water and groundwater systems;
- (6) drainage patterns;
- (7) the marine environment; and
- (8) the hydrologic balance

*This information shall apply to both the proposed development site as well as the surrounding land and water areas which Council, or the Approving Officer in the case of subdivisions, deems to be affected. Part 13.5 provides a further description of the information or studies that may be required.*

#### 2.4 Watercourses and Water Bodies

2.4.4. *Vegetation adjacent to watercourses and water bodies should be maintained to stabilize banks, moderate water temperature to that necessary for fish and aquatic life, minimize the impacts of erosion, sedimentation and eutrophication, and to maintain overall water quality.*

#### 2.5 Riparian-Wetland Areas

2.5.2. *Soil removal, compaction, dredging, filling, or dumping within Riparian-wetland Areas that adversely affects Proper Functioning Condition shall not be permitted.*

2.5.3. *Riparian-wetland Areas should be maintained as wildlife habitat, parks and/or open space, and recreational uses may be permitted whenever such use is compatible with the maintenance of the Proper Functioning Condition and of the habitat.*

#### 2.7 Wildlife Habitat

2.7.2. *Maximum retention of ground cover and natural vegetation is to be ensured, and the enhancement of native wildlife habitats is to be encouraged and supported on Wildlife Habitat Lands.*



2.7.3. *An environmental study in accordance with Policy 2.3.3 will be requested in conjunction with subdivision and development proposals for land defined as Wildlife Habitat.*

#### 2.8 Surface Erosion Potential

2.8.1. *Use of lands classified as having Surface Erosion Potential or Unstable Soils must give strict attention to retaining natural vegetation to minimize erosion and land movement.*

2.8.3. *An environmental study including an assessment by a geotechnical engineer may be requested when development is proposed on areas having slopes of 30% or greater.*

#### **Provincial**

- Wildlife Act (1996)
- Invasive Species Council of BC
- *Weed Control Act* (1996, current as of March 2023)
- Riparian Areas Protection Regulation (2019)

#### **Federal**

- Migratory Birds Convention Act (1994)
- Species at Risk Act (SARA) (2002)
- Fisheries Act (2019)

## **2 SCOPE OF WORK**

Corvidae completed an environmental assessment for the property and documented the ecological features. Background information was reviewed, including applicable databases. The following features were documented and are provided in this report:

- Areas of sensitivity, including riparian areas and steep slopes,
- Areas of habitat and biodiversity values,
- Plant communities and plant species on site,
- Potential wildlife presence and wildlife habitat,
- Soil types and terrain,
- Surface water flow patterns.

Following the field assessment, the biophysical features were mapped and buffer areas have been identified. Mitigations to minimize the impacts of the proposed development on the environment have been provided in Section 6.



## 3 METHODS

### 3.1 DESKTOP REVIEW

Baseline biophysical conditions were compiled by reviewing the best available data and information including existing reports for the area and conducting searches of online provincial and federal databases:

- BC Conservation Data Centre (BC CDC 2023a and 2023b),
- BC HabitatWizard (Province of BC 2023),
- Aerial photographs of the property (Google Earth 2023),
- CRD mapping system and database (CRD 2023),
- Metchosin Official Community Plan Bylaw No. 258 (DOM 1995).

### 3.2 FIELD ASSESSMENT

A field assessment of the property was completed by a Qualified Environmental Professional (QEP) from Corvidae. The assessment included characterization of vegetation and habitat types, wildlife sign and species observations, wildlife habitat, surface water flow patterns, and assessed the current conditions of the property.

### 3.3 RIPARIAN AREA ASSESSMENT

The SPEA was calculated using the methodology in the RAPR Technical Manual (BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development 2019).

- The watercourses/waterbodies were mapped in the field.
- Calculation of the zones of sensitivity (large woody debris, leaf litter/insect drop, shade) using the RAPR methods for detailed assessment.
- Delineation of the SPEA, based on the largest zones of sensitivity.



## 4 ENVIRONMENTAL SITE ASSESSMENT

Corvidae completed a site visit on March 22, 2023. Photographs of the property are included as Appendix A.

### 4.1 CLIMATE AND BIOGEOCLIMATIC ZONE

The project is located within the Coastal Western Hemlock (CWH) biogeoclimatic zone, specifically in the Very Dry Maritime Coastal Western Hemlock Subzone (CDFmm) (BC CDC 2023b). The CWHxm1 occurs at lower elevations along the coast of Vancouver Island (above the CDF where present) at typical elevations of 150 m to 450 m above sea level. The CWHxm has warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are long, and feature water deficits on zonal sites.

### 4.2 TERRAIN AND SOILS

Soils in the CWHxm1 are typically classified as Orthic Dystric Brunisols. The soil texture is sandy loam with 30-60% coarse fragments including gravel and cobble. Soils are well drained, and often less than one meter thick over extrusive bedrock. Soils on the property are described as rapidly drained sandy loam (RAGBARK; 60%), undifferentiated bedrock (30%), and well-drained loam (SOMENOS; 10%) (BC SIFT 2018).

There are west-facing steep slopes throughout most of the property, particularly to the south. To the north, the slope is more gradual. An old logging road runs across the property from the northeast corner to the southwest corner. Corvidae recommends consultation with a geotechnical engineer during the detailed design of the new home and shop.

### 4.3 VEGETATION

Dry forests in the CDFmm zone are typically dominated by Douglas-fir, arbutus, and western redcedar. Grand fir and shore pine may also be present. Salal (*Gaultheria shallon*), dull Oregon-grape (*Mahonia nervosa*), ocean spray (*Holodiscus discolor*), baldhip rose (*Rosa gymnocarpa*), and red huckleberry (*Vaccinium parvifolium*) are common in the shrub layer. Bracken fern (*Pteridium aquilinum*), snowberry (*Symphoricarpos* spp.), grasses, and pacific sanicle (*Sanicula crassicaulis*) are common in the herb layer. Oregon beaked moss (*Eurhynchium oregonum*), step moss (*Hylocomium splendens*), and electrified cat's-tail moss (*Rhytidiadelphus triquetrus*) dominate the well-developed moss layer (Pojar et al. 1991).

The majority of the property is second-growth forest composed of Douglas-fir, western hemlock and western redcedar. The forest stand structure is dense and uniform in some areas with a dense understory dominated by salal. Other areas include some mature trees and more variation in structure, with an open understory and well-developed moss layer. Near the center of the property is a large rocky outcrop area with sparse tree cover. Tree species include arbutus, shorepine, and douglas fir at the edges. The rocky outcrop contains a diversity of native wildflowers, herbaceous plants, and mosses.

During the site assessment the vegetation species in Table 1 were observed on the property. Few invasive species were observed throughout the property, as the landowners have been actively removing invasive plants. One invasive species, English holly, was observed. Measures to remove and prevent invasive species are provided in Section 6.



**Table 1. Plant species observed on site during field visit on March 22, 2023**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
Arbutus	<i>Arbutus menziesii</i>	Yellow	--
Bigleaf maple	<i>Acer macrophyllum</i>	Yellow	--
Bracken fern	<i>Pteridium aquilinum</i>	Yellow	--
Broad-leaved shootingstar	<i>Primula hendersonii</i>	Yellow	--
Broom fork moss	<i>Dicranum scoparium</i>	Yellow	--
Camas sp.	<i>Camassia sp.</i>	Yellow	--
Common juniper	<i>Juniperus communis</i>	Yellow	--
Daffodil	<i>Narcissus sp.</i>	Exotic	--
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yellow	--
Douglas' neckera moss	<i>Neckera douglasii</i>	Yellow	--
Dull Oregon-grape	<i>Berberis nervosa</i>	Yellow	--
Electrified cattail moss	<i>Rhytidiadelphus triquetrus</i>	Yellow	--
Elongate rock moss	<i>Racomitrium elongatum</i>	Yellow	--
English holly	<i>Ilex aquifolium</i>	<b>Invasive; Exotic</b>	--
Grand fir	<i>Abies grandis</i>	Yellow	--
Juniper haircap moss	<i>Polytrichum juniperinum</i>	Yellow	--
Kinnikinnik	<i>Arctostaphylos uva-ursi</i>	Yellow	--
Menzies' tree moss	<i>Leucolepis acanthoneura</i>	Yellow	--
Oceanspray	<i>Holodiscus discolor var. discolor</i>	Yellow	--
Oregon-beaked moss	<i>Kinbergia oregana</i>	Yellow	--
Pacific bleeding heart	<i>Dicentra formosa ssp. formosa</i>	Yellow	--
Pacific sanicle	<i>Sanicula crassicaulis</i>	Yellow	--
Rattlesnake plantain	<i>Goodyera oblongifolia</i>	Yellow	--
Red alder	<i>Alnus rubra</i>	Yellow	--
Red huckleberry	<i>Vaccinium parvifolium</i>	Yellow	--
Rose sp.	<i>Rosa sp.</i>	Yellow	--
Salal	<i>Gaultheria shallon</i>	Yellow	--
Salmonberry	<i>Rubus spectabilis</i>	Yellow	--
Sea blush	<i>Plectritis congesta</i>	Yellow	--
Shore pine	<i>Pinus contorta</i>	Yellow	--
Step moss	<i>Hylocomium splendens</i>	Yellow	--
Sword fern	<i>Polystichum munitum</i>	Yellow	--
Tall Oregon-grape	<i>Mahonia aquifolium</i>	Yellow	--
Trailing blackberry	<i>Rubus ursinus</i>	Yellow	--
Twinflower	<i>Linnaea borealis</i>	Yellow	--
Western hemlock	<i>Tsuga heterophylla</i>	Yellow	--
Western redcedar	<i>Thuja plicata</i>	Yellow	--
White hawkweed	<i>Hieracium albiflorum</i>	Yellow	--
Wild strawberry	<i>Fragaria virginiana</i>	Yellow	--
Woodland madia	<i>Anisocarpus madioides</i>	Yellow	--
Yerba buena	<i>Clinopodium douglasii</i>	Yellow	--

<sup>1</sup> BC CDC 2023a<sup>2</sup> Government of Canada 2023

## 4.4 WILDLIFE

The forested habitat is found in the CDF biogeoclimatic zone is home to many wildlife species. Black-tailed deer, black bear, cougar are the most common large mammals in this zone on Vancouver Island. Many bird species occur in this zone, including pileated woodpecker, yellow-bellied sapsucker, hairy woodpecker, downy woodpecker, Steller's jay, raven, chestnut-backed chickadee, brown creeper, winter wren, varied thrush, Hutton's vireo, black-headed grosbeak, and white-crowned sparrow. Several amphibians can occur in wet and moist habitats in this zone are western toad, Pacific treefrog, northern red-legged frog, western red-backed salamander (Pojar et al. 1991).

The forest on the property provide habitat for a variety of birds, mammals, and reptiles. Mature trees provide nesting and roosting habitat for songbirds, owls, and woodpeckers. Large and small coarse woody debris provide cover habitat for small mammals and snakes. Rocky outcrop areas may provide habitat for snakes and other reptiles. The property is utilized by large carnivores including black bear, and cougar. No nests were observed during the site assessment.

During the site assessment the species in Table 2 were observed on or near the property.

**Table 2. Wildlife species observed on site during field visit on March 22, 2023.**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
American robin	<i>Turdus migratorius</i>	Yellow	--
Bald eagle	<i>Haliaeetus leucocephalus</i>	Yellow	--
Bewick's wren	<i>Thryomanes bewickii</i>	Yellow	--
Black-tailed deer	<i>Odocoileus hemionus</i>	Yellow	--
Chestnut-backed chickadee	<i>Poecile rufescens</i>	Yellow	--
Dark-eyed junco	<i>Junco hyemalis</i>	Yellow	--
Pacific treefrog	<i>Pseudacris regilla</i>	Yellow	--
Pacific wren	<i>Troglodytes pacificus</i>	Yellow	--
Purple finch	<i>Haemorhous purpureus</i>	Yellow	--
Raccoon (scat)	<i>Procyon lotor</i>	Yellow	--
Red-breasted nuthatch	<i>Sitta canadensis</i>	Yellow	--
Spotted towhee	<i>Pipilo maculatus</i>	Yellow	--
Varied thrush	<i>Ixoreus naevius</i>	Yellow	--

<sup>1</sup> BC CDC 2023a

<sup>2</sup> Government of Canada 2023



## 4.5 SPECIES AT RISK

A query of the BC CDC iMap tool yielded occurrences of the following 6 species at risk and 2 ecosystems at risk within a two-kilometer radius of the property (BC CDC 2021b). Species are listed in Table 3 and the location of occurrences in relation to the property is provided in Figure 3. No species or ecosystems at risk were observed on the property. However, the outcrop areas may provide suitable habitat for prairie lupine, purple sanicle, slimleaf onion, and white-top aster.

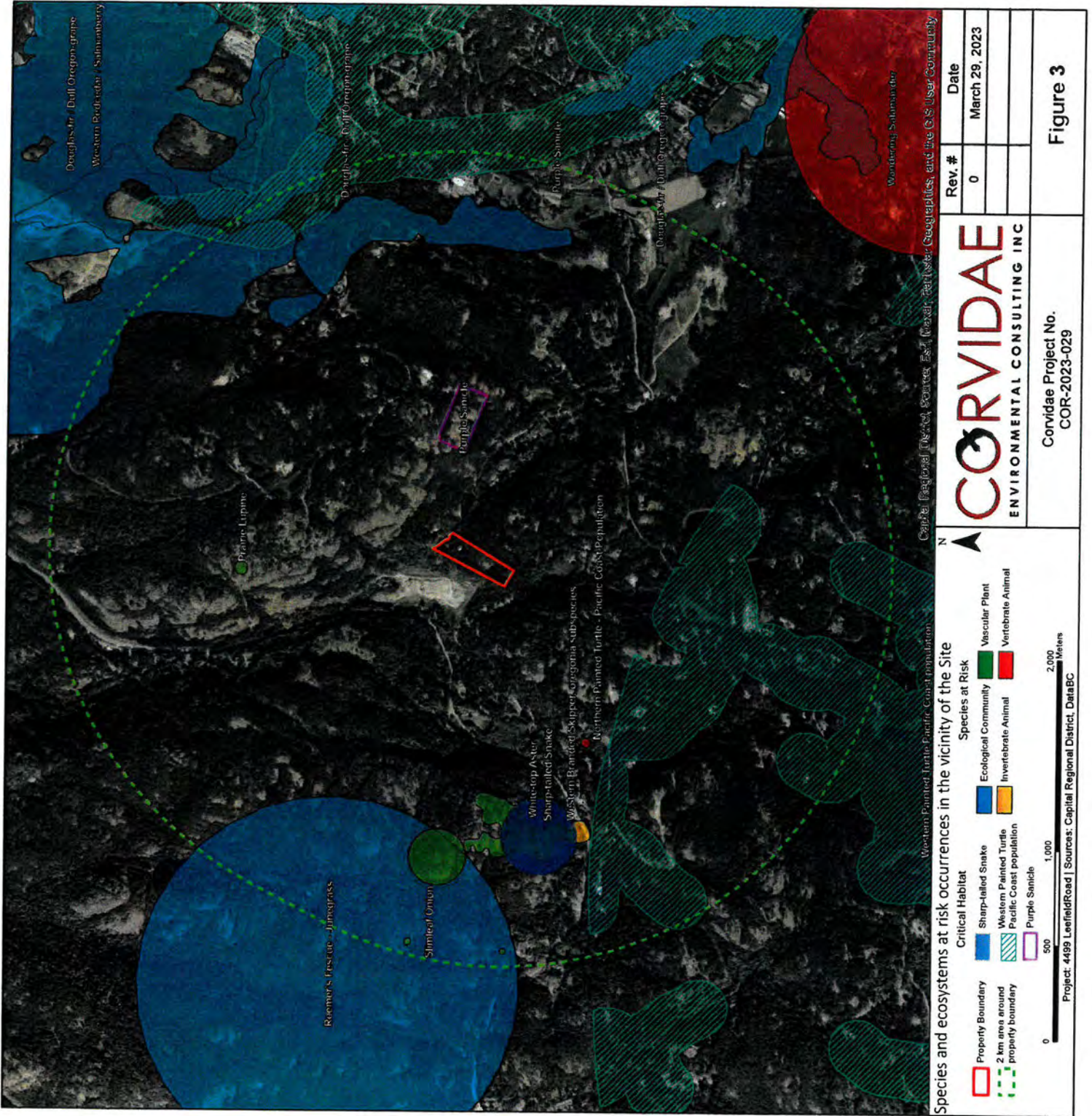
**Table 3. Species at risk that may occur in the vicinity of 4499 Leefield Road**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
<b>Species</b>			
Painted Turtle - Pacific Coast Population	<i>Chrysemys picta pop. 1</i>	Red	Threatened
Prairie lupine	<i>Lupinus lepidus</i>	Red	Endangered
Purple sanicle	<i>Sanicula bipinnatifida</i>	Red	Threatened
Slimleaf onion	<i>Allium amplexans</i>	Blue	--
Western Branded Skipper, oregonia subspecies	<i>Hesperia colorado oregonia</i>	Red	Endangered
White-top aster	<i>Sericocarpus rigidus</i>	Blue	Special Concern
<b>Ecosystems</b>			
Douglas-fir / dull Oregon-grape	<i>Pseudotsuga menziesii / Mahonia nervosa</i>	Red	--
Roemer's fescue / junegrass	<i>Festuca roemeri / Koeleria macrantha</i>	Red	--

<sup>1</sup> BC CDC 2023a

<sup>2</sup> Government of Canada 2023





Capital Regional District, Greater East Vancouver, British Columbia, Geographies, and the U.S. User Community

Rev. #	Date
0	March 29, 2023

**CORVIDAE**  
ENVIRONMENTAL CONSULTING INC

Corvidae Project No.  
COR-2023-029

**Figure 3**

## 4.6 RIPARIAN AREAS AND FISHERIES

The property is located within the Veitch Creek watershed (930-019100). South of the property is an unnamed stream that originates from a mapped wetland further south (also off-property). The wetland is identified by the Sensitive Ecosystem Inventory as WN:sp:sw (Swamp: Shallow water). The stream connects to Veitch Creek, a fish-bearing watercourse, which flows into Sooke Harbour. A search of the BC Habitat Wizard reveals occurrences of coastal cutthroat trout in the unnamed stream, and salmon, trout, and threespine stickleback in Veitch Creek (Province of BC 2023).

The unnamed stream is located outside of the property boundaries, however, the 30 m Riparian Assessment Area (RAA) extends onto the property, triggering this assessment. The stream is riffle-pool in structure, with a narrow but well-defined channel. During the March field visit, moderate streamflow was observed. The stream bed substrate varies between sediment, gravels, and cobbles. Large woody debris is present along the channel. The riparian area is mostly intact second-growth forest. The riparian area on the west bank has been disturbed by vegetation removal, and to the north, the stream flows through a cleared area before connected to Veitch Creek. Riparian vegetation between the stream and the property includes western redcedar, red alder, and bigleaf maple in the tree layer. Understory species include salmonberry, sword fern, and oceanspray. The moss layer is well developed.

At the northern extent of the property, an ephemeral, disconnected stream was observed. The stream has no headwaters and originates from groundwater seepage in the southeast extent. The channel is narrow and has ditch-like characteristics in the eastern extent, likely modified to encourage drainage. To the west, the channel is narrow and poorly defined. Both portions of the stream are disconnected as the stream flows subsurface between portions and at both ends as indicated in Figure 1. Riparian vegetation includes red alder, salmonberry, salal, sword fern, and exotic grasses. As the stream is not connected via surface flow upstream or downstream to any other watercourse, it is not protected under the RAPR, and does not require a Streamside Protection and Enhancement Area (SPEA).

As per the detailed assessment RAPR methodology the SPEA for the unnamed stream to the south was determined to be 10 m on both sides, measured from the stream boundary (see Figure 4 for calculations and Figure 1 for mapping). The SPEA does not extend onto the property, and therefore will not be affected by the proposed subdivision and future development.



**Figure 4. Streamside Protection and Enhancement Area Calculations**

**Results of Detailed Riparian Assessment**

Description of Water bodies involved (number, type): 1 – Stream

Stream  Wetland   
 Lake  Ditch   
 Number of reaches 1 Reach # 1

**Channel width and slope and Channel Type**

Measurement #	Channel width (m)	Gradient (%)
(upstream) 1	1.2	
2	<del>2.1</del>	
3	1.6	20
4	1.6	
5	<del>0.7</del>	
(starting point) 6	1.3	
7	1.2	
8	1.1	3
9	1.3	
10	0.9	
(downstream) 11	1.2	
Total minus high/low	11.4	--
Mean	1.3	11.5

Channel Type  Riffle/Pool  Cascade/Pool  Step/Pool

**Site Potential Vegetation Type (SPVT)**

Polygons?  Yes  No  
 SPVT Type  LC  SH  TR

→ Rationale: Most of the riparian area is forested. Cleared areas would likely become treed in the future given limited future disturbance.

**Zone of Sensitivity (ZOS) and resultant SPEA**

LWD, Bank and Channel Stability ZOS (m)  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}} \rightarrow 10\text{m minimum}$   
 Litter fall and insect drop ZOS (m)  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}} \rightarrow 10\text{m minimum}$   
 Shade ZOS (m) max  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}}$  South bank  Yes  No

**SPEA:** 10 m (based on largest ZOS above)



## 5 POTENTIAL ENVIRONMENTAL EFFECTS

The potential impacts of the proposed development of the property on the environment are:

- Impacts on sensitive ecosystem areas, such as riparian areas,
- Loss of existing vegetation and spread of invasive plant species,
- Change in wildlife habitat availability and wildlife mortality risk, and
- Erosion and sediment transport within and around the project area.

The residual environmental impacts of the activities on the property will be reduced by the implementation of the mitigation and restoration measures recommended in Section 6 of this report.

### AQUATIC AND RIPARIAN ENVIRONMENT

Disturbance or removal of vegetation in the riparian area may result in the loss of features, functions and conditions that are vital for maintaining stream bank stability and fish habitat conditions. Vegetation in the riparian area controls surface water run-off from the upland areas, preventing excessive silt and surface run-off pollution from entering the aquatic environment. The SPEA will not be impacted as it occurs off the property.

### VEGETATION

The effects of tree and vegetation removal may include loss of biodiversity of plant species and increased susceptibility to invasive plants not only in the cleared area but also in adjacent plant communities. Vegetation and plant communities immediately adjacent to cleared areas may experience changes to the canopy structure and understory plant species due to windthrow and increased light and moisture penetration.

### INVASIVE SPECIES

Invasive plants are particularly adept at colonizing degraded plant communities and disturbed soils in high traffic areas. Invasive plants establish readily in disturbed areas as they have a wide ecological tolerance and grow and propagate quickly. The effects of invasive plant establishment may be the reduction or displacement of native species by capturing resources and occupying habitats.

### WILDLIFE AND WILDLIFE HABITAT

Loss and alteration of terrestrial habitat can result in the loss of habitat for wildlife species. Tree and shrub clearing can directly alter or remove wildlife habitat. Noise from site preparation and construction may temporarily disturb and displace remaining wildlife.

### EROSION AND SEDIMENT

Removal of vegetation and ground disturbance may expose soils to erosion and can result in the movement of sediment on the property. Damage or degradation of soil surfaces during construction can include loss of soil structure, increased erosion, and soil compaction which can negatively affect post-construction reclamation efforts.



## 6 RECOMMENDED ENVIRONMENTAL PROTECTION MEASURES

The mitigation measures provided in this report are designed to protect sensitive ecosystems and were developed in accordance with:

- the District of Metchosin OCP (DOM 1995),
- Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (BC Ministry of Environment [MOE] 2014a),
- Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014b), and
- Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (BC Ministry of Water, Land and Air Protection 2004).

### RIPARIAN AREA

As per the RAPR, specific measures to protect the integrity of the SPEA have been determined. These measures mitigate any potential hazards posed by the proposed development to natural features, functions or conditions in the SPEA (Table 4). A RAPR report will be submitted to the province in tandem with this Environmental Assessment Report.

As the SPEA does not extend onto the property, it will not be impacted or enhanced through restoration measures. Therefore, the SPEA will remain as a non-disturbance area as specified in the RAPR and no native trees or shrubs should be removed from the SPEA or disturbed as a result of the proposed development.

As the stream to the north is not connected upstream or downstream to any other watercourse, it is not protected under the RAPR, and does not require a Streamside Protection and Enhancement Area (SPEA). No development is planned in this area.

**Table 4. Measures to protect the SPEA**

Aspect	Mitigation Measures
Danger trees	The SPEA is located more than 10 m outside the property boundary. Therefore, at least a 10 m buffer will be present between the SPEA and property line. No danger trees were observed on the property within the RAA. If there are any trees of concern in the SPEA in the future, a certified arborist or professional forester needs to be obtained to confirm the tree(s) as a danger prior to any removal by a certified arborist.
Windthrow	The SPEA is located more than 10 m outside the property boundary. Therefore, at least a 10m buffer will be present between the SPEA and property line so the SPEA will not be affected by windthrow.
Slope stability	The SPEA is located more than 10 m outside the property boundary. A 10m buffer will be present between the SPEA and property line, and therefore, slope stability in the context of the SPEA is not a concern. As there are steep slopes throughout the property, however, Corvidae has recommended an assessment by a Geotechnical engineer as development plans progress.
Protection of trees	The SPEA is located more than 10 m outside the property boundary so trees within the SPEA will not be affected. The Property line will serve as a TPZ for the SPEA.
Encroachment	The SPEA does not overlap the property boundary and is located more than 10 m away at the nearest property boundary. Encroachment is not likely as this would involve trespass on the adjacent property.



Aspect	Mitigation Measures
Sediment and erosion control	Site specific controls have been developed based on a site visit and experience from past projects. The erosion control measures are provided in the Sections below.
Stormwater management	Should development plans progress, additional overland drainage will occur during storm and rainfall events due to future tree clearing and addition of impervious surfaces. This will occur well outside the RAA of the stream, and any overland flow will be directed into vegetated areas away from the SPEA.
Floodplain concerns (channel mobility)	The stream boundary is well defined with sharp banks. The SPEA is located at least 10m from the property line, therefore, it is unlikely that any changes in streamflow will result in overlap of the SPEA with the property.

## VEGETATION

The rocky outcrop shown in Figure 1 is a sensitive ecosystem area and thus, Corvidae recommends that development and alteration of vegetation in this area be avoided. The proposed subdivision and future development are not expected to negatively affect the rocky outcrop as development will be designed to stay outside this area.

Areas disturbed by project construction and activities that are not part of the permanent footprint, should be replanted with native vegetation. Recommended native plants suitable for the area are provided in Table 5. Overall plant density should be approximately one plant per 1 to 2 m<sup>2</sup>.

**Table 5. Recommended native vegetation to plant in disturbed areas**

Common Name	Species
Coastal Douglas-fir	<i>Pseudotsuga menziesii</i>
Oceanspray	<i>Holodiscus discolor</i>
Dull Oregon-grape	<i>Berberis nervosa</i>
Salal	<i>Gaultheria shallon</i>
Sword fern	<i>Polystichum munitum</i>

## INVASIVE SPECIES

Invasive weed control is difficult for established populations. Species should be removed using the most appropriate methods, at the correct time of year, and plant material must be disposed of correctly to avoid re-establishment or spread. Following removal, re-seed bare soil with desirable, competing native vegetation. Details of removal methods for the invasive plant species identified onsite is provided below in Table 6.

Few invasive species were observed on the property as the landowners have been diligently working to remove invasives. Any invasive species that are encountered on the property should continue to be removed.



**Table 6. Removal and disposal methods for invasive species**

Species	Removal Method	Removal Timing	Plant Disposal
English holly	Can be removed by hand pulling small seedlings or cutting mature trees at ground level removing all plant material.	Removal is best done before flowering to eliminate seed production.	Holly does not root again once removed, so it can also be piled to desiccate on site. Can be bagged and disposed of properly in a landfill. Do not compost.

Mitigation measures to control and minimize the spread of invasive weeds on the property include:

- Clean all machinery before arrival onto the property to ensure that more weed seeds and other propagules (e.g., pieces of root) are not brought into the project area.
- Use available fill and soil from on the property where possible. If fill or topsoil is imported from external areas, ensure that it is from a weed-free source.

## WILDLIFE AND WILDLIFE HABITAT

The property is not identified as an area of Wildlife Habitat on Map 4, Sensitive Environments, within the Metchosin OCP. However, characteristics of the property indicate that the area may be considered Wildlife Habitat, which is defined as "lands more suitable than other areas in Metchosin for supporting a large number and/or variety of wildlife species" (District of Metchosin 2020). The landowners plan to build within an area of young, dense forest which has lower wildlife habitat value compared to other areas on the property (Photo 2 & 3).

Further mitigation measures to minimize impacts on wildlife and wildlife habitat include:

- Avoid or limit the removal of established trees and shrubs, where possible, by clearing only areas required for construction and permanent footprints.
- Vegetation clearing should be completed outside of the migratory bird window (i.e. prior to March 15 or after August 15th; Government of Canada 2018).
- If vegetation clearing is scheduled within the sensitive time period for breeding birds, a QEP should conduct nest search surveys a maximum of 2-3 days prior to the start of activities. If an active nest is discovered during nest search or clearing activities, the nest will be subject to site-specific mitigation measures (e.g., protective buffer around the nest or unobtrusive monitoring) until the young have naturally fledged/left the area. Multiple nest sweeps may be required. Nest search areas include both vegetation and onsite, man-made structures that are scheduled for removal.
- If clearing is schedule between January 1 and August 15, a raptor nest survey should be completed by a QEP prior to clearing. Occupied or active nests would be subject to the actions described above. In addition, permits are required to remove eagle or osprey nests regardless of occupancy. There were no raptor nests found on site during the January 2023 assessment.
- Where suitable and safe, retain habitat that provides shelter for wildlife, such as standing dead trees and rocky outcrops.



## STEEP SLOPES

There are significant steep slopes (i.e., greater than 30%) on the property. As development plans progress, an assessment by a geotechnical engineer may be required to confirm slope stability.

## EROSION AND SEDIMENT CONTROL

The primary focus of erosion and sediment control planning is erosion control; if there is no erosion then there is no sediment. Erosion control is far more cost effective to implement and manage than sediment control.

The following mitigation measures should be implemented to minimize the potential effects of the project on the natural environment:

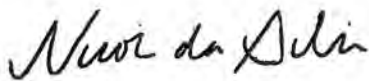
- Install sediment fences or straw wattles downslope from the construction areas to prevent sediment from moving downslope or entering riparian areas.
- Regularly inspect and maintain the erosion and sediment control measures during all phases of the project.
- Keep the erosion and sediment control measures in place until all disturbed ground has been permanently stabilized with native vegetation.
- Heed weather advisories and scheduling work to avoid heavy rainfall periods that may result in high flow volumes and/ or increase erosion and sedimentation.
- Minimize amount of time soils are exposed by seeding and planting as soon as construction is complete. Cover exposed soil areas with tarps or a stabilizing seed mix if left for a prolonged period or during rainfall events.



## 7 CONCLUSION

The potential environmental impacts of the proposed rezoning and subdivision at 4499 Leefield Road have been presented in this report. As development plans progress, implementation of the mitigation and restoration measures recommended in this report, including wildlife protection measures, and implementation of erosion and sediment controls during construction, will minimize the impacts of future proposed development on the environment.

Report Prepared By:



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Intermediate Biologist

QEP

Corvidae Environmental Consulting Inc.



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Principal/Senior Biologist, Riparian

Asio Environmental Consulting Inc.



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## APPENDIX A – SITE PHOTOGRAPHS

Photo 1. Old logging road along west boundary to be used as access to south parcel (view southwest). March 22, 2023.



Photo 2. View east of proposed house location on south parcel. March 22, 2023.



**Photo 3. View east of proposed workshop location on south parcel. March 22, 2023.**



**Photo 4. Upstream view of south stream and riparian area (view south). March 22, 2023.**



**Photo 5. Downstream view of south stream and riparian area (view north). March 22, 2023.**



**Photo 6. View east of south stream. March 22, 2023.**



**Photo 7. Open forested area with some mature trees. March 22, 2023.**



**Photo 8. View west of young forest area at eastern extent of property. March 22, 2023.**



**Photo 9. Outcrop area view southwest. March 22, 2023.**



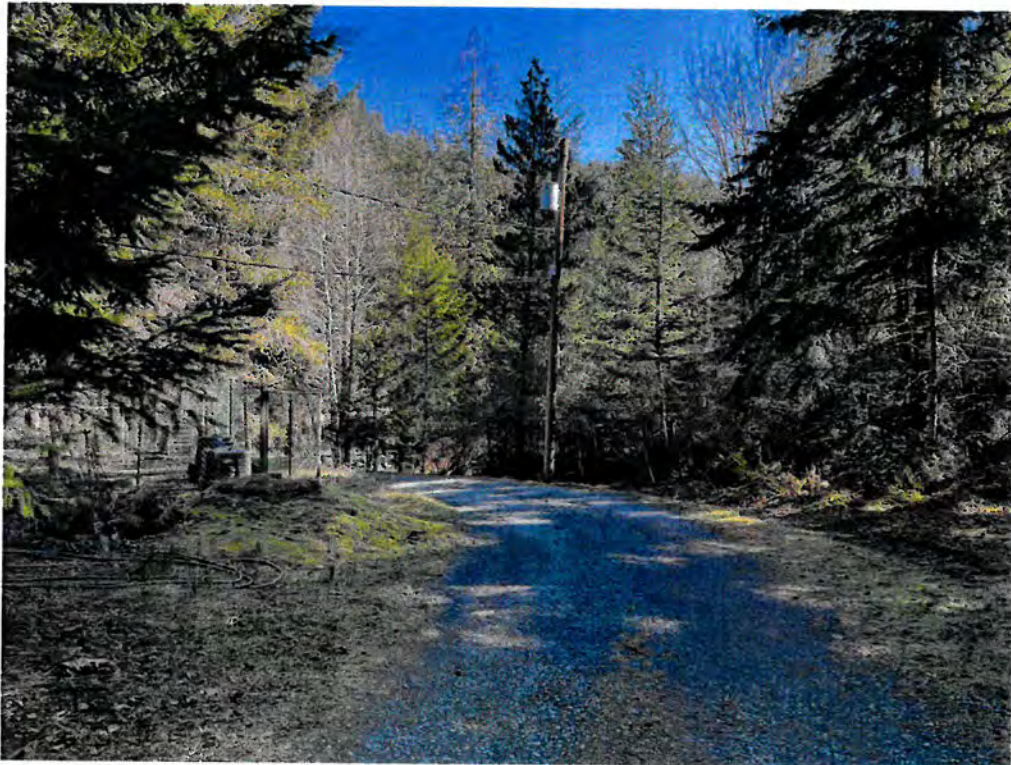
**Photo 10. Open outcrop area. March 22, 2023.**



**Photo 11. Steep slope area to the east (view south). March 22, 2023.**



**Photo 12. Access to existing residence from Leefield Road. March 22, 2023.**



**Photo 13. Eastern, disconnected portion of stream to the north. March 22, 2023.**



**Photo 14. Disconnected stream to the north. March 22, 2023.**



**Photo 15. Disconnected stream transition from above surface (left) to subsurface flow. March 22, 2023.**



**Photo 16. Northern extent of disconnected stream, transition to subsurface flow. March 22, 2023.**



Additional comments in support of our application to rezone and subdivide 4499 Leefield Road.

We have done some additional research into different properties in Metchosin and would like to provide some detail that we feel will give additional support to our application to rezone and subdivide. We have read through all the Council minutes and all the Standing Committee meeting minutes available on the Metchosin website, back to 2006. There are many non-conforming and non-compliant properties in Metchosin as a whole, and some on Leefield Road, in particular. Regardless of what rules were in place when those properties were developed, there haven't been any complaints that one neighbour has a 2.5 acre property and another one has a 7.5 acre property, and both are zoned as Rural.

In the past, other Councils have approved changes in Metchosin. In June of 2006, Bylaw No. 515 permitted the change in zoning of a rural/uplands split zoned property at 1464 Kangaroo Road, to all rural zoning. In April of 2007, a mapping change of a property at 1425 Todd Lane was approved due to a mapping error in the zoning map, re-designating and rezoning a 0.9 ha portion of a property from upland to rural. In September of 2008, a variance permit for the property at 1464 Kangaroo Road was approved, allowing an under-size rural lot to be created. All these examples show that changes can happen without uncontrolled development resulting. These are a few examples of controlled growth judged on their merits on a case by case basis.

Our proposal to rezone our split zoned Uplands/Rural 10.037 acre property into two parcels, one being 6.42 acre Rural property (not including the panhandle driveway) and the other being a 2.965 acre RR#2 property, doesn't require a variance or amendment to zoning requirements. It fits the rules as detailed in the Metchosin zoning rules. This zoning will prevent any further subdivision of either parcel by the definition of the zoning proposed.

On both the Metchosin Land Use Zoning map and the OCP Designation map, the vast majority of properties on the south side of Leefield Road, where our property is located, consist of various sized Rural properties, with the exception of our property, at the end of the dead end road. It doesn't match the neighbouring parcels to the east, and is simply hanging on at the end of the row.

Council has seen the property at 4499 Leefield Road during their site visit in January of 2024. The proposed location of the new dwelling is not too close to the neighbours, not blocking any views, not visible from any of the neighbours, doesn't require extensive tree removal, and the driveway already exists and requires very little modification.

In the staff report to Council, dated March 4, 2024, of the twelve external agencies contacted for comment, no substantial comments were received. The internal department referrals concluded that the proposed subdivision appears feasible.

We have contracted Corvidae Environmental Consulting to prepare an environmental assessment for the property, completed in November of 2023. The Province has approved the Riparian Area Protection Report provided by Corvidae and has forwarded it to the Municipality of Metchosin. This has already cost us in excess of \$5000.

Neither ourselves nor our daughter and son-in-law, who hope to purchase the lot created, ever intend to build any secondary suites on the property and would place a covenant on the properties, in favour of Metchosin, to prevent any construction of secondary suites on either parcel for 25 years.

The question we would like to pose to Council is: What is the difference in density between two families living on a 10 acre parcel, 50 feet apart, in a detached secondary suite, or two families living on a 10 acre parcel, rezoned and subdivided to two parcels, 500 feet apart? The answer is one extra taxpayer.

We have gone to see as many of our neighbours on Leefield Road as we could, barring big scary dogs or locked gates. We have described our proposal and asked them a simple question: do you support our proposal and have no objections. Twenty four of our neighbours gave us their support, and their signatures are on the included document as evidence of their support.

*Respectfully submitted,*

*Dan and Jo-Anne Cote*

We have seen the proposal for the rezoning and subdivision of 4499 Leefield Road by Dan and Jo-Anne Cote.

I support their proposal and have no objections.

Print Name	Address	Signature
NEIL WEST	4491 LEEFIELD RD	[Signature]
Brenda West	4491 Leefield	[Signature]
JESSICA VEINOT	4485 LEEFIELD	[Signature]
RON DEMARAY	4485 LEEFIELD	[Signature]
Joye Schnetzler	4479 Leefield Rd	Joye Schnetzler
Walter Schnetzler	4479 Leefield Rd.	[Signature]
CHRIS RIVERS	4471 LEEFIELD Rd	[Signature]
Deanna Rivers	4471 Leefield Rd	[Signature]
Riley Ireland	4465 Leefield Rd	[Signature]
Zoey Ireland	4465 Leefield Rd	[Signature]
Mike Dolla	4455 Leefield RR	[Signature]
Justin McNary	4449 Leefield Rd	[Signature]
Runa Pleshak	4431 Leefield Rd	Runa Pleshak
Vince Pleshak	4431 LEEFIELD RD	[Signature]
Bill Weldon	4425 Leefield	[Signature]
Brian Simensen	4426 Leefield	[Signature]
Donna Gandy	4430 Leefield	[Signature]
MONICA PRATT	4436 LEEFIELD	[Signature]
KEN PRATT	4436 LEEFIELD R	[Signature]
SID TYLER	4460 LEEFIELD RD	[Signature]
Pat TYLER	4460 LEEFIELD RD	[Signature]
Susan Edwards	4488 Leefield Road	[Signature]
David Edwards	4488 Leefield Road	[Signature]
Ivy REID	4490 Leefield Rd	[Signature]

**c) Staff Report, Rezoning and OCP Amendment Application, 4499 Leefield Road**

Bob Payette provided an overview of the staff report to amend the zoning and OCP designation for the property at 4499 Leefield Road to facilitate the creation of one new parcel.

Council discussed:

- Consideration to postponing a decision on the application at this time
- Introduction of a Rural Residential lot is new and does not fit
- New housing requirements from the province
- District will have to undergo a Housing Needs Assessment
- Concerns around making changes to the OCP and Land Use Bylaws that fits one specific property creating spot zoning
- Clarity around postponing a decision on Rezoning/OCP Applications
- Obtaining more information regarding previous examples related to spot zoning
- Council does not want to increase density
- Importance of following the provisions in the OCP
- Variances for detached secondary suites
- Taxation revenue with the creation of a new lot
- Metchosin has lots of room for housing in terms of secondary and detached suites

**Moved and Seconded** by Councillors Shukin and Epp that Council postpone a decision on the Rezoning and OCP Amendment Application for 4499 Leefield Road until Council has a clear view of what the District of Metchosin's housing needs will be and how they will be addressed.

**Motion Withdrawn**

**Moved and Seconded** by Councillors Shukin and Donaldson to postpone a decision on the Rezoning and OCP Amendment Application for 4499 Leefield Road in order to get clarity on whether Council can use a postponement mechanism on a longer term basis.

**Motion Withdrawn**

**Moved and Seconded** by Councillors Donaldson and Epp that Council request further information from staff on the Rezoning and OCP Amendment Application for 4499 Leefield Road specific to previous examples of spot zoning;

**And that** staff provide information related to whether Council can use a postponement mechanism until Council has a clear view of what the District of Metchosin's housing needs will be and how they will be addressed.

**Carried**

**Councillor Gray opposed the motion**





## *Report to Council*

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To: Bob Payette, Chief Administrative Officer  
From: Katherine Lesyshen, Planner  
Date: March 4, 2024 File No: 3360-23-02  
Subject: Rezoning and OCP Amendment Application – 4499 Leefield Road

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### **OBJECTIVE**

To introduce and consider 1<sup>st</sup> and 2<sup>nd</sup> reading of Bylaw No. 698 and Bylaw No. 699 (Appendix 1) to amend the zoning and OCP designation for the property at 4499 Leefield Road, which would facilitate the creation of one new parcel.

### **PROPOSAL**

The property is currently split zoned Upland and Rural in the Metchosin Land Use Bylaw and is fully designated 'Upland' in the Metchosin Official Community Plan. A Rezoning and OCP amendment application was submitted by the property owners to change the zoning from Upland/Rural Zone to Rural/Rural Residential 2, which necessitates an amendment to the OCP designation from 'Upland' to coincide with the 'Rural/Rural Residential 2' configuration.

The subject property is approximately 4ha in size and the owners intend to subdivide their land to create one new parcel, like nearby properties along Leefield Road. Under the zoning, the minimum lot size for 'Upland' properties is 4ha, the minimum parcel size for Rural properties is 2ha, and the minimum parcel size for Rural Residential 2 properties is 0.8ha. The proposed configuration enables the owners to apply for a subdivision into a 2.6ha (Rural) lot and a 1.2ha (RR2) lot.

The Zoning and OCP mapping would generally match the proposed alignment of the conceptual proposal (Appendix 2).

### **LEGISLATIVE & 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.

#### ***Metchosin OCP (Bylaw 258)***

##### **Upland (current designation)**

The proposal does not currently comply with the Official Community Plan (OCP) and requires that the OCP be amended as part of the land use consideration. The property is currently designated Upland, where 4 ha parcels are supported, consistent with the current land size, but not for subdivision. In addition, Upland properties are characterized by steep slopes, rock outcroppings and thin soil cover, of which this property contains.

The request is to change the Upland designation to a "Rural/Rural Residential 2' designation to facilitate a subdivision application for a new parcel that is approximately 1.2ha.

Rural Residential 2 (Proposed designation): supports parcels of 2acres (0.8ha) that are interspersed with larger Rural holdings. However, Section 6.5.1 also states "*it is not intended that the extent of existing 0.8ha (2acres) residential development be substantially expanded.*"

Rural (Proposed Designation): Supports parcels of 5acres (2ha) that helps retain the rural, open space atmosphere of the community. The rural designation also offers an opportunity for a lifestyle different than that offered in Rural Residential Areas.

Relevant OCP Sections have been attached (Appendix 3).

#### **Land Use Bylaw (Bylaw 259)**

To enable the lot sizes proposed, the Land Use Bylaw will be amended to a split zone of RU/RR2. Preliminary engineering comments indicate that conceptually a future subdivision application is feasible, however, the details of the subdivision application will be reviewed through a separate process should the zoning change be approved. For example, the applicant will need to prove servicing is achievable, amongst other conditions required to subdivide.

#### **Council Policy PL-400.30**

Council policy PL-400.30 states that 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, it also states that Council will review the merits of such an application if the owner wishes that the application be considered by Council.

*The applicant is aware of this policy and has signed a declaration to this effect.*

#### **DISCUSSION/ANALYSIS**

The subject property is currently designated Upland in the OCP. Upland in the district's OCP is described as '*areas with higher elevations ranging up to 380 metres (1250ft) in height. They are fragile and sensitive environments that deserve protection. These Uplands account for 40% of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development.*' Based on the characteristics described in the OCP, and within the environmental assessment submitted by the applicant, it appears that the parcel may have been designated Upland due to its landscape characteristics.

To facilitate the applicant's proposal of splitting the 4ha parcel into a 2.6ha and a 1.2ha parcel, an amendment to both the OCP and Land Use bylaw is required. If supported, it would enable the owner to make a subdivision application for one new parcel, where the minimum parcel size could be met. When considering both an OCP amendment and zoning amendment simultaneously, careful consideration needs to be made to the land uses proposed in the context of the OCP ie. The broader community picture. The proposed OCP amendment necessitates a public hearing.

The RR2 Designation generally aligns with the proposal, exceeding the 0.8ha minimum parcel size and being *'interspersed with larger Rural holdings'*, however, the designation cautions that *"it is not intended that the extent of existing 0.8ha (2acres) residential development be substantially expanded."* Council is encouraged to carefully consider this policy in deciding on what 'substantial expansion' might mean in the context of this and future/additional applications to rezone and amend the OCP.

The proposal exceeds the minimum 2ha parcel size of the proposed RU designation, which cannot include the access strip land area, similar to adjacent parcels.

### **Environmental Assessment**

The environmental assessment has been updated by the applicant and confirms the geography/topography/environmentally sensitive aspects of the subject property. Watercourses have been identified on the adjacent property, with the riparian assessment area identified as crossing this property in the northwest corner. The Environmental Assessment is attached (Appendix 5). A RAPR would be filed with the province as part of a subdivision, confirming any setbacks or conditions.

### **Applicant Rationale**

The applicant provided a rationale for the proposed change in land use (Appendix 4), to facilitate a subdivision application on the property. They indicated that neighbouring properties along Leefield Road were able to create panhandle parcels in the 1980's, which have been confirmed as approved pre-incorporation of the District of Metchosin. As noted in the initial staff report, those neighbouring panhandle parcels had to meet the zoning requirements of the day, were subdivided under a different authority (CRD), and using different zoning and subdivision regulations.

As outlined in Section 6.3.6 under the General Residential Regulations of the current OCP, the ways that Metchosin has approached increased housing and housing affordability is to support suites, manufactured homes, home businesses and community care facilities. Note that the District of Metchosin must update its OCP in 2025 to meet legislative requirements under the new provincial housing bills. Based on community feedback at that time, housing policies may or may not be modified as part of a broader community conversation.

### **Referral comments**

The application was referred to internal and external agencies for comment. No substantial comments were received from those that responded. Consultation with agencies has been early and will be ongoing throughout the application.

### **Legislative requirements to amend the OCP**

To amend the OCP, Council must

1. Confirm that applicable Financial Plans and relevant waste management plans between 1<sup>st</sup> and 2<sup>nd</sup> reading of the OCP amendment Bylaw (Section 477 of the LGA). The CAO has reviewed the Official Community Plan Amendment Bylaw No. 698 and confirms that the amendment is consistent with the Financial Plan and CRD's waste management plan to consider. Council will need to make a motion to this effect if the application proceeds - see options section.
2. Confirm that consultation related to the OCP amendment has satisfied the requirements of Section 475(2) of the LGA to consider whether consultation is required. Staff circulated the referral to SD62, first nations and applicable provincial agencies. Due to the location of the site

away from the municipal boundaries with neighbouring jurisdictions, no proximity to CRD water services or CRD parks, and the minor nature of the OCP amendment requested, it's not anticipated that the CRD, neighbouring municipalities or federal agencies would have any comments or concerns to share on the amendment. Communication with agencies began near the beginning of the application process and will be ongoing throughout the application. These opportunities for input are in addition to the public hearing that will be scheduled. Council will need to make a motion affirming this approach if the application proceeds - see options section.

3. If the OCP amendment 'applies to agricultural land', it must be referred to the ALC for comment in accordance with Section 477(3)(b) prior to public hearing. This amendment does not apply to land that is in the Agricultural Land Reserve (ALR) and is not directly adjacent to the ALR.

### **CONCLUSION**

The policy support for advancing this rezoning application is not strong. The geography of the land itself is consistent with the purpose and characteristics of the current 'upland' land use designation. The split zoning proposed allows the property owner the ability to apply for a panhandle parcel like those created by neighboring properties in the mid-80's, however, those lots were created pre-incorporation and under a different regulatory framework.

Metchosin's OCP encourages housing by way of suites, manufactured homes, home businesses, and community care facilities (eg. Daycares) – typically not by way of rezoning for increased residential capability or to permit subdivisions to occur (Council policy PL-400.30).

If this proposal is advanced, Council should consider whether increasing residential capabilities by way of subdivision is something they would like to consider more broadly in the community. While every application to rezone is discretionary and considered on a case-by-case basis, an increased volume of rezoning applications and OCP amendments may occur with approval.

### **PROCESS**

If advancing the rezoning the steps will include:

1. Council considers 1<sup>st</sup> and 2<sup>nd</sup> reading of the bylaw.
2. Public hearing (consideration of 3<sup>rd</sup> reading may be given following the close of public hearing)
3. Applicant meets any final conditions required by the district (if any have been identified).
4. 4<sup>th</sup> reading of the bylaws (adoption).

### **OPTIONS**

1. If Council wishes to advance the application, consider the following motions:

**THAT Council** introduce and give 1<sup>st</sup> reading to *Official Community Plan Amendment Bylaw No. 698*;

**THAT Council** has considered the *Official Community Plan Amendment Bylaw No. 698* in conjunction with the District's current Financial plan and the CRD's Solid Waste Management plan;

**THAT** Council give 2<sup>nd</sup> reading to *Official Community Plan Amendment Bylaw No. 698*;

**THAT** Council introduce and give 1<sup>st</sup> and 2<sup>nd</sup> reading to *Zoning Amendment Bylaw No. 699* to rezone 4499 Leefield Road from Upland UP/Rural RU Zones to Rural RU/RR2 Rural Residential 2 Zones.

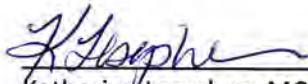
**THAT** Council affirm that consultation carried out in relation to the *Official Community Plan Amendment Bylaw No. 698* satisfies the requirements of Section 475(2) of the *Local Government Act*;

**AND FURTHER THAT** a Public hearing be scheduled for *Official Community Plan Amendment Bylaw No. 698* and *Zoning Amendment Bylaw No. 699* and in accordance with Section 466 of the *Local Government Act*.

OR

2. **THAT COUNCIL** Request further information from staff or the applicant, OR
3. **THAT COUNCIL** Deny the application.

Respectfully submitted,

  
Katherine Lesyshen, MCIP, RPP  
Planner

**Attachments:**

- Appendix 1 – Draft OCP and Zoning bylaws
- Appendix 2 – Conceptual layout
- Appendix 3 – Relevant OCP Policies
- Appendix 4 - Applicant's Rationale
- Appendix 5 – Environmental Assessment (Jan 2024)

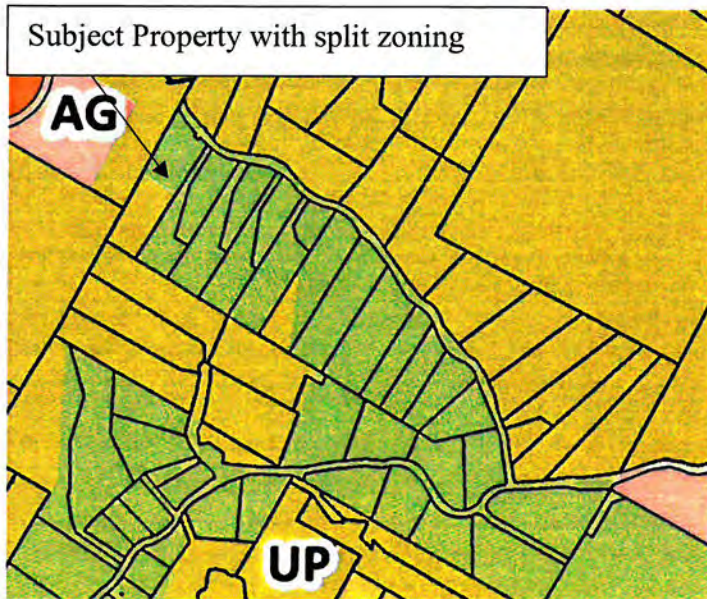
Subject Property Map



Orthophoto Subject Property map



Zoning context (Bylaw 259) – Subject property is split zoned RU/UP.



OCP Designation – Upland  
An OCP amendment from UP to RU/RR2 (matching the conceptual subdivision)





**DISTRICT OF METCHOSIN**

**BYLAW NO. 698**

**A BYLAW TO AMEND THE  
METCHOSIN OFFICIAL COMMUNITY PLAN BYLAW NO. 258,  
for the purpose of redesignating the property from Upland to Rural/Rural Residential 2**

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as *METCHOSIN OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 698*.
2. *Metchosin Official Community Plan Bylaw No. 258* is amended as follows:
  - (1) By amending Map 3 by:  
Changing the OCP land use designation for Lot 9, Section 111, Metchosin District, Plan 32169 as shown on Schedule A, which is affixed to and forms part of this bylaw, from Upland (UP) designation to a split designation of Rural (RU) and Rural Residential 2 (RR2).

Read a first time this	day of	2024.
Read a second time this	day of	2024.
<b>PUBLIC HEARING HELD THIS</b>	day of	2024.
Read a third time this	day of	2024.
Finally passed and adopted by Council this	day of	2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule A – Subject property map



**4499 Leefield Rd**

**DISTRICT OF METCHOSIN**

**BYLAW NO. 699**

**A BYLAW TO AMEND *METCHOSIN LAND USE BYLAW NO. 259***

---

The Council of the District of Metchosin, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "*METCHOSIN LAND USE AMENDMENT BYLAW NO. 699.*"
2. *Metchosin Land Use Bylaw No. 259* is amended on the land legally described as Lot 9, Section 111, Metchosin District, Plan 32169 as shown boldly outlined on Schedule "A" from
  - a) A split zone consisting of Rural (RU) and Upland (UP) Zones to a new split zoning configuration consisting of Rural (RU) Zone and Rural Residential 2 (RR2) Zone, as identified in Schedule "A" attached to and forming part of this bylaw.

Read a first time this	day of	2024.
Read a second time this	day of	2024.
<b>PUBLIC HEARING HELD THIS</b>	day of	2024.
Read a third time this	day of	2024.
Finally passed and adopted by Council this	day of	2024.

---

Mayor

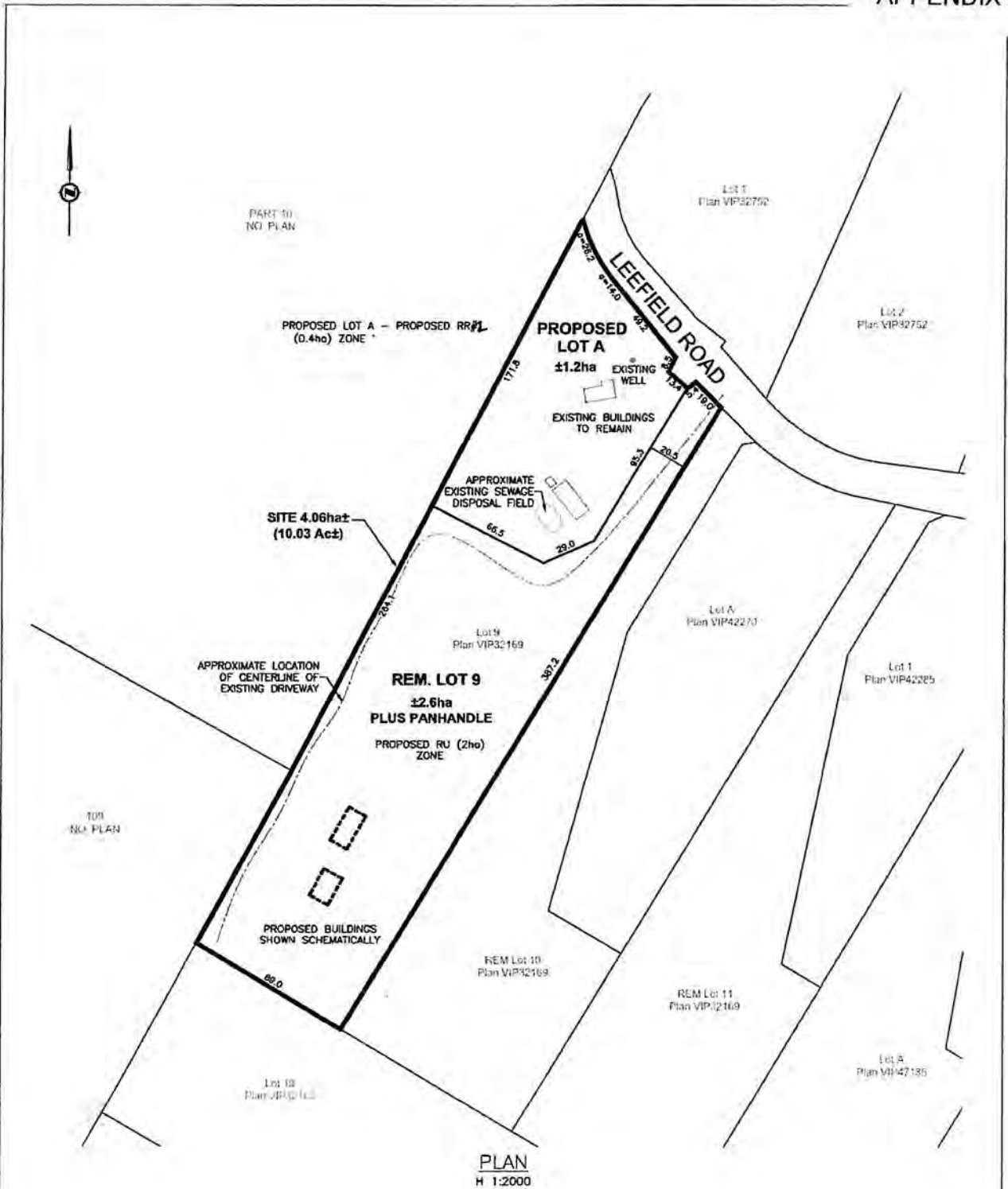
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Corporate Officer

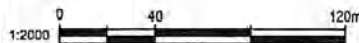
Appendix A



**4499 Leefield Rd  
Proposed Zoning**



NOTE: LEGAL LINES ARE FROM PMBC AND ARE TO BE CONFIRMED BY LEGAL SURVEY  
LEGAL : LOT 9, SECTION 111, PLAN VIP32169



 <b>J.E. ANDERSON &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS 4210 BLANFORD AVE. VICTORIA, BC, V8Z 4B7 TEL. 250-727-2214 FAX. 250-727-3395 EMAIL: info@janderson.com	CLIENT	<b>DAN &amp; JO-ANNE COTE</b>
	PROJECT	DISTRICT OF METCHOSIN <b>REZONING CONCEPT PLAN</b> <b>4499 LEEFIELD ROAD</b>  34567 - 01 - TP1
DRAWN: LB	SCALE: 1:2000	
DATE: 20230822	REV: 20231102	
SHEET 1 OF 1		ENG: 34567



**Metchosin Official Community Plan, Bylaw 248****6.3 GENERAL RESIDENTIAL POLICIES**

In all Rural Residential 1, Rural Residential 2, Rural and Upland designations, the following general residential policies shall apply:

- 6.3.1 The maximum density in residential areas shall not exceed one dwelling unit per parcel, subject to the Land Use Bylaw.
- 6.3.2 One secondary suite may be permitted per dwelling unit subject to the Land Use Bylaw.
- 6.3.3 Development of residential areas may be permitted only when adequate water quantity and quality is proven and soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.
- 6.3.4 The Subdivision Bylaw should establish a ratio of lot depth to width in order to prevent very long parcels with small road frontages.
- 6.3.5 Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision.
- 6.3.6 Affordable housing shall be encouraged in Metchosin and shall consist of the following policies:
  - (1) One secondary suite per dwelling unit shall be permitted in all residential designations subject to the Land Use Bylaw.
  - (2) Manufactured homes shall be permitted as the principal dwelling unit in all residential designations subject to the Land Use Bylaw and the Building Bylaw.
  - (3) Home businesses shall be a permitted use in all residential designations in order to assist home owners to supplement household income through home businesses as defined by the Land Use Bylaw.
  - (4) Community care facilities tending to 6 or fewer adults are permitted in the principal dwelling in all residential designations.

**6.5 RURAL RESIDENTIAL 2:**

Definition: Lands designated Rural Residential 2 on Plan Map 3 include existing subdivision concentrations of .8 hectare (2 acres) parcels in the vicinity of Glen Forest Way, Pears Road, Morland Road, Arden Road, Mary Hill, Weir Beach and Aquarius Road. Except where permitted by the Land Use Bylaw, land designated Rural Residential 2 is to be single-family residential use with septic disposal systems.

- 6.5.1 In areas designated Rural Residential 2, existing concentrations of residential development on .8 hectare (2 acres) lots should be infilled with similar residential development. It is not intended that the extent of existing .8 hectare (2 acres) residential development be substantially expanded. It should retain its present distribution bordering the more productive farmland in the ALR and interspersed with larger Rural holdings.
- 6.5.2 The minimum parcel size for subdivision in the Rural Residential 2 designation shall be .8 hectare (2 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than .8 hectare (2 acres), and no lot less than the average lot size shall be created by a strata plan.

## **6.6 RURAL:**

Definition: Rural designation on Plan Map 3 refers to land considered most suitable for residential use with individual septic disposal systems and farming on parcels of moderate size. Rural designation reinforces the concept of buffering the existing scattered concentrations of residential development on 2 hectares (4.9 acre) parcels and helps retain the rural, open space atmosphere of the community. Rural designation also provides opportunity for a lifestyle different than that offered in Rural Residential areas.

- 6.6.1 The minimum parcel size for subdivision in the Rural designation shall be 2 hectares (4.9 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 hectares (4.9 acres), and no lot less than the average lot size shall be created by a strata plan.
- 6.6.2 In addition to residential use of Rural lands, the Land Use Bylaw should permit uses consistent with farming enterprises and home businesses in order to sustain a rural agricultural economy.

## **6.7 UPLANDS:**

Although Metchosin contains a large amount of productive agricultural lowlands, these lowlands are surrounded by large Upland areas with higher elevations ranging up to 380 metres (1,250 feet) in height. They are a fragile and sensitive environment that deserve protection. These Uplands account for approximately 40 % of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development. Much of the area is undeveloped and remains in the originally surveyed 40.5 hectare (100 acre) parcels.

Definition: Lands designated as Upland on Plan Map 3 are characterized by steep and variable rocky terrain with slopes generally in excess of 30 %. They are visually prominent land forms due to elevation and topography and, in most cases, do not have access to community services. The use and range of uses of such lands should be based on the capability of the land to support the uses.

- 6.7.1 The minimum parcel size for subdivision in the Upland designation shall be 4 hectares (9.9 ac res). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan.
- 6.7.2 In addition to residential uses, the Land Use Bylaw should permit uses consistent with sustaining a rural agricultural economy such as farming and home businesses.
- 6.7.3 All future development within the Uplands area shall ensure that residential development in forested Upland areas is designed to ensure an adequate level of fire protection taking into consideration access, location, construction and site planning.
- 6.7.4 Owners of Upland lots shall be encouraged to use special care to ensure conservation of sensitive habitats.

### **Reasons in Support of Application**

We moved to 4499 Leefield Road in 1986, always planning to build our retirement home. We watched as all of the neighbours on the west end of our road develop their properties and built homes on what used to be empty lots. The four adjacent properties to the east of us have been rezoned and subdivided in the past 35 years. All were slightly less in size than our property and all were able to be divided and developed.

In 2003, the Regional Growth Strategy was approved and adopted. It stated that there was enough pre-existing zoned land in Metchosin to accommodate population growth for 15 years. We are now five years past that time, and there is pressure all around us on housing issues. A rezoning and subdivision of our property will, in a small way, provide an additional housing option for our family. We intend to move to the new home and sell our current home to our daughter and son-in-law, who have been looking for housing in this market for 5 years.

Our property is a 4.062 ha parcel with split zoning at approximately the centre point, RU and UP zoning. We propose to change the zoning from the RU/UP split to RU zoning/RR2 zoning as detailed in the concept drawings attached to this email. We propose to subdivide the 4.062 ha lot into one RR#2 lot, measuring approximately 1.2 ha, and one RU lot, measuring approximately 2.6ha + the panhandle. We propose a panhandle lot, similar in shape to the properties to the east of us.

We plan to keep the large lot size and stay fully forested. This is consistent with the Official Community Plan, in that large lot sizes will be maintained, providing the rural lifestyle and maintaining rural designation. Rural ambience and lifestyle will be protected as there will be significant separation between the dwellings. The OCP also states that projected development would be feasible utilizing lands with development potential. We feel that rezoning our property to RU/RR#2 would provide that development potential without impacting the rural lifestyle of our neighbourhood, maintaining the type, scale and density of a rural community. We have talked to many of our neighbours and have had no concerns regarding this plan.

We feel that the way we propose to divide the property and protect the environment will satisfy the requirements of the Municipality and the OCP. An environmental assessment report has been prepared by Corvidae Environmental and a RAPR report has been submitted to the province, pending approval. Every effort will be made to ensure protection of the environment, as per the Corvidae report, and our desire to live in the forest, not in a clear cut. The landscape character would be protected and the location of the new house and workshop will be in the swale of the property, not on the rocky outcrops. Although we propose a panhandle lot for driveway access, we intend to establish a legal easement to share the existing driveway and old logging road for access, eliminating the need for any additional tree removal or environmental disturbance.

We know that there is plenty of need for more housing in the region and this could be our chance to ease the burden and show that Metchosin is also committed to doing its share, still without altering the spirit of the OCP.

We invite any or all members of Council to meet with us so they can see, first hand, the property and how our proposal would fit with the neighbourhood.





# ENVIRONMENTAL ASSESSMENT FOR 4499 LEEFIELD ROAD

PREPARED FOR:  
DAN & JO-ANNE COTE  
4499 LEEFIELD ROAD  
METCHOSIN, BC V9C 3Y2

AND  
DISTRICT OF METCHOSIN  
4450 HAPPY VALLEY ROAD  
VICTORIA BC V9C 3Z3

CORVIDAE PROJECT #2023-029  
JANUARY 2024



6526 WATER STREET, SOOKE, BC

SOLUTION ORIENTED. PROTECTION OF THE ENVIRONMENT. ABSOLUTE INTEGRITY. OPEN COMMUNICATION. RESPECT.

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**CAVEAT**

This Environmental Assessment (EA) has been prepared with the best information available at the time of writing, including the District of Metchosis Official Community Plan, communications with the client and regulators, site visits, review of site plans and design drawings and other documentation relevant to the project. This EA has been developed to assist the project in remaining in compliance with relevant environmental regulations, acts and laws pertaining to the project and to identify and mitigate the expected impacts of the project and reclamation activities directly related to the project.



# 1 INTRODUCTION

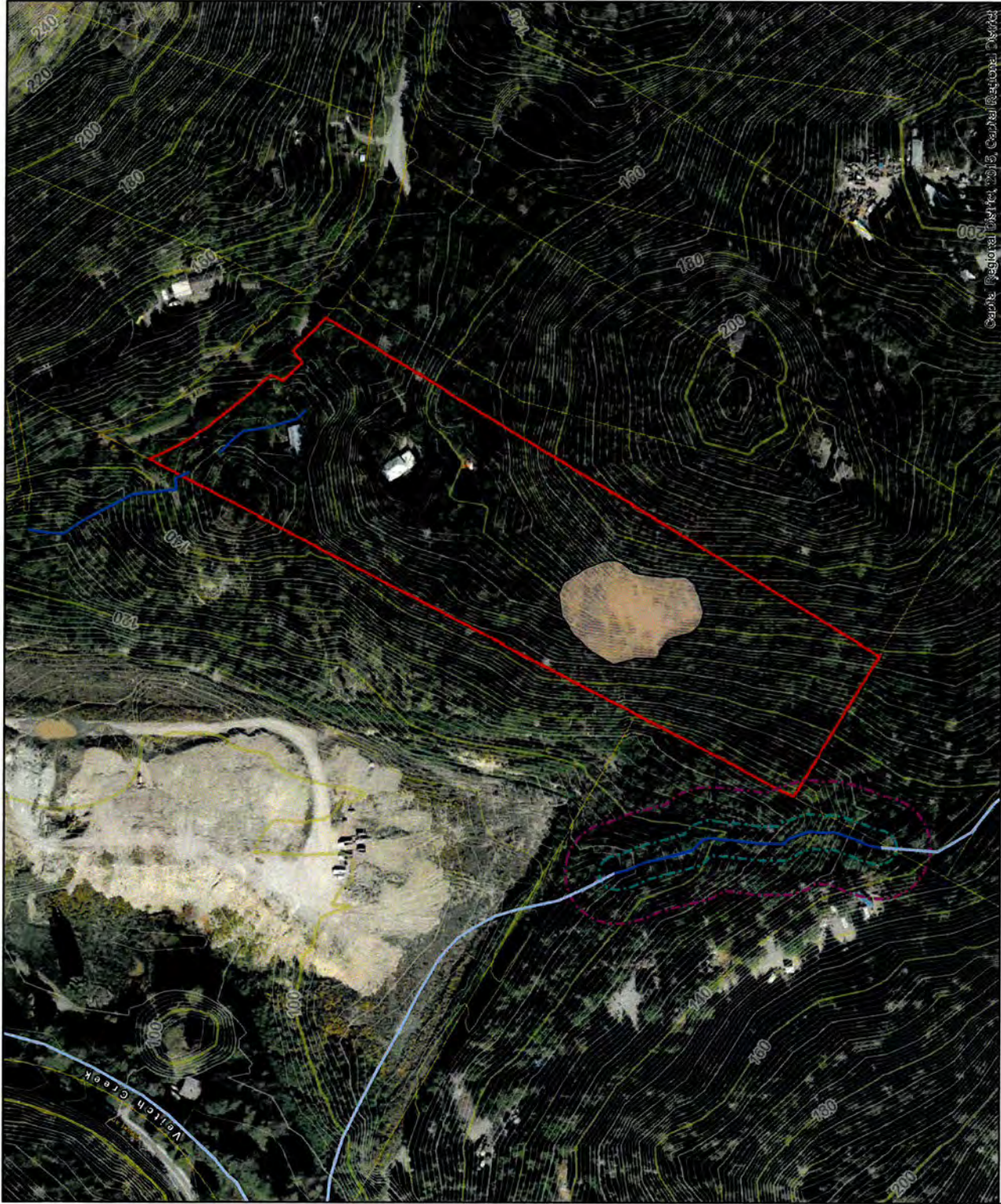
Corvidae Environmental Consulting Inc. (Corvidae) is pleased to provide this Environmental Assessment (EA) for the proposed rezoning and subdivision at 4499 Leefield Road (the property; PID 001-094-866; Lot 9, Plan VIP32169). The property boundaries are shown in Figure 1, designated by the red polygon. The property currently occupies two zones. The northeast half is zoned RU – Rural, and the southwest half is zoned UP – Upland. The property is not located within any environmental Development Permit Areas (DPA). However, site characteristics reflect those of Lands with Surface Erosion Potential, and Wildlife Habitat areas as defined in Part 2 of the District of Metchosin Official Community Plan (OCP).

The property is a 4-hectare forested lot with a single-family dwelling, and detached workshop to the north. Second-growth coniferous forest covers most of the property with several rocky outcrops throughout. The 30 m Riparian Assessment Area (RAA) of an unnamed stream extends into the southwest corner of the property. Corvidae has determined the Streamside Protection and Enhancement Area (SPEA) following the methodology outlined in the Riparian Areas Protection Regulations (RAPR) Technical Manual (2019). The natural boundary is determined by the 1:5-year high-water mark for an active floodplain of a waterbody (BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development 2019). A 10 m SPEA was determined for the stream and is shown in Figures 1 and 2.

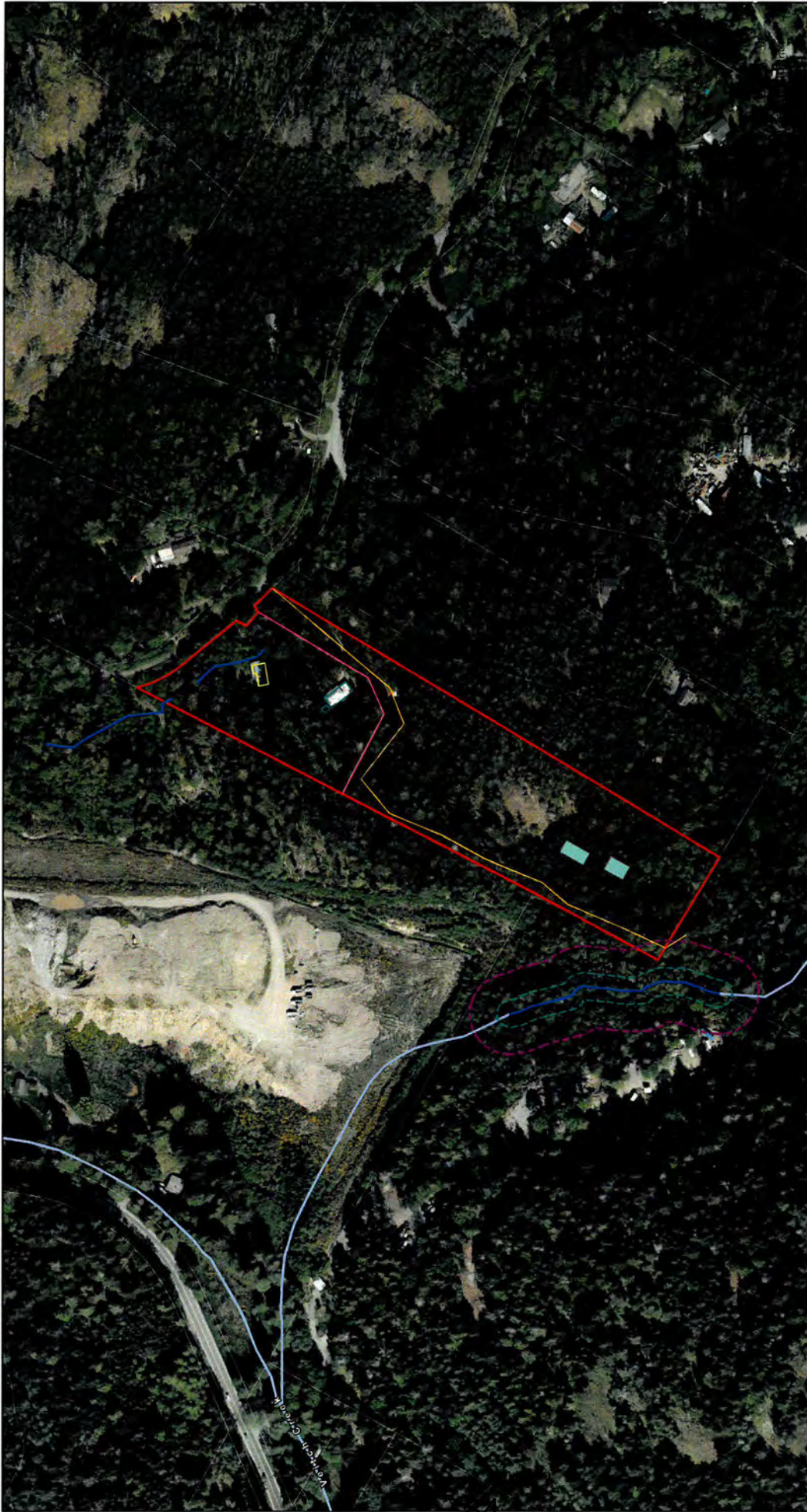
The landowner is proposing to rezone and subdivide the property into two parcels. The new, panhandle lot will include a single-family dwelling and detached workshop. Driveway access to the new lot will be located on the existing historical logging road/driveway. The existing residence will also use the existing driveway located on the panhandle lot through a legal easement shared by both properties. The proposed subdivision in relation to environmental features is shown in Figure 2.

This document addresses the requirements in Part 2 of The District of Metchosin OCP of Bylaw No. 258 and provides an assessment on the environmental conditions on the property, potential impacts of the proposed development, and recommendations on the protection of environmentally sensitive features and methods to minimize impacts of the proposed development.





Site Location and Environmental Features		CORVIDAE ENVIRONMENTAL CONSULTING INC		Rev. #	Date
Stream	10 m SPEA for Stream	Rock Outcrop	CORVIDAE ENVIRONMENTAL CONSULTING INC	0	March 29, 2023
CRD Mapped Stream	30 m RAA for Stream	Property Boundary			
Project: 4499 Leesfield Road   Sources: Capital Regional District 0 50 100 200 Meters			Corvidae Project No. COR-2023-029		<b>Figure 1</b>



Rev. #	Date
0	April 15, 2023
1	July 9, 2023
2	December 21, 2023
3	January 23, 2024

**CORVIDAE**  
 ENVIRONMENTAL CONSULTING INC

Convidae Project No.  
 COR-2023-029

**Figure 2**

## 1.1 REGULATORY FRAMEWORK

This environmental assessment is designed to comply with the provisions set out in the District of Metchosin OCP for development permit areas and for compliance with the provisions for environmental protection contained in the following relevant legislation:

### Municipal

- District of Metchosin OCP, Bylaw No. 258

#### 2.3 General Environmental Policies

2.3.4. *More detailed information or studies may be requested by the Municipality where a proposed subdivision or development might be against the public interest. Additional information on the possible impacts of the proposed development shall include but not be limited to the following:*

- (1) soil cover;
- (2) slopes;
- (3) natural tree cover and other flora and fauna;
- (4) air quality;
- (5) quality and quantity of surface water and groundwater systems;
- (6) drainage patterns;
- (7) the marine environment; and
- (8) the hydrologic balance

*This information shall apply to both the proposed development site as well as the surrounding land and water areas which Council, or the Approving Officer in the case of subdivisions, deems to be affected. Part 13.5 provides a further description of the information or studies that may be required.*

#### 2.4 Watercourses and Water Bodies

2.4.4. *Vegetation adjacent to watercourses and water bodies should be maintained to stabilize banks, moderate water temperature to that necessary for fish and aquatic life, minimize the impacts of erosion, sedimentation and eutrophication, and to maintain overall water quality.*

#### 2.5 Riparian-Wetland Areas

2.5.2. *Soil removal, compaction, dredging, filling, or dumping within Riparian-wetland Areas that adversely affects Proper Functioning Condition shall not be permitted.*

2.5.3. *Riparian-wetland Areas should be maintained as wildlife habitat, parks and/or open space, and recreational uses may be permitted whenever such use is compatible with the maintenance of the Proper Functioning Condition and of the habitat.*

#### 2.7 Wildlife Habitat

2.7.2. *Maximum retention of ground cover and natural vegetation is to be ensured, and the enhancement of native wildlife habitats is to be encouraged and supported on Wildlife Habitat Lands.*



*2.7.3. An environmental study in accordance with Policy 2.3.3 will be requested in conjunction with subdivision and development proposals for land defined as Wildlife Habitat.*

### 2.8 Surface Erosion Potential

*2.8.1. Use of lands classified as having Surface Erosion Potential or Unstable Soils must give strict attention to retaining natural vegetation to minimize erosion and land movement.*

*2.8.3. An environmental study including an assessment by a geotechnical engineer may be requested when development is proposed on areas having slopes of 30% or greater.*

### **Provincial**

- Wildlife Act (1996)
- Invasive Species Council of BC
- *Weed Control Act* (1996, current as of March 2023)
- Riparian Areas Protection Regulation (2019)

### **Federal**

- Migratory Birds Convention Act (1994)
- Species at Risk Act (SARA) (2002)
- Fisheries Act (2019)

## **2 SCOPE OF WORK**

Corvidae completed an environmental assessment for the property and documented the ecological features. Background information was reviewed, including applicable databases. The following features were documented and are provided in this report:

- Areas of sensitivity, including riparian areas and steep slopes,
- Areas of habitat and biodiversity values,
- Plant communities and plant species on site,
- Potential wildlife presence and wildlife habitat,
- Soil types and terrain,
- Surface water flow patterns.

Following the field assessment, the biophysical features were mapped and buffer areas have been identified. Mitigations to minimize the impacts of the proposed development on the environment have been provided in Section 6.



## 3 METHODS

### 3.1 DESKTOP REVIEW

Baseline biophysical conditions were compiled by reviewing the best available data and information including existing reports for the area and conducting searches of online provincial and federal databases:

- BC Conservation Data Centre (BC CDC 2023a and 2023b),
- BC HabitatWizard (Province of BC 2023),
- Aerial photographs of the property (Google Earth 2023),
- CRD mapping system and database (CRD 2023),
- Metchosin Official Community Plan Bylaw No. 258 (DOM 1995).

### 3.2 FIELD ASSESSMENT

A field assessment of the property was completed by a Qualified Environmental Professional (QEP) from Corvidae. The assessment included characterization of vegetation and habitat types, wildlife sign and species observations, wildlife habitat, surface water flow patterns, and assessed the current conditions of the property.

### 3.3 RIPARIAN AREA ASSESSMENT

The SPEA was calculated using the methodology in the RAPR Technical Manual (BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development 2019).

- The watercourses/waterbodies were mapped in the field.
- Calculation of the zones of sensitivity (large woody debris, leaf litter/insect drop, shade) using the RAPR methods for detailed assessment.
- Delineation of the SPEA, based on the largest zones of sensitivity.



## 4 ENVIRONMENTAL SITE ASSESSMENT

Corvidae completed a site visit on March 22, 2023. Photographs of the property are included as Appendix A.

### 4.1 CLIMATE AND BIOGEOCLIMATIC ZONE

The project is located within the Coastal Western Hemlock (CWH) biogeoclimatic zone, specifically in the Very Dry Maritime Coastal Western Hemlock Subzone (CDFmm) (BC CDC 2023b). The CWHxm1 occurs at lower elevations along the coast of Vancouver Island (above the CDF where present) at typical elevations of 150 m to 450 m above sea level. The CWHxm has warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are long, and feature water deficits on zonal sites.

### 4.2 TERRAIN AND SOILS

Soils in the CWHxm1 are typically classified as Orthic Dystric Brunisols. The soil texture is sandy loam with 30-60% coarse fragments including gravel and cobble. Soils are well drained, and often less than one meter thick over extrusive bedrock. Soils on the property are described as rapidly drained sandy loam (RAGBARK; 60%), undifferentiated bedrock (30%), and well-drained loam (SOMENOS; 10%) (BC SIFT 2018).

There are west-facing steep slopes throughout most of the property, particularly to the south. To the north, the slope is more gradual. An old logging road runs across the property from the northeast corner to the southwest corner. Corvidae recommends consultation with a geotechnical engineer during the detailed design of the new home and shop.

### 4.3 VEGETATION

Dry forests in the CDFmm zone are typically dominated by Douglas-fir, arbutus, and western redcedar. Grand fir and shore pine may also be present. Salal (*Gaultheria shallon*), dull Oregon-grape (*Mahonia nervosa*), ocean spray (*Holodiscus discolor*), baldhip rose (*Rosa gymnocarpa*), and red huckleberry (*Vaccinium parvifolium*) are common in the shrub layer. Bracken fern (*Pteridium aquilinum*), snowberry (*Symphoricarpos* spp.), grasses, and pacific sanicle (*Sanicula crassicaulis*) are common in the herb layer. Oregon beaked moss (*Eurhynchium oreganum*), step moss (*Hylocomium splendens*), and electrified cat's-tail moss (*Rhytidiadelphus triquetrus*) dominate the well-developed moss layer (Pojar et al. 1991).

The majority of the property is second-growth forest composed of Douglas-fir, western hemlock and western redcedar. The forest stand structure is dense and uniform in some areas with a dense understory dominated by salal. Other areas include some mature trees and more variation in structure, with an open understory and well-developed moss layer. Near the center of the property is a large rocky outcrop area with sparse tree cover. Tree species include arbutus, shorepine, and douglas fir at the edges. The rocky outcrop contains a diversity of native wildflowers, herbaceous plants, and mosses.

During the site assessment the vegetation species in Table 1 were observed on the property. Few invasive species were observed throughout the property, as the landowners have been actively removing invasive plants. One invasive species, English holly, was observed. Measures to remove and prevent invasive species are provided in Section 6.



**Table 1. Plant species observed on site during field visit on March 22, 2023**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
Arbutus	<i>Arbutus menziesii</i>	Yellow	--
Bigleaf maple	<i>Acer macrophyllum</i>	Yellow	--
Bracken fern	<i>Pteridium aquilinum</i>	Yellow	--
Broad-leaved shootingstar	<i>Primula hendersonii</i>	Yellow	--
Broom fork moss	<i>Dicranum scoparium</i>	Yellow	--
Camas sp.	<i>Camassia sp.</i>	Yellow	--
Common juniper	<i>Juniperus communis</i>	Yellow	--
Daffodil	<i>Narcissus sp.</i>	Exotic	--
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yellow	--
Douglas' neckera moss	<i>Neckera douglasii</i>	Yellow	--
Dull Oregon-grape	<i>Berberis nervosa</i>	Yellow	--
Electrified cattail moss	<i>Rhytidiadelphus triquetrus</i>	Yellow	--
Elongate rock moss	<i>Racomitrium elongatum</i>	Yellow	--
English holly	<i>Ilex aquifolium</i>	<b>Invasive; Exotic</b>	--
Grand fir	<i>Abies grandis</i>	Yellow	--
Juniper haircap moss	<i>Polytrichum juniperinum</i>	Yellow	--
Kinnikinnik	<i>Arctostaphylos uva-ursi</i>	Yellow	--
Menzies' tree moss	<i>Leucolepis acanthoneura</i>	Yellow	--
Oceanspray	<i>Holodiscus discolor var. discolor</i>	Yellow	--
Oregon-beaked moss	<i>Kinbergia oregana</i>	Yellow	--
Pacific bleeding heart	<i>Dicentra formosa ssp. formosa</i>	Yellow	--
Pacific sanicle	<i>Sanicula crassicaulis</i>	Yellow	--
Rattlesnake plantain	<i>Goodyera oblongifolia</i>	Yellow	--
Red alder	<i>Alnus rubra</i>	Yellow	--
Red huckleberry	<i>Vaccinium parvifolium</i>	Yellow	--
Rose sp.	<i>Rosa sp.</i>	Yellow	--
Salal	<i>Gaultheria shallon</i>	Yellow	--
Salmonberry	<i>Rubus spectabilis</i>	Yellow	--
Sea blush	<i>Plectritis congesta</i>	Yellow	--
Shore pine	<i>Pinus contorta</i>	Yellow	--
Step moss	<i>Hylocomium splendens</i>	Yellow	--
Sword fern	<i>Polystichum munitum</i>	Yellow	--
Tall Oregon-grape	<i>Mahonia aquifolium</i>	Yellow	--
Trailing blackberry	<i>Rubus ursinus</i>	Yellow	--
Twinflower	<i>Linnaea borealis</i>	Yellow	--
Western hemlock	<i>Tsuga heterophylla</i>	Yellow	--
Western redcedar	<i>Thuja plicata</i>	Yellow	--
White hawkweed	<i>Hieracium albiflorum</i>	Yellow	--
Wild strawberry	<i>Fragaria virginiana</i>	Yellow	--
Woodland madia	<i>Anisocarpus madioides</i>	Yellow	--
Yerba buena	<i>Clinopodium douglasii</i>	Yellow	--

<sup>1</sup> BC CDC 2023a<sup>2</sup> Government of Canada 2023

#### 4.4 WILDLIFE

The forested habitat is found in the CDF biogeoclimatic zone is home to many wildlife species. Black-tailed deer, black bear, cougar are the most common large mammals in this zone on Vancouver Island. Many bird species occur in this zone, including pileated woodpecker, yellow-bellied sapsucker, hairy woodpecker, downy woodpecker, Steller's jay, raven, chestnut-backed chickadee, brown creeper, winter wren, varied thrush, Hutton's vireo, black-headed grosbeak, and white-crowned sparrow. Several amphibians can occur in wet and moist habitats in this zone are western toad, Pacific treefrog, northern red-legged frog, western red-backed salamander (Pojar et al. 1991).

The forest on the property provide habitat for a variety of birds, mammals, and reptiles. Mature trees provide nesting and roosting habitat for songbirds, owls, and woodpeckers. Large and small coarse woody debris provide cover habitat for small mammals and snakes. Rocky outcrop areas may provide habitat for snakes and other reptiles. The property is utilized by large carnivores including black bear, and cougar. No nests were observed during the site assessment.

During the site assessment the species in Table 2 were observed on or near the property.

**Table 2. Wildlife species observed on site during field visit on March 22, 2023.**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
American robin	<i>Turdus migratorius</i>	Yellow	--
Bald eagle	<i>Haliaeetus leucocephalus</i>	Yellow	--
Bewick's wren	<i>Thryomanes bewickii</i>	Yellow	--
Black-tailed deer	<i>Odocoileus hemionus</i>	Yellow	--
Chestnut-backed chickadee	<i>Poecile rufescens</i>	Yellow	--
Dark-eyed junco	<i>Junco hyemalis</i>	Yellow	--
Pacific treefrog	<i>Pseudacris regilla</i>	Yellow	--
Pacific wren	<i>Troglodytes pacificus</i>	Yellow	--
Purple finch	<i>Haemorhous purpureus</i>	Yellow	--
Raccoon (scat)	<i>Procyon lotor</i>	Yellow	--
Red-breasted nuthatch	<i>Sitta canadensis</i>	Yellow	--
Spotted towhee	<i>Pipilo maculatus</i>	Yellow	--
Varied thrush	<i>Ixoreus naevius</i>	Yellow	--

<sup>1</sup> BC CDC 2023a

<sup>2</sup> Government of Canada 2023



## 4.5 SPECIES AT RISK

A query of the BC CDC iMap tool yielded occurrences of the following 6 species at risk and 2 ecosystems at risk within a two-kilometer radius of the property (BC CDC 2021b). Species are listed in Table 3 and the location of occurrences in relation to the property is provided in Figure 3. No species or ecosystems at risk were observed on the property. However, the outcrop areas may provide suitable habitat for prairie lupine, purple sanicle, slimleaf onion, and white-top aster.

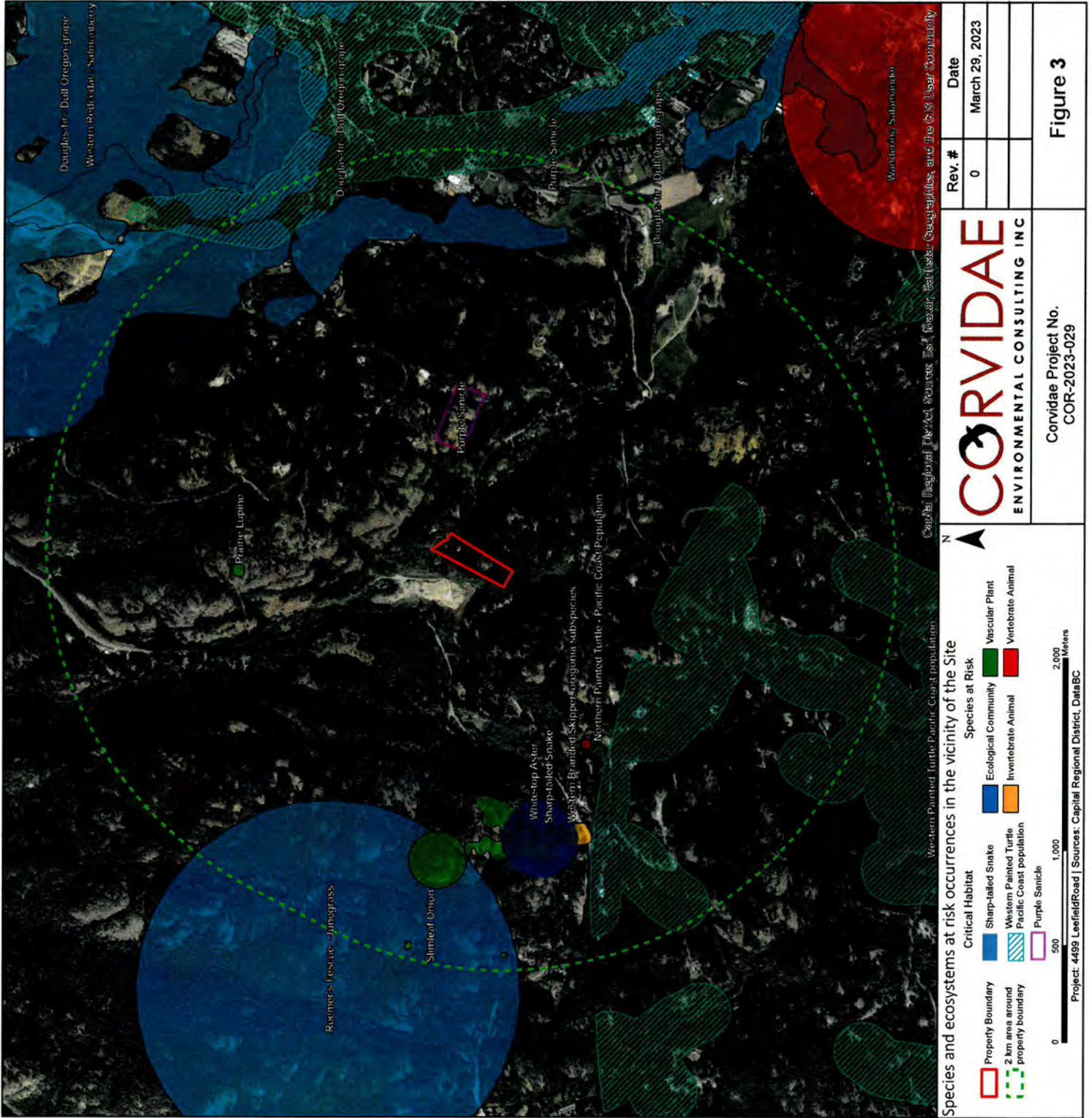
**Table 3. Species at risk that may occur in the vicinity of 4499 Leefield Road**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
<b>Species</b>			
Painted Turtle - Pacific Coast Population	<i>Chrysemys picta pop. 1</i>	Red	Threatened
Prairie lupine	<i>Lupinus lepidus</i>	Red	Endangered
Purple sanicle	<i>Sanicula bipinnatifida</i>	Red	Threatened
Slimleaf onion	<i>Allium amplexans</i>	Blue	--
Western Branded Skipper, oregonia subspecies	<i>Hesperia colorado oregonia</i>	Red	Endangered
White-top aster	<i>Sericocarpus rigidus</i>	Blue	Special Concern
<b>Ecosystems</b>			
Douglas-fir / dull Oregon-grape	<i>Pseudotsuga menziesii / Mahonia nervosa</i>	Red	--
Roemer's fescue / junegrass	<i>Festuca roemeri / Koeleria macrantha</i>	Red	--

<sup>1</sup> BC CDC 2023a

<sup>2</sup> Government of Canada 2023





**Species and ecosystems at risk occurrences in the vicinity of the Site**

Western Painted Turtle Pacific Coast population

Species at Risk

Property Boundary	Sharp-tailed Snake	Ecological Community	Vascular Plant
2 km area around property boundary	Western Painted Turtle Pacific Coast population	Invertebrate Animal	Vertebrate Animal
	Purple Snail		

0 500 1,000 2,000 Meters

Project: 4499 LeefieldRoad | Sources: Capital Regional District, DataBC

<b>CORVIDAE</b> ENVIRONMENTAL CONSULTING INC	
Corvidae Project No. COR-2023-029	Figure 3
Rev. #	Date
0	March 29, 2023
Capital Regional District, Sources: Esri, Maxar, Paragon, GeoEye, and the GIS User Community	

## 4.6 RIPARIAN AREAS AND FISHERIES

The property is located within the Veitch Creek watershed (930-019100). South of the property is an unnamed stream that originates from a mapped wetland further south (also off-property). The wetland is identified by the Sensitive Ecosystem Inventory as WN:sp:sw (Swamp: Shallow water). The stream connects to Veitch Creek, a fish-bearing watercourse, which flows into Sooke Harbour. A search of the BC Habitat Wizard reveals occurrences of coastal cutthroat trout in the unnamed stream, and salmon, trout, and threespine stickleback in Veitch Creek (Province of BC 2023).

The unnamed stream is located outside of the property boundaries, however, the 30 m Riparian Assessment Area (RAA) extends onto the property, triggering this assessment. The stream is riffle-pool in structure, with a narrow but well-defined channel. During the March field visit, moderate streamflow was observed. The stream bed substrate varies between sediment, gravels, and cobbles. Large woody debris is present along the channel. The riparian area is mostly intact second-growth forest. The riparian area on the west bank has been disturbed by vegetation removal, and to the north, the stream flows through a cleared area before connected to Veitch Creek. Riparian vegetation between the stream and the property includes western redcedar, red alder, and bigleaf maple in the tree layer. Understory species include salmonberry, sword fern, and oceanspray. The moss layer is well developed.

At the northern extent of the property, an ephemeral, disconnected stream was observed. The stream has no headwaters and originates from groundwater seepage in the southeast extent. The channel is narrow and has ditch-like characteristics in the eastern extent, likely modified to encourage drainage. To the west, the channel is narrow and poorly defined. Both portions of the stream are disconnected as the stream flows subsurface between portions and at both ends as indicated in Figure 1. Riparian vegetation includes red alder, salmonberry, salal, sword fern, and exotic grasses. As the stream is not connected via surface flow upstream or downstream to any other watercourse, it is not protected under the RAPR, and does not require a Streamside Protection and Enhancement Area (SPEA).

As per the detailed assessment RAPR methodology the SPEA for the unnamed stream to the south was determined to be 10 m on both sides, measured from the stream boundary (see Figure 4 for calculations and Figure 1 for mapping). The SPEA does not extend onto the property, and therefore will not be affected by the proposed subdivision and future development.



**Figure 4. Streamside Protection and Enhancement Area Calculations**

**Results of Detailed Riparian Assessment**

Description of Water bodies involved (number, type): 1 – Stream

Stream  Wetland   
 Lake  Ditch   
 Number of reaches 1 Reach # 1

**Channel width and slope and Channel Type**

Measurement #	Channel width (m)	Gradient (%)
(upstream) 1	1.2	
2	<del>2.4</del>	
3	1.6	20
4	1.6	
5	<del>0.7</del>	
(starting point) 6	1.3	
7	1.2	
8	1.1	3
9	1.3	
10	0.9	
(downstream) 11	1.2	
Total minus high/low	11.4	--
Mean	1.3	11.5

Channel Type  Riffle/Pool  Cascade/Pool  Step/Pool

**Site Potential Vegetation Type (SPVT)**

Polygons?  Yes  No  
 SPVT Type  LC  SH  TR

→ Rationale: Most of the riparian area is forested. Cleared areas would likely become treed in the future given limited future disturbance.

**Zone of Sensitivity (ZOS) and resultant SPEA**

LWD, Bank and Channel Stability ZOS (m)  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}} \rightarrow 10\text{m minimum}$   
 Litter fall and insect drop ZOS (m)  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}} \rightarrow 10\text{m minimum}$   
 Shade ZOS (m) max  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}}$  South bank  Yes  No

**SPEA:** 10 m (based on largest ZOS above)



## 5 POTENTIAL ENVIRONMENTAL EFFECTS

The potential impacts of the proposed development of the property on the environment are:

- Impacts on sensitive ecosystem areas, such as riparian areas,
- Loss of existing vegetation and spread of invasive plant species,
- Change in wildlife habitat availability and wildlife mortality risk, and
- Erosion and sediment transport within and around the project area.

The residual environmental impacts of the activities on the property will be reduced by the implementation of the mitigation and restoration measures recommended in Section 6 of this report.

### AQUATIC AND RIPARIAN ENVIRONMENT

Disturbance or removal of vegetation in the riparian area may result in the loss of features, functions and conditions that are vital for maintaining stream bank stability and fish habitat conditions. Vegetation in the riparian area controls surface water run-off from the upland areas, preventing excessive silt and surface run-off pollution from entering the aquatic environment. The SPEA will not be impacted as it occurs off the property.

### VEGETATION

The effects of tree and vegetation removal may include loss of biodiversity of plant species and increased susceptibility to invasive plants not only in the cleared area but also in adjacent plant communities. Vegetation and plant communities immediately adjacent to cleared areas may experience changes to the canopy structure and understory plant species due to windthrow and increased light and moisture penetration.

### INVASIVE SPECIES

Invasive plants are particularly adept at colonizing degraded plant communities and disturbed soils in high traffic areas. Invasive plants establish readily in disturbed areas as they have a wide ecological tolerance and grow and propagate quickly. The effects of invasive plant establishment may be the reduction or displacement of native species by capturing resources and occupying habitats.

### WILDLIFE AND WILDLIFE HABITAT

Loss and alteration of terrestrial habitat can result in the loss of habitat for wildlife species. Tree and shrub clearing can directly alter or remove wildlife habitat. Noise from site preparation and construction may temporarily disturb and displace remaining wildlife.

### EROSION AND SEDIMENT

Removal of vegetation and ground disturbance may expose soils to erosion and can result in the movement of sediment on the property. Damage or degradation of soil surfaces during construction can include loss of soil structure, increased erosion, and soil compaction which can negatively affect post-construction reclamation efforts.



## 6 RECOMMENDED ENVIRONMENTAL PROTECTION MEASURES

The mitigation measures provided in this report are designed to protect sensitive ecosystems and were developed in accordance with:

- the District of Metchosin OCP (DOM 1995),
- Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (BC Ministry of Environment [MOE] 2014a),
- Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014b), and
- Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (BC Ministry of Water, Land and Air Protection 2004).

### RIPARIAN AREA

As per the RAPR, specific measures to protect the integrity of the SPEA have been determined. These measures mitigate any potential hazards posed by the proposed development to natural features, functions or conditions in the SPEA (Table 4). A RAPR report will be submitted to the province in tandem with this Environmental Assessment Report.

As the SPEA does not extend onto the property, it will not be impacted or enhanced through restoration measures. Therefore, the SPEA will remain as a non-disturbance area as specified in the RAPR and no native trees or shrubs should be removed from the SPEA or disturbed as a result of the proposed development.

As the stream to the north is not connected upstream or downstream to any other watercourse, it is not protected under the RAPR, and does not require a Streamside Protection and Enhancement Area (SPEA). No development is planned in this area.

**Table 4. Measures to protect the SPEA**

Aspect	Mitigation Measures
Danger trees	The SPEA is located more than 10 m outside the property boundary. Therefore, at least a 10 m buffer will be present between the SPEA and property line. No danger trees were observed on the property within the RAA. If there are any trees of concern in the SPEA in the future, a certified arborist or professional forester needs to be obtained to confirm the tree(s) as a danger prior to any removal by a certified arborist.
Windthrow	The SPEA is located more than 10 m outside the property boundary. Therefore, at least a 10m buffer will be present between the SPEA and property line so the SPEA will not be affected by windthrow.
Slope stability	The SPEA is located more than 10 m outside the property boundary. A 10m buffer will be present between the SPEA and property line, and therefore, slope stability in the context of the SPEA is not a concern. As there are steep slopes throughout the property, however, Corvidae has recommended an assessment by a Geotechnical engineer as development plans progress.
Protection of trees	The SPEA is located more than 10 m outside the property boundary so trees within the SPEA will not be affected. The Property line will serve as a TPZ for the SPEA.
Encroachment	The SPEA does not overlap the property boundary and is located more than 10 m away at the nearest property boundary. Encroachment is not likely as this would involve trespass on the adjacent property.



Aspect	Mitigation Measures
Sediment and erosion control	Site specific controls have been developed based on a site visit and experience from past projects. The erosion control measures are provided in the Sections below.
Stormwater management	Should development plans progress, additional overland drainage will occur during storm and rainfall events due to future tree clearing and addition of impervious surfaces. This will occur well outside the RAA of the stream, and any overland flow will be directed into vegetated areas away from the SPEA.
Floodplain concerns (channel mobility)	The stream boundary is well defined with sharp banks. The SPEA is located at least 10m from the property line, therefore, it is unlikely that any changes in streamflow will result in overlap of the SPEA with the property.

**VEGETATION**

The rocky outcrop shown in Figure 1 is a sensitive ecosystem area and thus, Corvidae recommends that development and alteration of vegetation in this area be avoided. The proposed subdivision and future development are not expected to negatively affect the rocky outcrop as development will be designed to stay outside this area.

Areas disturbed by project construction and activities that are not part of the permanent footprint, should be replanted with native vegetation. Recommended native plants suitable for the area are provided in Table 5. Overall plant density should be approximately one plant per 1 to 2 m<sup>2</sup>.

**Table 5. Recommended native vegetation to plant in disturbed areas**

Common Name	Species
Coastal Douglas-fir	<i>Pseudotsuga menziesii</i>
Oceanspray	<i>Holodiscus discolor</i>
Dull Oregon-grape	<i>Berberis nervosa</i>
Salal	<i>Gaultheria shallon</i>
Sword fern	<i>Polystichum munitum</i>

**INVASIVE SPECIES**

Invasive weed control is difficult for established populations. Species should be removed using the most appropriate methods, at the correct time of year, and plant material must be disposed of correctly to avoid re-establishment or spread. Following removal, re-seed bare soil with desirable, competing native vegetation. Details of removal methods for the invasive plant species identified onsite is provided below in Table 6.

Few invasive species were observed on the property as the landowners have been diligently working to remove invasives. Any invasive species that are encountered on the property should continue to be removed.



**Table 6. Removal and disposal methods for invasive species**

Species	Removal Method	Removal Timing	Plant Disposal
English holly	Can be removed by hand pulling small seedlings or cutting mature trees at ground level removing all plant material.	Removal is best done before flowering to eliminate seed production.	Holly does not root again once removed, so it can also be piled to desiccate on site. Can be bagged and disposed of properly in a landfill. Do not compost.

Mitigation measures to control and minimize the spread of invasive weeds on the property include:

- Clean all machinery before arrival onto the property to ensure that more weed seeds and other propagules (e.g., pieces of root) are not brought into the project area.
- Use available fill and soil from on the property where possible. If fill or topsoil is imported from external areas, ensure that it is from a weed-free source.

**WILDLIFE AND WILDLIFE HABITAT**

The property is not identified as an area of Wildlife Habitat on Map 4, Sensitive Environments, within the Metchosin OCP. However, characteristics of the property indicate that the area may be considered Wildlife Habitat, which is defined as "lands more suitable than other areas in Metchosin for supporting a large number and/or variety of wildlife species" (District of Metchosin 2020). The landowners plan to build within an area of young, dense forest which has lower wildlife habitat value compared to other areas on the property (Photo 2 & 3).

Further mitigation measures to minimize impacts on wildlife and wildlife habitat include:

- Avoid or limit the removal of established trees and shrubs, where possible, by clearing only areas required for construction and permanent footprints.
- Vegetation clearing should be completed outside of the migratory bird window (i.e. prior to March 15 or after August 15th; Government of Canada 2018).
- If vegetation clearing is scheduled within the sensitive time period for breeding birds, a QEP should conduct nest search surveys a maximum of 2-3 days prior to the start of activities. If an active nest is discovered during nest search or clearing activities, the nest will be subject to site-specific mitigation measures (e.g., protective buffer around the nest or unobtrusive monitoring) until the young have naturally fledged/left the area. Multiple nest sweeps may be required. Nest search areas include both vegetation and onsite, man-made structures that are scheduled for removal.
- If clearing is schedule between January 1 and August 15, a raptor nest survey should be completed by a QEP prior to clearing. Occupied or active nests would be subject to the actions described above. In addition, permits are required to remove eagle or osprey nests regardless of occupancy. There were no raptor nests found on site during the January 2023 assessment.
- Where suitable and safe, retain habitat that provides shelter for wildlife, such as standing dead trees and rocky outcrops.



## STEEP SLOPES

There are significant steep slopes (i.e., greater than 30%) on the property. As development plans progress, an assessment by a geotechnical engineer may be required to confirm slope stability.

## EROSION AND SEDIMENT CONTROL

The primary focus of erosion and sediment control planning is erosion control; if there is no erosion then there is no sediment. Erosion control is far more cost effective to implement and manage than sediment control.

The following mitigation measures should be implemented to minimize the potential effects of the project on the natural environment:

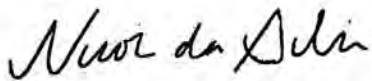
- Install sediment fences or straw wattles downslope from the construction areas to prevent sediment from moving downslope or entering riparian areas.
- Regularly inspect and maintain the erosion and sediment control measures during all phases of the project.
- Keep the erosion and sediment control measures in place until all disturbed ground has been permanently stabilized with native vegetation.
- Heed weather advisories and scheduling work to avoid heavy rainfall periods that may result in high flow volumes and/ or increase erosion and sedimentation.
- Minimize amount of time soils are exposed by seeding and planting as soon as construction is complete. Cover exposed soil areas with tarps or a stabilizing seed mix if left for a prolonged period or during rainfall events.



## 7 CONCLUSION

The potential environmental impacts of the proposed rezoning and subdivision at 4499 Leefield Road have been presented in this report. As development plans progress, implementation of the mitigation and restoration measures recommended in this report, including wildlife protection measures, and implementation of erosion and sediment controls during construction, will minimize the impacts of future proposed development on the environment.

Report Prepared By:



Nicole da Silva, BIT, B.Sc.,  
Intermediate Biologist

QEP

Corvidae Environmental Consulting Inc.



Jessica Harvey, M.Sc, R.P.Bio.,  
Principal/Senior Biologist, Riparian

Asio Environmental Consulting Inc.



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## APPENDIX A – SITE PHOTOGRAPHS

Photo 1. Old logging road along west boundary to be used as access to south parcel (view southwest). March 22, 2023.



Photo 2. View east of proposed house location on south parcel. March 22, 2023.



**Photo 3. View east of proposed workshop location on south parcel. March 22, 2023.**



**Photo 4. Upstream view of south stream and riparian area (view south). March 22, 2023.**



**Photo 5. Downstream view of south stream and riparian area (view north). March 22, 2023.**



**Photo 6. View east of south stream. March 22, 2023.**



**Photo 7. Open forested area with some mature trees. March 22, 2023.**



**Photo 8. View west of young forest area at eastern extent of property. March 22, 2023.**



**Photo 9. Outcrop area view southwest. March 22, 2023.**



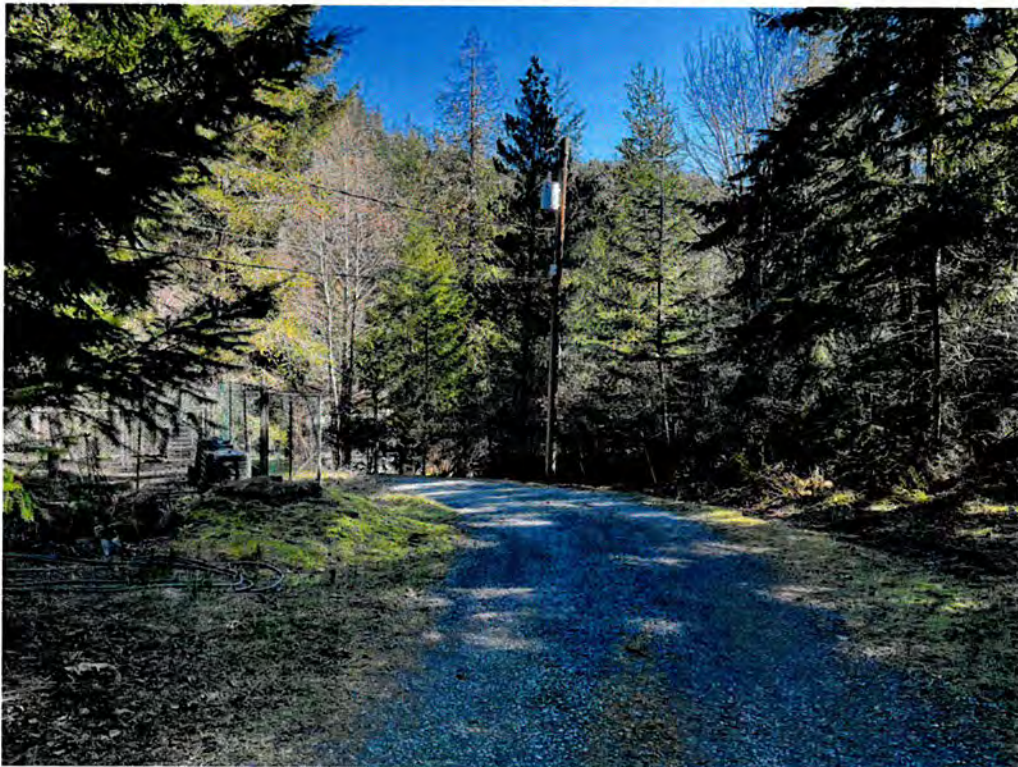
**Photo 10. Open outcrop area. March 22, 2023.**



**Photo 11. Steep slope area to the east (view south). March 22, 2023.**



**Photo 12. Access to existing residence from Leefield Road. March 22, 2023.**



**Photo 13. Eastern, disconnected portion of stream to the north. March 22, 2023.**



**Photo 14. Disconnected stream to the north. March 22, 2023.**



**Photo 15. Disconnected stream transition from above surface (left) to subsurface flow. March 22, 2023.**



**Photo 16. Northern extent of disconnected stream, transition to subsurface flow. March 22, 2023.**



**d) Community Planning Committee Recommendations, November 27, 2023 meeting:**

- **Rezoning Application, 4499 Leefield Road**

**Moved and Seconded** by Councillors Shukin and Donaldson that Council does 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;

**And That** staff schedule a site visit with Council and the property owners.

**Carried**  
**Councillors Gray and Shukin opposed the motion**



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**





## *Report to Planning Committee*

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To: Sue-Lin Tarnowski, Interim Chief Administrative Officer  
From: Katherine Lesyshen, Planner  
Date: November 27, 2023 File No: 3360-23-02  
Subject: Rezoning Application – 4499 Leefield Road

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### **OBJECTIVE**

To introduce a Rezoning and OCP Amendment application for the property at 4499 Leefield Road. Staff are seeking Council direction on proceeding with the application, and if proceeding, council advising if they would like the applicant to host a public information meeting as part of the community engagement process.

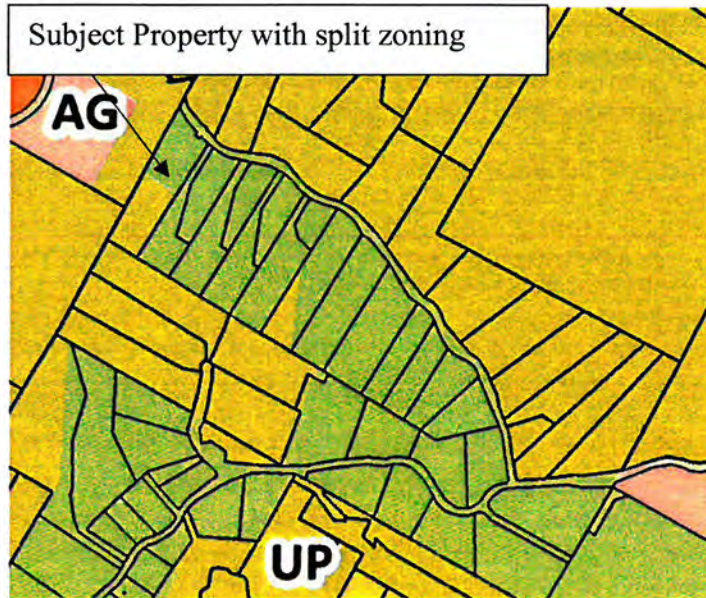
### **PROPOSAL**

The property is currently split zoned Upland and Rural in the Metchosin Land Use Bylaw and is fully designated 'Upland' in the Metchosin Official Community Plan. A Rezoning and OCP amendment application was submitted by the property owners to change the zoning from Upland/Rural Zone to Rural/Rural Residential 2, which also triggers a mapping change to the OCP designation from Upland to Rural/Rural Residential 2.

The subject property is approximately 4ha in size and the owners intend to subdivide their land to create one new parcel; similar to nearby properties along Leefield Road. The minimum lot size for Upland properties is 4ha, the minimum parcel size for Rural properties is 2ha, and the minimum parcel size for Rural Residential 2 properties is 0.8ha. The proposed zones facilitate the division of the property into a 2.6ha (Rural) lot and a 1.2ha (RR2) lot (see conceptual subdivision design attached).

The Zoning and OCP amendments would match the proposed alignment of the new parcel.

Zoning context (Bylaw 259) – Subject property is split zoned RU/UP.



OCP Designation – Upland  
An OCP amendment from UP to RU/RR2 (matching the conceptual subdivision)



## **LEGISLATIVE & 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.

### ***Metchosin Official Community Plan, Bylaw 248***

#### **6.3 GENERAL RESIDENTIAL POLICIES**

In all Rural Residential 1, Rural Residential 2, Rural and Upland designations, the following general residential policies shall apply:

- 6.3.1 The maximum density in residential areas shall not exceed one dwelling unit per parcel, subject to the Land Use Bylaw.
- 6.3.2 One secondary suite may be permitted per dwelling unit subject to the Land Use Bylaw.
- 6.3.3 Development of residential areas may be permitted only when adequate water quantity and quality is proven and soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.
- 6.3.4 The Subdivision Bylaw should establish a ratio of lot depth to width in order to prevent very long parcels with small road frontages.
- 6.3.5 Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision.
- 6.3.6 Affordable housing shall be encouraged in Metchosin and shall consist of the following policies:
  - (1) One secondary suite per dwelling unit shall be permitted in all residential designations subject to the Land Use Bylaw.
  - (2) Manufactured homes shall be permitted as the principal dwelling unit in all residential designations subject to the Land Use Bylaw and the Building Bylaw.
  - (3) Home businesses shall be a permitted use in all residential designations in order to assist home owners to supplement household income through home businesses as defined by the Land Use Bylaw.
  - (4) Community care facilities tending to 6 or fewer adults are permitted in the principal dwelling in all residential designations.

## **6.5 RURAL RESIDENTIAL 2:**

**Definition:** Lands designated Rural Residential 2 on Plan Map 3 include existing subdivision concentrations of .8 hectare (2 acres) parcels in the vicinity of Glen Forest Way, Pears Road, Morland Road, Arden Road, Mary Hill, Weir Beach and Aquarius Road. Except where permitted by the Land Use Bylaw, land designated Rural Residential 2 is to be single-family residential use with septic disposal systems.

- 6.5.1 In areas designated Rural Residential 2, existing concentrations of residential development on .8 hectare (2 acres) lots should be infilled with similar residential development. It is not intended that the extent of existing .8 hectare (2 acres) residential development be substantially expanded. It should retain its present distribution bordering the more productive farmland in the ALR and interspersed with larger Rural holdings.
- 6.5.2 The minimum parcel size for subdivision in the Rural Residential 2 designation shall be .8 hectare (2 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than .8 hectare (2 acres), and no lot less than the average lot size shall be created by a strata plan.

## **6.6 RURAL:**

**Definition:** Rural designation on Plan Map 3 refers to land considered most suitable for residential use with individual septic disposal systems and farming on parcels of moderate size. Rural designation reinforces the concept of buffering the existing scattered concentrations of residential development on 2 hectares (4.9 acre) parcels and helps retain the rural, open space atmosphere of the community. Rural designation also provides opportunity for a lifestyle different than that offered in Rural Residential areas.

- 6.6.1 The minimum parcel size for subdivision in the Rural designation shall be 2 hectares (4.9 acres). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 hectares (4.9 acres), and no lot less than the average lot size shall be created by a strata plan.
- 6.6.2 In addition to residential use of Rural lands, the Land Use Bylaw should permit uses consistent with farming enterprises and home businesses in order to sustain a rural agricultural economy.

## 6.7 UPLANDS:

Although Metchosin contains a large amount of productive agricultural lowlands, these lowlands are surrounded by large Upland areas with higher elevations ranging up to 380 metres (1,250 feet) in height. They are a fragile and sensitive environment that deserve protection. These Uplands account for approximately 40 % of Metchosin's area. They are visually prominent and are characterized generally by steep slopes, rock outcroppings and thin soil cover. Overall, this landscape is difficult and costly to develop, reflected in the historical pattern of land development. Much of the area is undeveloped and remains in the originally surveyed 40.5 hectare (100 acre) parcels.

**Definition:** Lands designated as Upland on Plan Map 3 are characterized by steep and variable rocky terrain with slopes generally in excess of 30 %. They are visually prominent land forms due to elevation and topography and, in most cases, do not have access to community services. The use and range of uses of such lands should be based on the capability of the land to support the uses.

- 6.7.1 The minimum parcel size for subdivision in the Upland designation shall be 4 hectares (9.9 ac res). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan.
- 6.7.2 In addition to residential uses, the Land Use Bylaw should permit uses consistent with sustaining a rural agricultural economy such as farming and home businesses.
- 6.7.3 All future development within the Uplands area shall ensure that residential development in forested Upland areas is designed to ensure an adequate level of fire protection taking into consideration access, location, construction and site planning.
- 6.7.4 Owners of Upland lots shall be encouraged to use special care to ensure conservation of sensitive habitats.

### **Council Policy PL-400.30**

Council policy PL-400.30 states that 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."

The applicant is aware of this policy and has signed a declaration to this effect.

### **DISCUSSION/ANALYSIS**

The applicant has provided a rationale for the proposed change in land use (Appendix 2), facilitating a subdivision of the property.

The subject property is surrounded by Upland residential properties to the north, west and south, and rural properties to the east along Leefield Road. The proposed land use is similar to the adjacent land uses to the east, but those properties have a Rural designation in the OCP rather than this property's Upland designation.

The panhandle lots created along Leefield Road were created in 1984 and 1985 ie. Around the time of Metchosin's incorporation. The adjacent properties were subdividable because of their 'Rural' designation, which support 5-acre parcels, rather than the 'Upland' designation which supports 10-acre parcels. Metchosin's first OCP was created in 1986, following subdivisions of the neighbouring properties.

The subject property is designated Upland and includes a large rocky outcrop and steep slopes, consistent with characteristics of the Upland designation in the OCP. It is unclear why the current zoning (split RU/UP) does not align with the Upland OCP designation, as is typical in most parts of Metchosisin's OCP.

#### Environmental Assessment

The environmental assessment provided confirms the geography/topography/environmentally sensitive aspects of the subject property. Watercourses have been identified on the property, and a full RAPR report would be required as part of a future subdivision application. Should Council wish to proceed with the rezoning/OCP amendment application, staff would work with the applicant to ensure that environmental mitigation measures are in place to meet the OCP policies and objectives.

#### **PROCESS**

It is at Council's discretion if they would like the applicant to host a public information meeting. The meeting would be intended as an opportunity for the applicant to explain their proposal to the public, answer questions, and obtain feedback. If Council proceeds with moving the application forward, the proposal would be referred to internal and external agencies for comment.

If advancing the rezoning the steps will include:

1. Council direction to proceed
2. Applicant's Public Input Meeting (optional)
3. Referral of the Application for comment
4. Applicant refines their plans and provides additional information and/or a modified proposal based on feedback.
5. Staff prepares a report including bylaws and any legal agreements for Planning Committee/Council.
6. Council considers 1<sup>st</sup> and 2<sup>nd</sup> reading of the bylaw.
7. Bylaw referred to agencies as per legislation (OCP amendment)
8. Public hearing (consideration of 3<sup>rd</sup> reading may be given following the close of public hearing)
9. Applicant meets any final conditions required by the district.
10. 4<sup>th</sup> reading of the bylaws (adoption).

#### **FINANCIAL IMPLICATIONS**

None

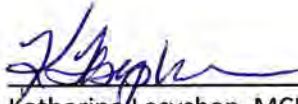
#### **OPTIONS**

**THAT Planning Committee** recommend to Council one of the following options:

- A. Request 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, OR
- B. Do 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, OR

- C. Request further information from staff or the applicant, OR
- D. Deny the application.

Respectfully submitted,



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Katherine Lesyshen, MCIP, RPP  
Planner

**Attachments:**

- Appendix 1 – Subject property maps
- Appendix 2 – Applicant’s Rationale
- Appendix 3 – Proposed Rural Zone/RR2 Zone
- Appendix 4 – Conceptual subdivision proposal
- Appendix 5 – Environmental Assessment

Subject Property Map



Orthophoto Subject Property map



Subject Property Map



Orthophoto Subject Property map



## Reasons in Support of Application

We moved to 4499 Leefield Road in 1986, always planning to build our retirement home. We watched as all of the neighbours on the west end of our road develop their properties and built homes on what used to be empty lots. The four adjacent properties to the east of us have been rezoned and subdivided in the past 35 years. All were slightly less in size than our property and all were able to be divided and developed.

In 2003, the Regional Growth Strategy was approved and adopted. It stated that there was enough pre-existing zoned land in Metchosin to accommodate population growth for 15 years. We are now five years past that time, and there is pressure all around us on housing issues. A rezoning and subdivision of our property will, in a small way, provide an additional housing option for our family. We intend to move to the new home and sell our current home to our daughter and son-in-law, who have been looking for housing in this market for 5 years.

Our property is 4.062 ha parcel with split zoning at approximately the centre point, RU and UP zoning. We propose to change the zoning from the RU/UP split to RU zoning/RR1 zoning as detailed in the concept drawings attached to this email. We propose to subdivide the 4.062 ha lot into one RR#1 lot, measuring approximately 1.2 ha, and one RU lot, measuring approximately 2.6ha + the panhandle. We propose a panhandle lot, similar in shape to the properties to the east of us.

We plan to keep the large lot size and stay fully forested. This is consistent with the Official Community Plan, in that large lot sizes will be maintained, providing the rural lifestyle and maintaining rural designation. Rural ambience and lifestyle will be protected as there will be significant separation between the dwellings. The OCP also states that projected development would be feasible utilizing lands with development potential. We feel that rezoning our property to RU/RR#1 would provide that development potential without impacting the rural lifestyle of our neighbourhood, maintaining the type, scale and density of a rural community. We have talked to many of our neighbours and have had no concerns regarding this plan.

We feel that the way we propose to divide the property and protect the environment will satisfy the requirements of the Municipality and the OCP. An environmental assessment report has been prepared by Corvidae Environmental and a RAPR report has been submitted to the province, pending approval. Every effort will be made to ensure protection of the environment, as per the Corvidae report, and our desire to live in the forest, not in a clear cut. The landscape character would be protected and the location of the new house and workshop will be in the swale of the property, not on the rocky outcrops. Although we propose a panhandle lot for driveway access, we intend to establish a legal easement to share the existing driveway and old logging road for access, eliminating the need for any additional tree removal or environmental disturbance.

We know that there is plenty of need for more housing in the region and this could be our chance to ease the burden and show that Metchosin is also committed to doing its share, still without altering the spirit of the OCP.

We invite any or all members of Council to meet with us so they can see, first hand, the property and how our proposal would fit with the neighbourhood.

**56. RURAL (RU) ZONE****(1) Subdivision Requirements**

- (a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 2 ha (4.94 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 2 ha (4.94 ac), and no lot less than the average lot size shall be created by a strata plan.
- (b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.
- (c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').
- (d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

**(2) Permitted Uses**

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural (RU) Zone:

- (a) Accessory uses and buildings, subject to Section 31
- (b) Agriculture, subject to Subsection (5)
- (c) Dwelling unit
  - Accessory uses and buildings permitted only with a dwelling unit:
    - (i) Boarding in a dwelling unit of not more than 4 persons
    - (ii) Breeding kennel, subject to the Metchosin Animal Regulation and Impounding Bylaw including issuance of a kennel licence, and subject to Subsection (5)
    - (iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
    - (iv) Secondary suite or detached secondary suite, subject to Section 23
- (d) Intensive agriculture, subject to Subsection (6) and Section 22
- (e) Riding stable

**(3) Density**

- (a) Only 1 dwelling unit is permitted per lot.
  - (xi) Only 1 secondary suite or detached secondary suite is permitted per lot except that no secondary suite or detached secondary suite shall be permitted on a lot which has more than 1 dwelling unit.
- (b) The gross floor area of an accessory building shall not exceed 200 m<sup>2</sup> (2,153 ft<sup>2</sup>).

**(4) Lot Coverage**

- (a) The maximum lot coverage shall be 20% of the lot.
- (b) Notwithstanding Paragraph (a), where a lot is less than 930 m<sup>2</sup> (10,011 ft<sup>2</sup>) in area, the maximum lot coverage shall be 186 m<sup>2</sup> (2,002 ft<sup>2</sup>).

56. **RURAL (RU) ZONE (CONT.)**

**(5) Non-Conforming Lots – Keeping of Livestock and Breeding Kennels**

Notwithstanding the provisions and regulations of this zone, on lots having an area of less than 8,000 m<sup>2</sup> (1.98 ac):

- (a) for each 4,000 m<sup>2</sup> (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m<sup>2</sup> (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:
  - (i)
    - 1) 2 horses or cattle, or
    - 2) 8 pigs, sheep, or goats, or
    - 3) any combination of the above with 1 animal from 1) being the equivalent of 4 from 2);
  - (ii) in addition to (i) above, 24 rabbits, game birds or poultry.
- (b) a breeding kennel is limited to a maximum of 10 dogs.

**(6) Minimum Lot Area for Specific Uses**

- (a) The minimum lot area required for an intensive agriculture use is 4 ha (9.88 ac).
- (b) The minimum lot area required for a detached secondary suite use is 0,8 ha (1.98 acres).

**(7) Yard Requirements**

- (a) A front yard of not less than 7.5 m (24.6') shall be provided.
- (b) Side yards of not less than 3 m (9.8') shall be provided.
- (c)
  - (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.
  - (ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.
- (d) Notwithstanding Paragraphs (a) through (c), buildings and structures:
  - (i) for a breeding kennel use or for the keeping of livestock or other farm animals, or for an agriculture use other than an intensive agriculture use, shall be located not less than 30 m (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line;
  - (ii) for an intensive agriculture use, shall be located not less than 60 m (196.9') from the front lot line and not less than 20 m (65.6') from any other lot line, subject to minimum setbacks established in Section 22 for beef feedlots and swineries.
    - (xii) for a detached secondary suite, shall be located not less than 15 m (49.2') from any lot line.
- (e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.

56. **RURAL (RU) ZONE (CONT.)**

- (f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

**(8) Height of Buildings**

- (a) The height of a principal building shall not exceed 12 m (39.4').
- (b) Notwithstanding Paragraph (a), the height of a dwelling unit or of an accessory building shall not exceed 10.5 m (34.5').

(xiii) Notwithstanding paragraph (b), the height of a detached secondary suite shall not exceed 8 m (26.2').

**(9) Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

**(10) Placement of Signs**

The placement of signs shall comply with Part 8 of this Bylaw.

**57. RURAL RESIDENTIAL 1 (RR1) ZONE**

**(1) Subdivision Requirements**

- (a) The minimum lot area that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 4,000 m<sup>2</sup> (.99 ac). For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 4,000 m<sup>2</sup> (.99 ac), and no lot less than the average lot sizes shall be created by a strata plan.
- (b) The minimum highway frontage that may be created by subdivision under the *Land Title Act* or the *Condominium Act* shall be 10% of the perimeter of the lot.
- (c) Notwithstanding Paragraph (b), the minimum width of the access strip of a panhandle lot shall be 20 m (65.6').
- (d) In the case of a panhandle lot, the minimum lot area shall be exclusive of the access strip.

**(2) Permitted Uses**

In addition to the uses permitted by Sections 17 and 18 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 1 (RR1) Zone:

- (a) Accessory uses and buildings, subject to Section 31, including:
  - (i) Boarding in a dwelling unit of not more than 4 persons
  - (ii) Breeding kennel of not more than 4 dogs, subject to Metchosin Animal Regulation and Impounding Bylaw including issuance of a kennel licence
  - (iii) Home Business, subject to Section 21, including bed and breakfast, subject to 21(17)
  - (iv) The keeping of livestock and bees, subject to Subsection (5) *(Bylaw 635)*
  - (v) Secondary suite or detached secondary suite, subject to Section 23
- (b) Dwelling unit

**(3) Density**

- (a) Only 1 dwelling unit is permitted per lot.
  - (xiv) Only 1 secondary suite or detached secondary suite is permitted per lot except that no secondary suite or detached secondary suite shall be permitted on a lot which has more than 1 dwelling unit.
- (b) The gross floor area of an accessory building shall not exceed 200 m<sup>2</sup> (2,153 ft<sup>2</sup>).

**(4) Lot Coverage**

- (a) The maximum lot coverage shall be 20% of the lot.
- (b) Notwithstanding Paragraph (a), where a lot is less than 930 m<sup>2</sup> (10,011 ft<sup>2</sup>) in area, the maximum lot coverage shall be 186 m<sup>2</sup> (2,002 ft<sup>2</sup>).

**(5) Requirements for the Keeping of Livestock and Bees**

*(Bylaw 635)*

For each 4,000 m<sup>2</sup> (.99 ac) of lot area or pro-rated portion thereof if less than 4,000 m<sup>2</sup> (.99 ac) of lot area, the keeping of livestock shall be limited to the following maximum numbers:

- (a) (i) 2 horses or cattle, or
- (ii) 8 pigs, sheep or goats, or
- (iii) any combination of the above with 1 animal from Subparagraph (i) being the equivalent of 4 from Subparagraph (ii).
- (b) in addition to Paragraph (a) above, 24 rabbits, game birds or poultry.
- (c) in addition to Paragraphs (a) and (b) above, 15 beehives per 4,000 m<sup>2</sup> (0.99 acre) of lot area or pro-rated portion thereof.  
*(Bylaw 635)*
- (d) notwithstanding paragraph (c), where a lot is less than 4,000 m<sup>2</sup> (0.99 acres) in area, a maximum of 4 beehives is permitted.  
*(Bylaw 635)*

**(6) Yard Requirements**

- (a) A front yard of not less than 7.5 m (24.6') shall be provided.
- (b) Side yards of not less than 3 m (9.8') shall be provided.
- (c) (i) A rear yard of not less than 10 m (32.8') shall be provided for a principal building.
- (ii) A rear yard of not less than 3 m (9.8') shall be provided for an accessory building.
- (d) Notwithstanding Paragraphs (a) through (c), buildings and structures:
  - (i) for a breeding kennel use or for the keeping of livestock shall be located not less than 30 (98.4') from the front lot line and not less than 15 m (49.2') from any other lot line.
  - (xv) for a detached secondary suite, shall be located not less than 15 m (49.2') from any lot line.
- (e) In addition, buildings and structures referred to in Paragraph (d) shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells or watercourses which in his opinion could suffer contamination therefrom.
- (f) Notwithstanding Paragraphs (a) through (e), the general provisions in Sections 27 and 30 for the siting of buildings from highways and watercourses shall also apply.

**(7) Height of Building**

- (a) The height of a building shall not exceed 10.5 m (34.5').
- (b) Notwithstanding paragraph (a), the height of a detached secondary suite shall not exceed 8 m (26.2').

**(8) Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with the Off-Street Parking and Loading Regulations as contained in Part 9 of this Bylaw.

**(9) Placement of Signs**

The placement of signs shall comply with Part 8 of this Bylaw.

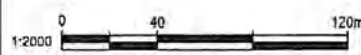
**(10) Minimum Lot Area for Specific Uses**

(a) The minimum lot area required for a detached secondary suite use is 0.8 ha (1.98 acres).

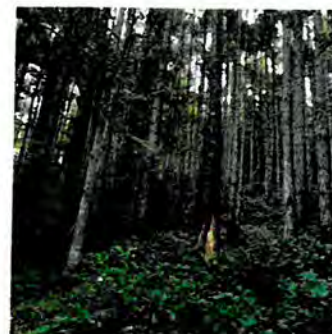


PLAN  
H 1:2000

NOTE: LEGAL LINES ARE FROM PMBC AND ARE TO BE CONFIRMED BY LEGAL SURVEY  
LEGAL : LOT 9, SECTION 111, PLAN VIP32169



<p><b>J.E. ANDERSON &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS 4212 BLANFORD AVE, VICTORIA, BC, V8Z 4B7 TEL: 250-727-2214 FAX: 250-727-3395 EMAIL: info@jeanderson.com</p>	CLIENT	<b>DAN &amp; JO-ANNE COTE</b>
	PROJECT	DISTRICT OF METCHOSIN <b>REZONING CONCEPT PLAN 4499 LEEFIELD ROAD</b>
DRAWN: LB	SCALE: 1:2000	
DATE: 20230822	REV: 20231102	
SHEET 1 OF 1		ENG: 34567
		34567 - 01 - TP1



# ENVIRONMENTAL ASSESSMENT FOR 4499 LEEFIELD ROAD

PREPARED FOR:  
DAN & JO-ANNE COTE  
4499 LEEFIELD ROAD  
METCHOSIN, BC V9C 3Y2

AND  
DISTRICT OF METCHOSIN  
4450 HAPPY VALLEY ROAD  
VICTORIA BC V9C 3Z3

CORVIDAE PROJECT #2023-029  
JULY 2023

**CORVIDAE**  
ENVIRONMENTAL CONSULTING INC  
6526 WATER STREET, SOOKE, BC

SOLUTION ORIENTED. PROTECTION OF THE ENVIRONMENT. ABSOLUTE INTEGRITY. OPEN COMMUNICATION. RESPECT.

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**CAVEAT**

This Environmental Assessment (EA) has been prepared with the best information available at the time of writing, including the District of Metchosin Official Community Plan, communications with the client and regulators, site visits, review of site plans and design drawings and other documentation relevant to the project. This EA has been developed to assist the project in remaining in compliance with relevant environmental regulations, acts and laws pertaining to the project and to identify and mitigate the expected impacts of the project and reclamation activities directly related to the project.



# 1 INTRODUCTION

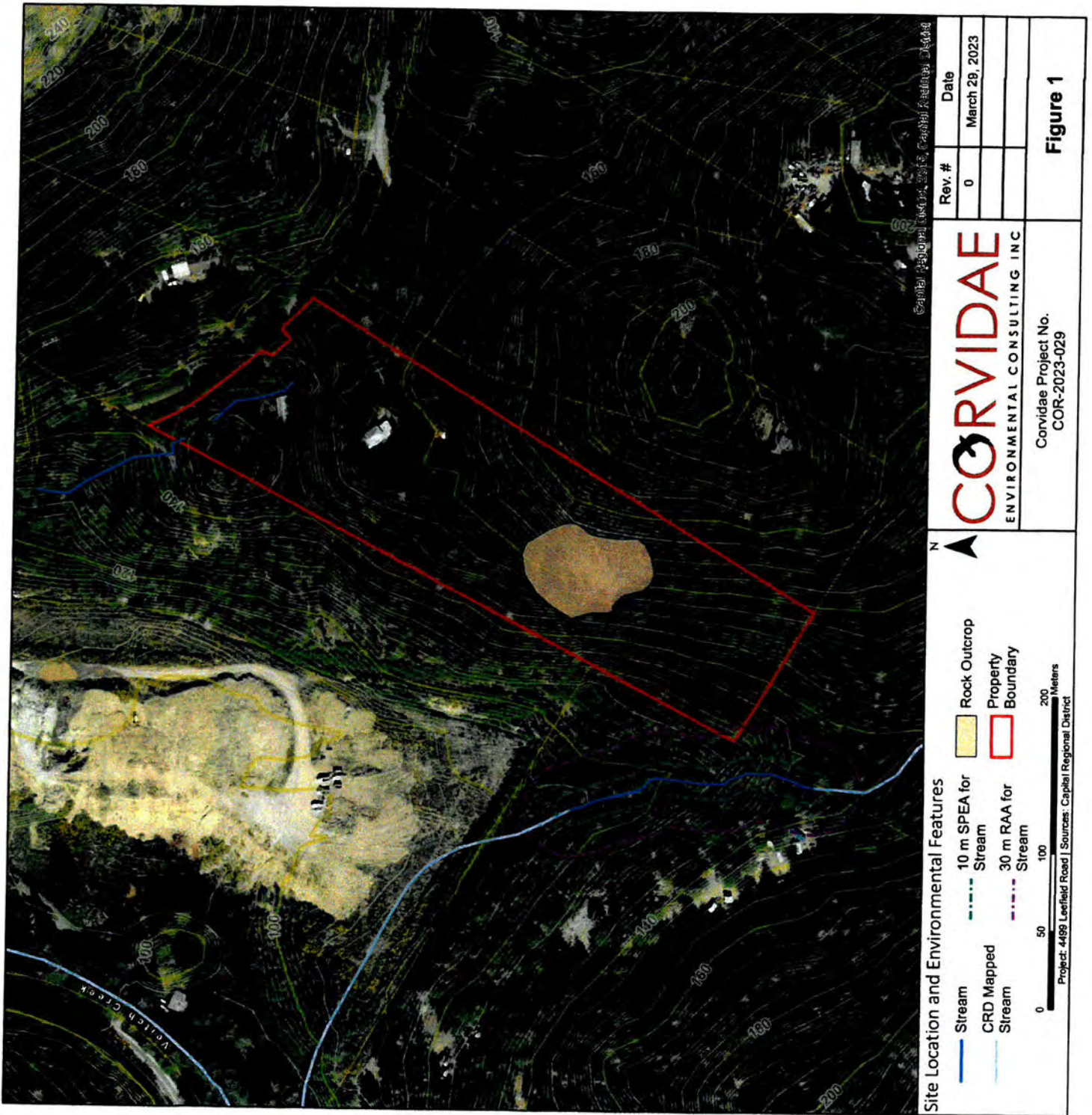
Corvidae Environmental Consulting Inc. (Corvidae) is pleased to provide this Environmental Assessment (EA) for the proposed rezoning and subdivision at 4499 Leefield Road (the property; PID 001-094-866; Lot 9, Plan VIP32169. The property currently occupies two zones. The northeast half is zoned RU – Rural, and the southwest half is zoned UP – Upland. The property is not located within any environmental Development Permit Areas (DPA). However, site characteristics reflect those of Lands with Surface Erosion Potential, and Wildlife Habitat areas as defined in Part 2 of the District of Metchosin Official Community Plan (OCP).

The property is a 10-acre forested lot with a single-family dwelling, and detached workshop to the north. Second-growth coniferous forest covers most of the property with several rocky outcrops throughout. The 30 m Riparian Assessment Area (RAA) of an unnamed stream extends into the southwest corner of the property. Corvidae has determined the Streamside Protection and Enhancement Area (SPEA) following the methodology outlined in the Riparian Areas Protection Regulations (RAPR) Technical Manual (2019). The natural boundary is determined by the 1:5-year high-water mark for an active floodplain of a waterbody (BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development 2019). A 10m SPEA was determined for the stream.

The landowner is proposing to rezone to RU – Rural and subdivide the property into two 5-acre parcels. The new, panhandle lot will include a single-family dwelling and detached workshop. Driveway access to the new lot will be the existing logging road. This will be a legal panhandle easement shared by the two properties. This will minimize the impacts to the project area. The proposed subdivision in relation to environmental features is shown in Figure 2.

This document addresses the requirements in Part 2 of The District of Metchosin OCP of Bylaw No. 258 and provides an assessment on the environmental conditions on the property, potential impacts of the proposed development, and recommendations on the protection of environmentally sensitive features and methods to minimize impacts of the proposed development.







		Rev. #	Date
		0	April 15, 2023
Corvidae Project No. COR-2023-029		1	July 9, 2023
		<b>Figure 2</b>	

## 1.1 REGULATORY FRAMEWORK

This environmental assessment is designed to comply with the provisions set out in the District of Metchosin OCP for development permit areas and for compliance with the provisions for environmental protection contained in the following relevant legislation:

### Municipal

- District of Metchosin OCP, Bylaw No. 258

#### 2.3 General Environmental Policies

2.3.4. *More detailed information or studies may be requested by the Municipality where a proposed subdivision or development might be against the public interest. Additional information on the possible impacts of the proposed development shall include but not be limited to the following:*

- (1) soil cover;
- (2) slopes;
- (3) natural tree cover and other flora and fauna;
- (4) air quality;
- (5) quality and quantity of surface water and groundwater systems;
- (6) drainage patterns;
- (7) the marine environment; and
- (8) the hydrologic balance

*This information shall apply to both the proposed development site as well as the surrounding land and water areas which Council, or the Approving Officer in the case of subdivisions, deems to be affected. Part 13.5 provides a further description of the information or studies that may be required.*

#### 2.4 Watercourses and Water Bodies

2.4.4. *Vegetation adjacent to watercourses and water bodies should be maintained to stabilize banks, moderate water temperature to that necessary for fish and aquatic life, minimize the impacts of erosion, sedimentation and eutrophication, and to maintain overall water quality.*

#### 2.5 Riparian-Wetland Areas

2.5.2. *Soil removal, compaction, dredging, filling, or dumping within Riparian-wetland Areas that adversely affects Proper Functioning Condition shall not be permitted.*

2.5.3. *Riparian-wetland Areas should be maintained as wildlife habitat, parks and/or open space, and recreational uses may be permitted whenever such use is compatible with the maintenance of the Proper Functioning Condition and of the habitat.*

#### 2.7 Wildlife Habitat

2.7.2. *Maximum retention of ground cover and natural vegetation is to be ensured, and the enhancement of native wildlife habitats is to be encouraged and supported on Wildlife Habitat Lands.*



*2.7.3. An environmental study in accordance with Policy 2.3.3 will be requested in conjunction with subdivision and development proposals for land defined as Wildlife Habitat.*

### **2.8 Surface Erosion Potential**

*2.8.1. Use of lands classified as having Surface Erosion Potential or Unstable Soils must give strict attention to retaining natural vegetation to minimize erosion and land movement.*

*2.8.3. An environmental study including an assessment by a geotechnical engineer may be requested when development is proposed on areas having slopes of 30% or greater.*

### **Provincial**

- Wildlife Act (1996)
- Invasive Species Council of BC
- *Weed Control Act* (1996, current as of March 2023)
- Riparian Areas Protection Regulation (2019)

### **Federal**

- Migratory Birds Convention Act (1994)
- Species at Risk Act (SARA) (2002)
- Fisheries Act (2019)

## **2 SCOPE OF WORK**

Corvidae completed an environmental assessment for the property and documented the ecological features. Background information was reviewed, including applicable databases. The following features were documented and are provided in this report:

- Areas of sensitivity, including riparian areas and steep slopes,
- Areas of habitat and biodiversity values,
- Plant communities and plant species on site,
- Potential wildlife presence and wildlife habitat,
- Soil types and terrain,
- Surface water flow patterns.

Following the field assessment, the biophysical features were mapped and buffer areas have been identified. Mitigations to minimize the impacts of the proposed development on the environment have been provided in Section 6.



## 3 METHODS

### 3.1 DESKTOP REVIEW

Baseline biophysical conditions were compiled by reviewing the best available data and information including existing reports for the area and conducting searches of online provincial and federal databases:

- BC Conservation Data Centre (BC CDC 2023a and 2023b),
- BC HabitatWizard (Province of BC 2023),
- Aerial photographs of the property (Google Earth 2023),
- CRD mapping system and database (CRD 2023),
- Metchosin Official Community Plan Bylaw No. 258 (DOM 1995).

### 3.2 FIELD ASSESSMENT

A field assessment of the property was completed by a Qualified Environmental Professional (QEP) from Corvidae. The assessment included characterization of vegetation and habitat types, wildlife sign and species observations, wildlife habitat, surface water flow patterns, and assessed the current conditions of the property.

### 3.3 RIPARIAN AREA ASSESSMENT

The SPEA was calculated using the methodology in the RAPR Technical Manual (BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development 2019).

- The watercourses/waterbodies were mapped in the field.
- Calculation of the zones of sensitivity (large woody debris, leaf litter/insect drop, shade) using the RAPR methods for detailed assessment.
- Delineation of the SPEA, based on the largest zones of sensitivity.



## 4 ENVIRONMENTAL SITE ASSESSMENT

Corvidae completed a site visit on March 22, 2023. Photographs of the property are included as Appendix A.

### 4.1 CLIMATE AND BIOGEOCLIMATIC ZONE

The project is located within the Coastal Western Hemlock (CWH) biogeoclimatic zone, specifically in the Very Dry Maritime Coastal Western Hemlock Subzone (CDFmm) (BC CDC 2023b). The CWHxm1 occurs at lower elevations along the coast of Vancouver Island (above the CDF where present) at typical elevations of 150 m to 450 m above sea level. The CWHxm has warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are long, and feature water deficits on zonal sites.

### 4.2 TERRAIN AND SOILS

Soils in the CWHxm1 are typically classified as Orthic Dystric Brunisols. The soil texture is sandy loam with 30-60% coarse fragments including gravel and cobble. Soils are well drained, and often less than one meter thick over extrusive bedrock. Soils on the property are described as rapidly drained sandy loam (RAGBARK; 60%), undifferentiated bedrock (30%), and well-drained loam (SOMENOS; 10%) (BC SIFT 2018).

There are west-facing steep slopes throughout most of the property, particularly to the south. To the north, the slope is more gradual. An old logging road runs across the property from the northeast corner to the southwest corner. Corvidae recommends consultation with a geotechnical engineer during the detailed design of the new home and shop.

### 4.3 VEGETATION

Dry forests in the CDFmm zone are typically dominated by Douglas-fir, arbutus, and western redcedar. Grand fir and shore pine may also be present. Salal (*Gaultheria shallon*), dull Oregon-grape (*Mahonia nervosa*), ocean spray (*Holodiscus discolor*), baldhip rose (*Rosa gymnocarpa*), and red huckleberry (*Vaccinium parvifolium*) are common in the shrub layer. Bracken fern (*Pteridium aquilinum*), snowberry (*Symphoricarpos* spp.), grasses, and pacific sanicle (*Sanicula crassicaulis*) are common in the herb layer. Oregon beaked moss (*Eurhynchium oregonum*), step moss (*Hylocomium splendens*), and electrified cat's-tail moss (*Rhytidiadelphus triquetrus*) dominate the well-developed moss layer (Pojar et al. 1991).

The majority of the property is second-growth forest composed of Douglas-fir, western hemlock and western redcedar. The forest stand structure is dense and uniform in some areas with a dense understory dominated by salal. Other areas include some mature trees and more variation in structure, with an open understory and well-developed moss layer. Near the center of the property is a large rocky outcrop area with sparse tree cover. Tree species include arbutus, shorepine, and douglas fir at the edges. The rocky outcrop contains a diversity of native wildflowers, herbaceous plants, and mosses.

During the site assessment the vegetation species in Table 1 were observed on the property. Few invasive species were observed throughout the property, as the landowners have been actively removing invasive plants. One invasive species, English holly, was observed. Measures to remove and prevent invasive species are provided in Section 6.



**Table 1. Plant species observed on site during field visit on March 22, 2023**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
Arbutus	<i>Arbutus menziesii</i>	Yellow	--
Bigleaf maple	<i>Acer macrophyllum</i>	Yellow	--
Bracken fern	<i>Pteridium aquilinum</i>	Yellow	--
Broad-leaved shootingstar	<i>Primula hendersonii</i>	Yellow	--
Broom fork moss	<i>Dicranum scoparium</i>	Yellow	--
Camas sp.	<i>Camassia sp.</i>	Yellow	--
Common juniper	<i>Juniperus communis</i>	Yellow	--
Daffodil	<i>Narcissus sp.</i>	Exotic	--
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yellow	--
Douglas' neckera moss	<i>Neckera douglasii</i>	Yellow	--
Dull Oregon-grape	<i>Berberis nervosa</i>	Yellow	--
Electrified cattail moss	<i>Rhytidiadelphus triquetrus</i>	Yellow	--
Elongate rock moss	<i>Racomitrium elongatum</i>	Yellow	--
English holly	<i>Ilex aquifolium</i>	Invasive; Exotic	--
Grand fir	<i>Abies grandis</i>	Yellow	--
Juniper haircap moss	<i>Polytrichum juniperinum</i>	Yellow	--
Kinnikinnik	<i>Arctostaphylos uva-ursi</i>	Yellow	--
Menzies' tree moss	<i>Leucolepis acanthoneura</i>	Yellow	--
Oceanspray	<i>Holodiscus discolor var. discolor</i>	Yellow	--
Oregon-beaked moss	<i>Kinbergia oregana</i>	Yellow	--
Pacific bleeding heart	<i>Dicentra formosa ssp. formosa</i>	Yellow	--
Pacific sanicle	<i>Sanicula crassicaulis</i>	Yellow	--
Rattlesnake plantain	<i>Goodyera oblongifolia</i>	Yellow	--
Red alder	<i>Alnus rubra</i>	Yellow	--
Red huckleberry	<i>Vaccinium parvifolium</i>	Yellow	--
Rose sp.	<i>Rosa sp.</i>	Yellow	--
Salal	<i>Gaultheria shallon</i>	Yellow	--
Salmonberry	<i>Rubus spectabilis</i>	Yellow	--
Sea blush	<i>Plectritis congesta</i>	Yellow	--
Shore pine	<i>Pinus contorta</i>	Yellow	--
Step moss	<i>Hylocomium splendens</i>	Yellow	--
Sword fern	<i>Polystichum munitum</i>	Yellow	--
Tall Oregon-grape	<i>Mahonia aquifolium</i>	Yellow	--
Trailing blackberry	<i>Rubus ursinus</i>	Yellow	--
Twinflower	<i>Linnaea borealis</i>	Yellow	--
Western hemlock	<i>Tsuga heterophylla</i>	Yellow	--
Western redcedar	<i>Thuja plicata</i>	Yellow	--
White hawkweed	<i>Hieracium albiflorum</i>	Yellow	--
Wild strawberry	<i>Fragaria virginiana</i>	Yellow	--
Woodland madia	<i>Anisocarpus madioides</i>	Yellow	--
Yerba buena	<i>Clinopodium douglasii</i>	Yellow	--

<sup>1</sup> BC CDC 2023a<sup>2</sup> Government of Canada 2023

#### 4.4 WILDLIFE

The forested habitat in the CDF biogeoclimatic zone is home to many wildlife species. Black-tailed deer, black bear, cougar are the most common large mammals in this zone on Vancouver Island. Many bird species occur in this zone, including pileated woodpecker, yellow-bellied sapsucker, hairy woodpecker, downy woodpecker, Steller's jay, raven, chestnut-backed chickadee, brown creeper, winter wren, varied thrush, Hutton's vireo, black-headed grosbeak, and white-crowned sparrow. Several amphibians can occur in wet and moist habitats in this zone are western toad, Pacific treefrog, northern red-legged frog, western red-backed salamander (Pojar et al. 1991).

The forest on the property provide habitat for a variety of birds, mammals, and reptiles. Mature trees provide nesting and roosting habitat for songbirds, owls, and woodpeckers. Large and small coarse woody debris provide cover habitat for small mammals and snakes. Rocky outcrop areas may provide habitat for snakes and other reptiles. The property is utilized by large carnivores including black bear, and cougar. No nests were observed during the site assessment.

During the site assessment the species in Table 2 were observed on or near the property.

**Table 2. Wildlife species observed on site during field visit on March 22, 2023.**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
American robin	<i>Turdus migratorius</i>	Yellow	--
Bald eagle	<i>Haliaeetus leucocephalus</i>	Yellow	--
Bewick's wren	<i>Thryomanes bewickii</i>	Yellow	--
Black-tailed deer	<i>Odocoileus hemionus</i>	Yellow	--
Chestnut-backed chickadee	<i>Poecile rufescens</i>	Yellow	--
Dark-eyed junco	<i>Junco hyemalis</i>	Yellow	--
Pacific treefrog	<i>Pseudacris regilla</i>	Yellow	--
Pacific wren	<i>Troglodytes pacificus</i>	Yellow	--
Purple finch	<i>Haemorhous purpureus</i>	Yellow	--
Raccoon (scat)	<i>Procyon lotor</i>	Yellow	--
Red-breasted nuthatch	<i>Sitta canadensis</i>	Yellow	--
Spotted towhee	<i>Pipilo maculatus</i>	Yellow	--
Varied thrush	<i>Ixoreus naevius</i>	Yellow	--

<sup>1</sup> BC CDC 2023a

<sup>2</sup> Government of Canada 2023



## 4.5 SPECIES AT RISK

A query of the BC CDC iMap tool yielded occurrences of the following 6 species at risk and 2 ecosystems at risk within a two-kilometer radius of the property (BC CDC 2021b). Species are listed in Table 3 and the location of occurrences in relation to the property is provided in Figure 3. No species or ecosystems at risk were observed on the property. However, the outcrop areas may provide suitable habitat for prairie lupine, purple sanicle, slimleaf onion, and white-top aster.

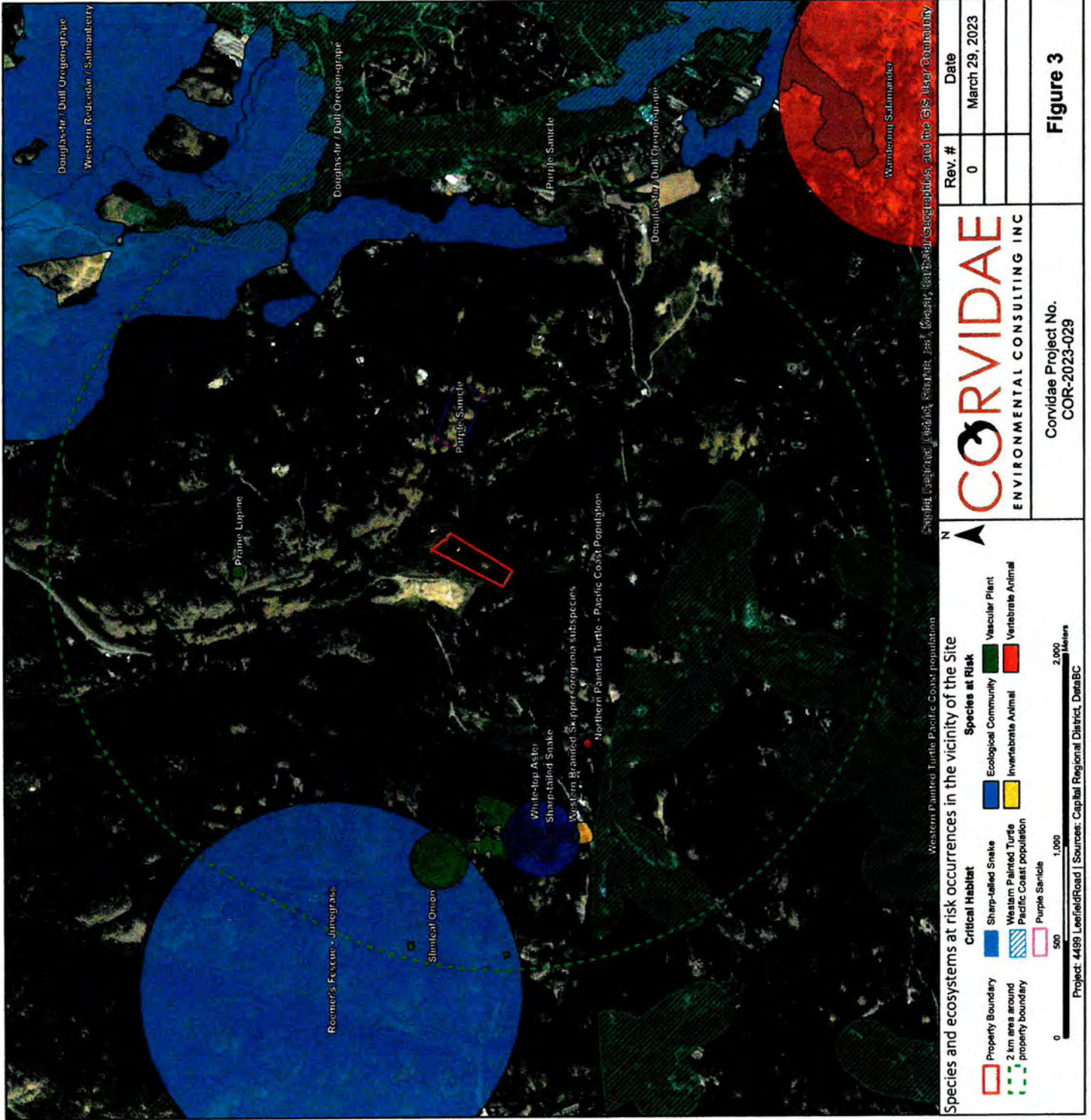
**Table 3. Species at risk that may occur in the vicinity of 4499 Leefield Road**

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
<b>Species</b>			
Painted Turtle - Pacific Coast Population	<i>Chrysemys picta pop. 1</i>	Red	Threatened
Prairie lupine	<i>Lupinus lepidus</i>	Red	Endangered
Purple sanicle	<i>Sanicula bipinnatifida</i>	Red	Threatened
Slimleaf onion	<i>Allium amplexans</i>	Blue	--
Western Branded Skipper, oregonia subspecies	<i>Hesperia colorado oregonia</i>	Red	Endangered
White-top aster	<i>Sericocarpus rigidus</i>	Blue	Special Concern
<b>Ecosystems</b>			
Douglas-fir / dull Oregon-grape	<i>Pseudotsuga menziesii / Mahonia nervosa</i>	Red	--
Roemer's fescue / junegrass	<i>Festuca roemeri / Koeleria macrantha</i>	Red	--

<sup>1</sup> BC CDC 2023a

<sup>2</sup> Government of Canada 2023





## 4.6 RIPARIAN AREAS AND FISHERIES

The property is located within the Veitch Creek watershed (930-019100). South of the property is an unnamed stream that originates from a mapped wetland further south (also off-property). The wetland is identified by the Sensitive Ecosystem Inventory as WN:sp:sw (Swamp: Shallow water). The stream connects to Veitch Creek, a fish-bearing watercourse, which flows into Sooke Harbour. A search of the BC Habitat Wizard reveals occurrences of coastal cutthroat trout in the unnamed stream, and salmon, trout, and threespine stickleback in Veitch Creek (Province of BC 2023).

The unnamed stream is located outside of the property boundaries, however, the 30 m Riparian Assessment Area (RAA) extends onto the property, triggering this assessment. The stream is riffle-pool in structure, with a narrow but well-defined channel. During the March field visit, moderate streamflow was observed. The stream bed substrate varies between sediment, gravels, and cobbles. Large woody debris is present along the channel. The riparian area is mostly intact second-growth forest. The riparian area on the west bank has been disturbed by vegetation removal, and to the north, the stream flows through a cleared area before connected to Veitch Creek. Riparian vegetation between the stream and the property includes western redcedar, red alder, and bigleaf maple in the tree layer. Understory species include salmonberry, sword fern, and oceanspray. The moss layer is well developed.

At the northern extent of the property, an ephemeral, disconnected stream was observed. The stream has no headwaters and originates from groundwater seepage in the southeast extent. The channel is narrow and has ditch-like characteristics in the eastern extent, likely modified to encourage drainage. To the west, the channel is narrow and poorly defined. Both portions of the stream are disconnected as the stream flows subsurface between portions and at both ends as indicated in Figure 1. Riparian vegetation includes red alder, salmonberry, salal, sword fern, and exotic grasses. As the stream is not connected via surface flow upstream or downstream to any other watercourse, it is not protected under the RAPR, and does not require a Streamside Protection and Enhancement Area (SPEA).

As per the detailed assessment RAPR methodology the SPEA for the unnamed stream to the south was determined to be 10 m on both sides, measured from the stream boundary (Figure 1). The SPEA does not extend onto the property, and therefore will not be affected by the proposed subdivision and future development.



**Figure 4. Streamside Protection and Enhancement Area Calculations**

**Results of Detailed Riparian Assessment**

Description of Water bodies involved (number, type): 1 – Stream

Stream  Wetland   
 Lake  Ditch   
 Number of reaches 1 Reach # 1

**Channel width and slope and Channel Type**

Measurement #	Channel width (m)	Gradient (%)
(upstream) 1	1.2	
2	2.1	
3	1.6	20
4	1.6	
5	0.7	
(starting point) 6	1.3	
7	1.2	
8	1.1	3
9	1.3	
10	0.9	
(downstream) 11	1.2	
Total minus high/low	11.4	-
Mean	1.3	11.5

Channel Type  Riffle/Pool  Cascade/Pool  Step/Pool

**Site Potential Vegetation Type (SPVT)**

Polygons?  Yes  No  
 SPVT Type  LC  SH  TR

→ Rationale: Most of the riparian area is forested. Cleared areas would likely become treed in the future given limited future disturbance.

**Zone of Sensitivity (ZOS) and resultant SPEA**

LWD, Bank and Channel Stability ZOS (m)  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}} \rightarrow 10\text{m minimum}$   
 Litter fall and insect drop ZOS (m)  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}} \rightarrow 10\text{m minimum}$   
 Shade ZOS (m) max  $3 \times 1.3 \text{ m} = \underline{3.9 \text{ m}}$  South bank  Yes  No

**SPEA:** 10 m (based on largest ZOS above)



## 5 POTENTIAL ENVIRONMENTAL EFFECTS

The potential impacts of the proposed development of the property on the environment are:

- Impacts on sensitive ecosystem areas, such as riparian areas,
- Loss of existing vegetation and spread of invasive plant species,
- Change in wildlife habitat availability and wildlife mortality risk, and
- Erosion and sediment transport within and around the project area.

The residual environmental impacts of the activities on the property will be reduced by the implementation of the mitigation and restoration measures recommended in Section 6 of this report.

### AQUATIC AND RIPARIAN ENVIRONMENT

Disturbance or removal of vegetation in the riparian area may result in the loss of features, functions and conditions that are vital for maintaining stream bank stability and fish habitat conditions. Vegetation in the riparian area controls surface water run-off from the upland areas, preventing excessive silt and surface run-off pollution from entering the aquatic environment. The SPEA will not be impacted as it occurs off the property.

### VEGETATION

The effects of tree and vegetation removal may include loss of biodiversity of plant species and increased susceptibility to invasive plants not only in the cleared area but also in adjacent plant communities. Vegetation and plant communities immediately adjacent to cleared areas may experience changes to the canopy structure and understory plant species due to windthrow and increased light and moisture penetration.

### INVASIVE SPECIES

Invasive plants are particularly adept at colonizing degraded plant communities and disturbed soils in high traffic areas. Invasive plants establish readily in disturbed areas as they have a wide ecological tolerance and grow and propagate quickly. The effects of invasive plant establishment may be the reduction or displacement of native species by capturing resources and occupying habitats.

### WILDLIFE AND WILDLIFE HABITAT

Loss and alteration of terrestrial habitat can result in the loss of habitat for wildlife species. Tree and shrub clearing can directly alter or remove wildlife habitat. Noise from site preparation and construction may temporarily disturb and displace remaining wildlife.

### EROSION AND SEDIMENT

Removal of vegetation and ground disturbance may expose soils to erosion and can result in the movement of sediment on the property. Damage or degradation of soil surfaces during construction can include loss of soil structure, increased erosion, and soil compaction which can negatively affect post-construction reclamation efforts.



## 6 RECOMMENDED ENVIRONMENTAL PROTECTION MEASURES

The mitigation measures provided in this report are designed to protect sensitive ecosystems and were developed in accordance with:

- the District of Metchosin OCP (DOM 1995),
- Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (BC Ministry of Environment [MOE] 2014a),
- Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014b), and
- Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (BC Ministry of Water, Land and Air Protection 2004).

### RIPARIAN AREA

As per the RAPR, specific measures to protect the integrity of the SPEA have been determined. These measures mitigate any potential hazards posed by the proposed development to natural features, functions or conditions in the SPEA (Table 4). A RAPR report will be submitted to the province in tandem with this Environmental Assessment Report.

As the SPEA does not extend onto the property, it will not be impacted or enhanced through restoration measures. Therefore, the SPEA will remain as a non-disturbance area as specified in the RAPR and no native trees or shrubs should be removed from the SPEA or disturbed as a result of the proposed development.

As the stream to the north is not connected upstream or downstream to any other watercourse, it is not protected under the RAPR, and does not require a Streamside Protection and Enhancement Area (SPEA). However, it is recommended that disturbance in this area be contained to the required driveway footprint only. Disturbance should be located outside areas of surface water flow.

**Table 4. Measures to protect the SPEA**

Aspect	Mitigation Measures
Danger trees	The SPEA is located more than 10 m outside the property boundary. Therefore, at least a 10 m buffer will be present between the SPEA and property line. No danger trees were observed on the property within the RAA. If there are any trees of concern in the SPEA in the future, a certified arborist or professional forester needs to be obtained to confirm the tree(s) as a danger prior to any removal by a certified arborist.
Windthrow	The SPEA is located more than 10 m outside the property boundary. Therefore, at least a 10m buffer will be present between the SPEA and property line so the SPEA will not be affected by windthrow.
Slope stability	The SPEA is located more than 10 m outside the property boundary. A 10m buffer will be present between the SPEA and property line, and therefore, slope stability in the context of the SPEA is not a concern. As there are steep slopes throughout the property, however, Corvidae has recommended an assessment by a Geotechnical engineer as development plans progress.
Protection of trees	The SPEA is located more than 10 m outside the property boundary so trees within the SPEA will not be affected. The Property line will serve as a TPZ for the SPEA.



Aspect	Mitigation Measures
Encroachment	The SPEA does not overlap the property boundary and is located more than 10 m away at the nearest property boundary. Encroachment is not likely as this would involve trespass on the adjacent property.
Sediment and erosion control	Site specific controls have been developed based on a site visit and experience from past projects. The erosion control measures are provided in the Sections below.
Stormwater management	Should development plans progress, additional overland drainage will occur during storm and rainfall events due to future tree clearing and addition of impervious surfaces. This will occur well outside the RAA of the stream, and any overland flow will be directed into vegetated areas away from the SPEA.
Floodplain concerns (channel mobility)	The stream boundary is well defined with sharp banks. The SPEA is located at least 10m from the property line, therefore, it is unlikely that any changes in streamflow will result in overlap of the SPEA with the property.

**VEGETATION**

The rocky outcrop shown in Figure 1 is a sensitive ecosystem area and thus, Corvidae recommends that development and alteration of vegetation in this area be avoided. The proposed subdivision and future development are not expected to negatively affect the rocky outcrop as development will be designed to stay outside this area.

Areas disturbed by project construction and activities that are not part of the permanent footprint, should be replanted with native vegetation. Recommended native plants suitable for the area are provided in Table 5. Overall plant density should be approximately one plant per 1 to 2 m<sup>2</sup>.

**Table 5. Recommended native vegetation to plant in disturbed areas**

Common Name	Species
Coastal Douglas-fir	<i>Pseudotsuga menziesii</i>
Oceanspray	<i>Holodiscus discolor</i>
Dull Oregon-grape	<i>Berberis nervosa</i>
Salal	<i>Gaultheria shallon</i>
Sword fern	<i>Polystichum munitum</i>

**INVASIVE SPECIES**

Invasive weed control is difficult for established populations. Species should be removed using the most appropriate methods, at the correct time of year, and plant material must be disposed of correctly to avoid re-establishment or spread. Following removal, re-seed bare soil with desirable, competing native vegetation. Details of removal methods for the invasive plant species identified onsite is provided below in Table 6.

Few invasive species were observed on the property as the landowners have been diligently working to remove invasives. Any invasive species that are encountered on the property should continue to be removed.



**Table 6. Removal and disposal methods for invasive species**

Species	Removal Method	Removal Timing	Plant Disposal
English holly	Can be removed by hand pulling small seedlings or cutting mature trees at ground level removing all plant material.	Removal is best done before flowering to eliminate seed production.	Holly does not root again once removed, so it can also be piled to desiccate on site. Can be bagged and disposed of properly in a landfill. Do not compost.

Mitigation measures to control and minimize the spread of invasive weeds on the site include:

- Clean all machinery before arrival onto the site to ensure that more weed seeds and other propagules (e.g., pieces of root) are not brought into the project area.
- Use available fill and soil from on site where possible. If fill or topsoil is imported from external areas, ensure that it is from a weed-free source.

**WILDLIFE AND WILDLIFE HABITAT**

The property is not identified as an area of Wildlife Habitat on Map 4, Sensitive Environments, within the Metchosin OCP. However, characteristics of the property indicate that the area may be considered Wildlife Habitat, which is defined as “lands more suitable than other areas in Metchosin for supporting a large number and/or variety of wildlife species” (District of Metchosin 2020). The landowners plan to build within an area of young, dense forest which has lower wildlife habitat value compared to other areas on the property (Photo 2 & 3).

Further mitigation measures to minimize impacts on wildlife and wildlife habitat include:

- Avoid or limit the removal of established trees and shrubs, where possible, by clearing only areas required for construction and permanent footprints.
- Vegetation clearing should be completed outside of the migratory bird window (i.e. prior to March 15 or after August 15th; Government of Canada 2018).
- If vegetation clearing is scheduled within the sensitive time period for breeding birds, a QEP should conduct nest search surveys a maximum of 2-3 days prior to the start of activities. If an active nest is discovered during nest search or clearing activities, the nest will be subject to site-specific mitigation measures (e.g., protective buffer around the nest or unobtrusive monitoring) until the young have naturally fledged/left the area. Multiple nest sweeps may be required. Nest search areas include both vegetation and onsite, man-made structures that are scheduled for removal.
- If clearing is schedule between January 1 and August 15, a raptor nest survey should be completed by a QEP prior to clearing. Occupied or active nests would be subject to the actions described above. In addition, permits are required to remove eagle or osprey nests regardless of occupancy. There were no raptor nests found on site during the January 2023 assessment.
- Where suitable and safe, retain habitat that provides shelter for wildlife, such as standing dead trees and rocky outcrops.



**STEEP SLOPES**

There are significant steep slopes (i.e., greater than 30%) on the property. As development plans progress, an assessment by a geotechnical engineer may be required to confirm slope stability.

**EROSION AND SEDIMENT CONTROL**

The primary focus of erosion and sediment control planning is erosion control; if there is no erosion then there is no sediment. Erosion control is far more cost effective to implement and manage than sediment control.

The following mitigation measures should be implemented to minimize the potential effects of the project on the natural environment:

- Install sediment fences or straw wattles downslope from the construction areas to prevent sediment from moving downslope or entering riparian areas.
- Regularly inspect and maintain the erosion and sediment control measures during all phases of the project.
- Keep the erosion and sediment control measures in place until all disturbed ground has been permanently stabilized with native vegetation.
- Heed weather advisories and scheduling work to avoid heavy rainfall periods that may result in high flow volumes and/ or increase erosion and sedimentation.
- Minimize amount of time soils are exposed by seeding and planting as soon as construction is complete. Cover exposed soil areas with tarps or a stabilizing seed mix if left for a prolonged period or during rainfall events.



## 7 CONCLUSION

The potential environmental impacts of the proposed rezoning and subdivision at 4499 Leefield Road have been presented in this report. As development plans progress, implementation of the mitigation and restoration measures recommended in this report, including wildlife protection measures, and implementation of erosion and sediment controls during construction, will minimize the impacts of future proposed development on the environment.

Report Prepared By:



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Jessica Harvey, M.Sc, R.P.Bio.,  
Principal/Senior Biologist, Riparian QEP  
Asio Environmental Consulting Inc.



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## APPENDIX A – SITE PHOTOGRAPHS

**Photo 1. Old logging road along west boundary to be used as access to south parcel (view southwest). March 22, 2023.**



**Photo 2. View east of proposed house location on south parcel. March 22, 2023.**



**Photo 3. View east of proposed workshop location on south parcel. March 22, 2023.**



**Photo 4. Upstream view of south stream and riparian area (view south). March 22, 2023.**



**Photo 5. Downstream view of south stream and riparian area (view north). March 22, 2023.**



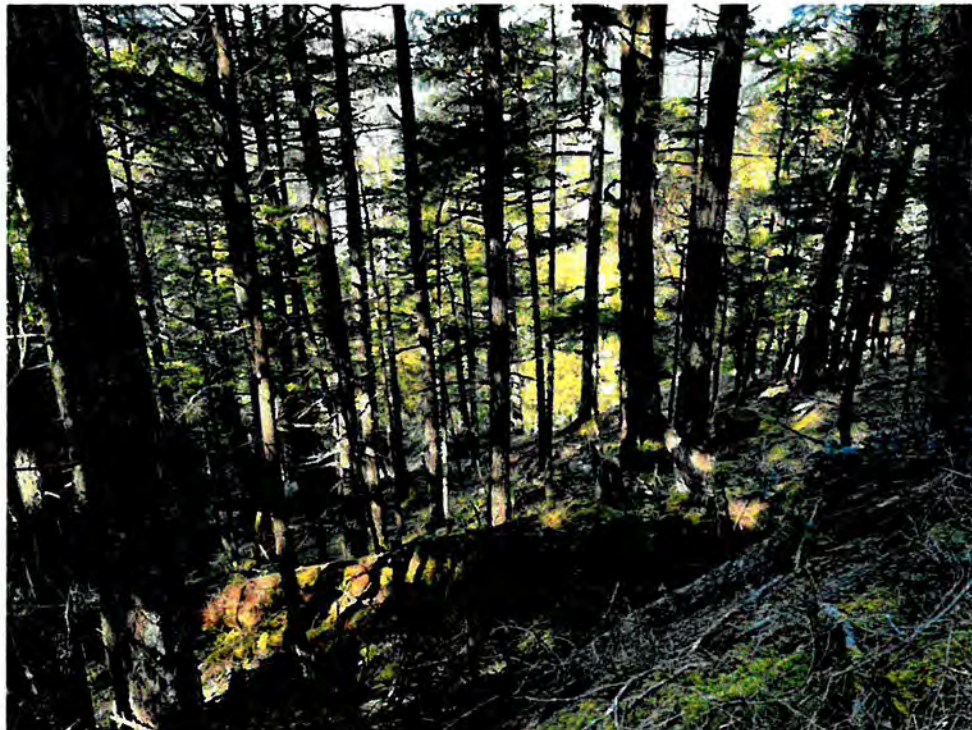
**Photo 6. View east of south stream. March 22, 2023.**



**Photo 7. Open forested area with some mature trees. March 22, 2023.**



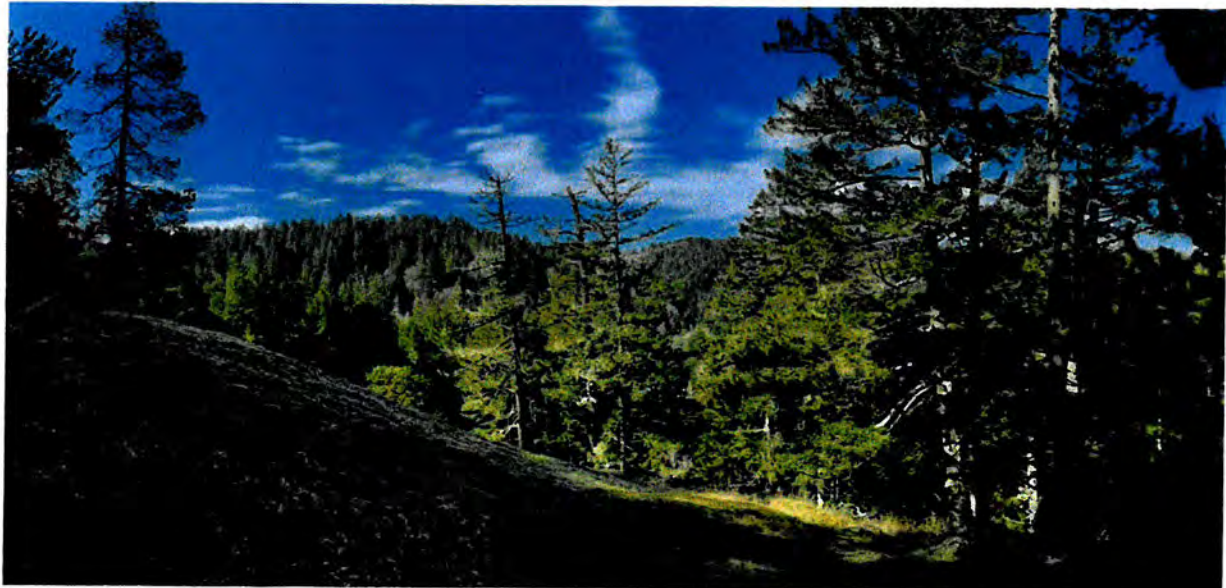
**Photo 8. View west of young forest area at eastern extent of property. March 22, 2023.**



**Photo 9. Outcrop area view southwest. March 22, 2023.**



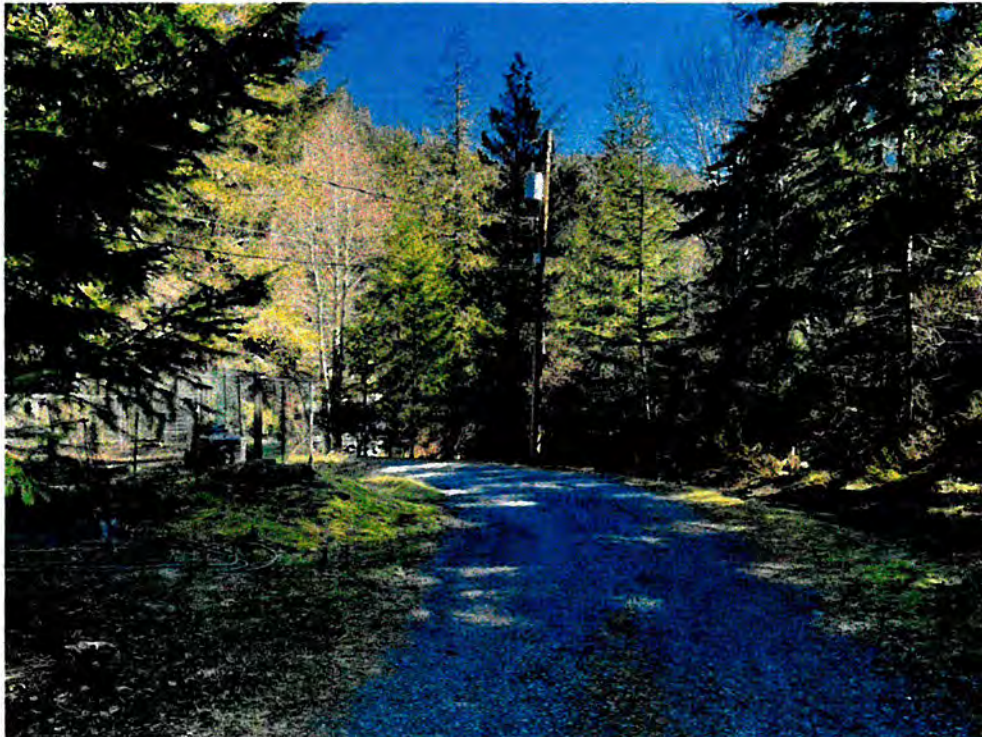
**Photo 10. Open outcrop area. March 22, 2023.**



**Photo 11. Steep slope area to the east (view south). March 22, 2023.**



**Photo 12. Access to existing residence from Leefield Road. March 22, 2023.**



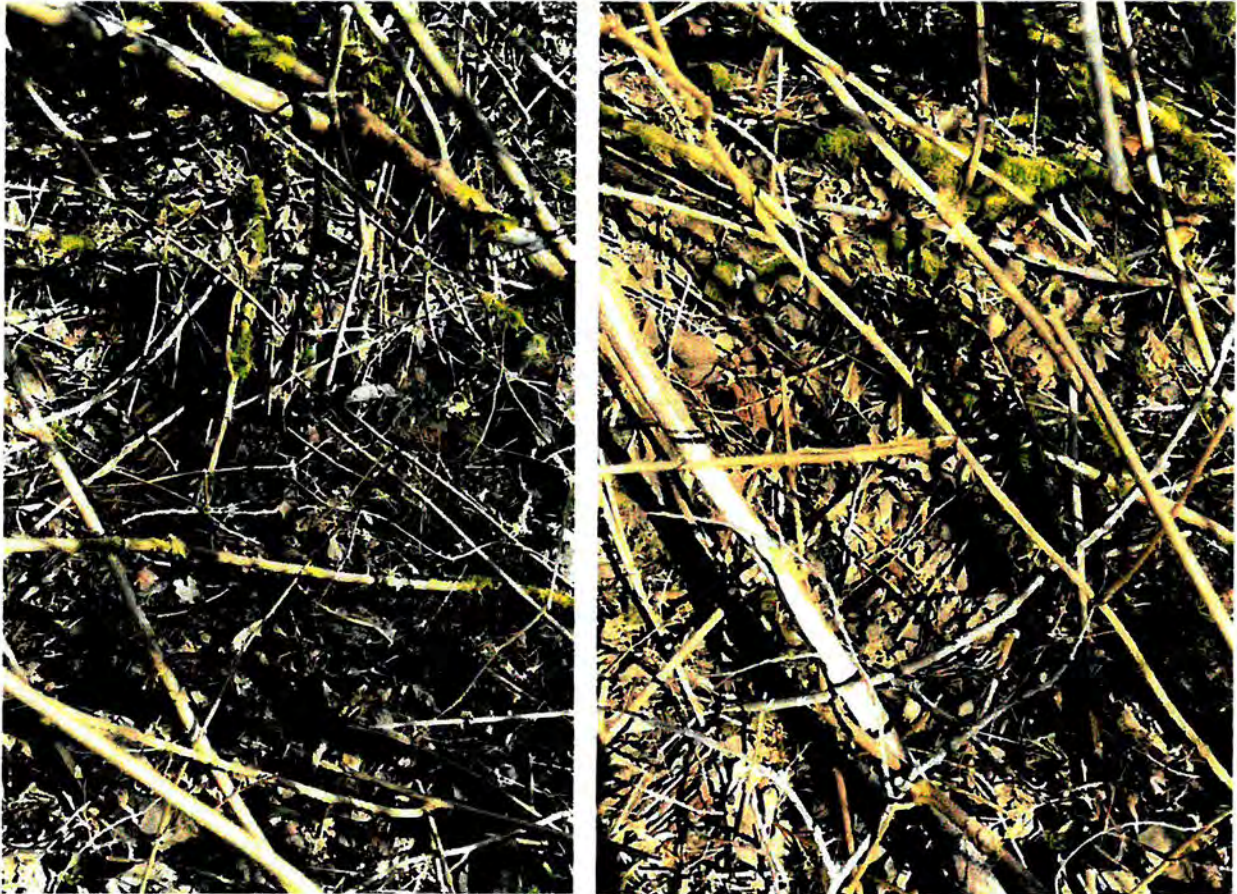
**Photo 13. Eastern, disconnected portion of stream to the north. March 22, 2023.**



**Photo 14. Disconnected stream to the north. March 22, 2023.**



**Photo 15. Disconnected stream transition from above surface (left) to subsurface flow. March 22, 2023.**



**Photo 16. Northern extent of disconnected stream, transition to subsurface flow. March 22, 2023.**



**Tina Hansen**

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**From:** Frank Mitchell <[REDACTED]>  
**Sent:** June 17, 2024 1:40 PM  
**To:** Mayor and Council  
**Cc:** Jay Shukin; Lisa Urlacher; Steve & Janet Gray; Marie-Terese Little; Shelley Donaldson; Sharie Epp  
**Subject:** 4499 Leefield Bylaw amendments

Dear Mayor and Council

To repeat part of March 1 memo to you on on this topic,

*If there are places in Metchosin where it is desirable to increase densities (taking full account of all the ancillary impacts and costs), our present system says this should be done on a District wide basis in the form of review of the OCP (last revised 10 years ago), not done piecemeal. I would hope that council therefore reject the present proposal — and consider whether it is time to start a new OCP review. (To mention a personal bugbear, I hope that planned development avoids proliferation of panhandle lots and driveways.)*

Please do not fall into the trap of spot zoning for residential purposes, which would open a pandora's box of proposals.

The *Metchosin Land Use Amendment Bylaw No. 702* proposed by staff to conform to new provincial housing regulations on small-scale multi-unit housing is irrelevant to 4499 Leefield Road.

Yours sincerely,

Frank Mitchell  
[REDACTED]

**Tina Hansen**

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**From:** [REDACTED]  
**Sent:** June 14, 2024 9:42 PM  
**To:** Mayor and Council; Marie-Térèse Little; Bob Payette; Steve Gray; Jay Shukin; Sharie Epp; Shelly Donaldson  
**Subject:** 4499 Leefield Road

**I would like this email to be correspondence for the council meeting June 17, 2024. Thank you.**

**Bev Bacon**

Dear Mayor and Council and CAO Bob Payette,  
Re: opposing rezoning of 4499 Leefield

The planner is telling you very clearly that you are advised not to advance the application for a change in zoning for 4499 Leefield:

1. The property is Upland according to the OCP.
2. The property is Upland according to geographic features: steep slopes, rock outcroppings, thin soil cover.
3. The property has a riparian area that adjoins a watercourse on the neighbouring property.
4. Metchosin doesn't favour pan-handle lots.
5. The neighbouring pan-handle lots were created pre-incorporation (1980s).
6. Metchosin's way of allowing for increased housing supply is through suites, attached or detached.
7. A successful rezoning would certainly lead to more applications to do something similar.

Summary: **The policy support for this application is not strong.**

I am reminding council that your promise when elected was to uphold the Official Community Plan. I think it should be easy for council to say no to this application. It seems clear to me that this would be the right thing to do

Thank you for your kind consideration.  
Bev Bacon

**Tina Hansen**

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**From:** Violaine Mitchell <[REDACTED]>  
**Sent:** March 3, 2024 7:21 PM  
**To:** Mayor and Council  
**Subject:** Spot Zoning on Leefield Road

Dear Mayor and Council,

I am writing with regard to the proposed spot rezoning application on Leefield Road. Undertaking spot zoning approvals is precedent setting, undermines the integrity of the OCP, and is just poor governance. I strongly encourage Council not to undertake any spot zoning approvals and instead consider any re-zoning as part of an overall OCP review - which needs to occur before 2025 anyway (if i understand correctly.) In writing this, I'd also like to commend the staff for writing a clear, evidence based report. The conclusions of the report speak for themselves (copied and pasted below).

Sincerely  
Violaine Mitchell

[REDACTED]

**CONCLUSION**

The policy support for advancing this rezoning application is not strong. The geography of the land itself is consistent with the purpose and characteristics of the current 'upland' land use designation. The split zoning proposed allows the property owner the ability to apply for a panhandle parcel like those created by neighboring properties in the mid-80's, however, those lots were created pre-incorporation and under a different regulatory framework.

Metchosin's OCP encourages housing by way of suites, manufactured homes, home businesses, and community care facilities (eg. Daycares) – typically not by way of rezoning for increased residential capability or to permit subdivisions to occur (Council policy PL-400.30).

If this proposal is advanced, Council should consider whether increasing residential capabilities by way of subdivision is something they would like to consider more broadly in the community. While every application to rezone is discretionary and considered on a case-by-case basis, an increased volume of rezoning applications and OCP amendments may occur with approval.

--  
Violaine Mitchell

[REDACTED]

**Tina Hansen**

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**From:** jrav [REDACTED]  
**Sent:** March 3, 2024 4:26 PM  
**To:** Mayor and. Council  
**Subject:** 4499 Leefield Road Rezoning and OCP Amendment Application

We are writing to convey our support for the application submitted by Dan and Jo-Anne Cote, 4499 Leefield Rd. Having lived on Leefield Rd for over three decades, we feel that the proposal aligns with the established standards set by other properties on Leefield Rd and do not pose any adverse effects on the neighbourhood.

Jessica Veinot & Ron Demaray

**From:** Joyce Schnetzler [REDACTED]  
**Sent:** Sunday, March 3, 2024 6:45 AM  
**To:** Bob Payette <bpayette@metchosin.ca>  
**Subject:** Rezoning application for Dan and Jo-Anne Cote

Dear Bob,  
We want to pass on our support of Dan and Jo-Anne Cote's rezoning application.  
We would appreciate you passing this at the monday meeting.  
Thank you  
Joyce and Walter Schnetzler  
[REDACTED]

File No.	3360-23-02	
Agenda	<input checked="" type="checkbox"/>	
Mayor	<input type="checkbox"/>	
Council/Mayor	<input checked="" type="checkbox"/>	
CAO	<input checked="" type="checkbox"/>	
Corp Services	<input checked="" type="checkbox"/>	
Finance	<input type="checkbox"/>	
Engineering	<input type="checkbox"/>	
Planning	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	File

**Tina Hansen**

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**From:** Susan and Dave Edwards [REDACTED]  
**Sent:** March 2, 2024 4:37 PM  
**To:** Mayor and Council  
**Subject:** Rezoning and OCP Amendment Application for 4499 Leefield Road

Dear Mayor and Council,

We are writing to express our support for the application put forward by Dan and Jo-Anne Cote. We have lived on Leefield Road for almost 30 years and foresee no detrimental impact to this area that would be caused by the proposed plans.

Regards,  
Susan and Dave Edwards

**Tina Hansen**

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**From:** Frank Mitchell - [REDACTED]  
**Sent:** March 1, 2024 5:32 PM  
**To:** Mayor and Council; Shelley Donaldson; Sharie Epp; Steve & Janet Gray; Marie-Terese Little; Jay & Nicole Shukin  
**Subject:** Rezoning Application -- 4499 Leefield Road

Dear Mayor and Council,

Council should resist spot-zoning to accommodate requests between overall revisions of the OCP.

Many property owners on the margins of a zoning boundary feel they are unfairly treated if they are prevented from rezoning if they perceive this would increase the value of their properties. Creating a new lot in Metchosin promises very attractive capital gains. But creating such lots will also generate substantial additional costs on everyone else — depletion of aquifer, need for new water, sewerage systems — to say nothing of the reduction in the natural diversity of the fauna and vegetation.

If there are places in Metchosin where it is desirable to increase densities (taking full account of all the ancillary impacts and costs), our present system says this should be done on a District wide basis in the form of review of the OCP (last revised 10 years ago), not done piecemeal. I would hope that council therefore reject the present proposal — and consider whether it is time to start a new OCP review. (To mention a personal bugbear, I hope that planned development avoids proliferation of panhandle lots and driveways.)

If spot-zoning is to become the practice, however, Council should levy development cost charges related to future costs. (Determining the scale of these charges in turn depends on plans for investments and protection of natural areas.)

Yours sincerely,

Frank Mitchell

[REDACTED]

## Tina Hansen

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**From:** bacon [REDACTED]  
**Sent:** February 27, 2024 10:02 PM  
**To:** Mayor and Council; Marie-Térèse Little; Sharie Epp; Shelly Donaldson; Steve Gray; Jay Shukin; Bob Payette  
**Subject:** rezoning application for 4499 Leefield

Dear Mayor and Council and CAO Bob Payette,  
Re: rezoning application 4499 Leefield Road

I am writing to oppose the rezoning application for 4499 Leefield Road. My reasons are as follows:

1. The property, as described, is clearly Uplands by topography. Uplands properties are characterized by steep slopes, variable rocky terrain, rock outcroppings and thin soil cover.
2. The minimum parcel size for Uplands-zoned properties is 4 hectares (9.9 acres).
3. The property, by description is clearly not Rural. Rural land is considered most suitable for residential use and farming.
4. The minimum parcel size for Rural-zoned properties is 2 hectares (4.9 acres).
5. Even if the whole property was zoned Rural, you couldn't squeeze out two 4.9 acre lots. The panhandle doesn't count for lot size.
6. RR1 and RR2 are out of the question for the area and the terrain.
7. Our OCP specifies that we don't want long skinny lots and panhandles. The neighbouring properties were subdivided prior to incorporation (1986). It's not a question of fairness. The rules changed. They changed for everyone.
8. This whole row of lots presents a challenge for fire suppression. Adding another long narrow driveway at the end of this long dead-end private road would add more challenge.
9. The land is described in the environmental report as dry forest subject to drought. That makes it more concerning for risk assessment.
10. The neighbour, Richard Jessen, in an email dated December 1, 2023, expresses concern about further taxing the aquifer with two new wells. He says that the existing well at 4499 runs dry and is susceptible to contamination.
11. A letter from neighbour Wendy Schmelz, dated November 29, 2023, also expresses concern about stress on the well water system.
12. Keeping it in the family and helping out the kids are not a legitimate grounds for rezoning and subdividing. There is no predicting or controlling who buys the property and where the younger family members choose to live.
13. Metchosin is exempt from the provincial government push to densify. We do not need to create more lots. We do not need to change our OCP.
14. Metchosin is already overly permissive with secondary housing, attached and detached. That's how we provide for intergenerational sharing.
15. When you see plans for two lots, think potentially four families.
16. We need a better understanding Metchosin's well water so that new development doesn't threaten the water security of neighbours.
17. Our OCP says that about 40% of Metchosin is uplands. Our forested uplands is the key to our water resource management. If you start allowing smaller lots, think of the trees that will be lost, the increased run-off, and even the change in our weather. Please don't go down that slippery slope.

I acknowledge that the proponents are trying to do things correctly. When you are trying to do the wrong thing, procedural correctness doesn't count.

Sincerely,

Bev Bacon

## Tina Hansen

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**From:** Wendy [REDACTED]  
**Sent:** November 29, 2023 7:56 PM  
**To:** Mayor and Council  
**Subject:** Proposed subdivision 4499 Leefield Rd.

To Mayor and Council,

Re: the proposed 10 acre lot being subdivided into a 2 acre and 8 acre lot at 4499 Leefield Rd.

I am a resident at 4495 Leefield which is one of the 5 acre lots adjacent to 4499 Leefield and I am not in favor of the requested subdivision for the following reasons:

- The request is not in line with the official community plan regarding subdividing.
- The request will open up other similar requests to subdivide in Metchosin.
- Metchosin needs to revisit the housing and density of all Metchosin prior to considering this one off substantial change for one property. I would guess there are quite a few Metchosin homeowners in the same situation and without a doubt will be used as an example for further requests. It would only seem fair.
- If subdivided this will then open up the ability to have these two properties add either an additional attached or detached secondary suit. This would increase the density by three additional residences and not the current one that is allowed.
- With increased density adds stress on our well water system.

I am not apposed to an additional residences under the current by-laws or for council to approve a variance to allow for the building to be further from the main house if it makes sense to do so.

Once subdivided it is beyond anyone's control to have this kept for the current proposed "aging in place" and is short sighted if considered. The community plan is just that a "community" plan. It's one of the very reasons we have loved living here for the past 23 years.

I hope this letter and my opinion doesn't create any animosity for our household. The proposal is much bigger then just this one lot. With the current talk in BC about changes coming I would think it would only be prudent to do some initial investigation and be proactive on how mayor and council can, as a fair community, solution what the provincial government may request. I believe if that takes a year or two it would be well worth the wait and the effort.

Thank-you for your time

Wendy Schmelz  
[REDACTED]

Sent from [Mail](#) for Windows

**Tina Hansen**

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**From:** [REDACTED]  
**Sent:** December 16, 2023 12:46 PM  
**To:** Mayor and Council  
**Cc:** Marie-Térèse Little; Jay Shukin; Shelly Donaldson; Sharie Epp; Steve Gray  
**Subject:** rezoning of 4499 Leefield Road

Dear Mayor and Council,  
Re: rezoning of 4499 Leefield Road

My first comment about this rezoning application applies to all zoning, land use, and planning proposals brought before council. I believe that the wider community needs to be consulted. The practice of notifying property owners within 60 metres makes no sense. In our municipality that might mean 4 or fewer adjacent property owners.

Nobody wants to alienate their immediate neighbour, so people remain silent. There is an implied mutuality agreement, "I'll support or stay neutral on your variance and zoning requests or your by-law transgressions and you'll do the same for me."

Sometimes there is actual fear of retaliation if neighbours report a violation or oppose an application. I know several people in Metchosin who have good reason to be afraid of their aggressive neighbour. I know of at least one aggressive property owner on Leefield Road.

For all applications that come before council I respectfully ask that there be a public process that looks at the bigger picture. I would like you to consider that every rezoning, subdivision, variance, and development affects all of us. The title of the committee is **Community Planning**. Every change alters our community. I think the community should have all of the information. I think council should have all the information. Changes should not be piecemeal.

There is more to be considered concerning the past, present, and future of Leefield Road. Every decision should be made in the context of the whole picture. The most prudent thing the council can do with this application is to just say no. There isn't a good reason to say yes.

For all applications that come before council I respectfully ask that there be a public process that looks at the bigger picture. Let's make Community Planning a reality, not just a concept. Thank you.

Sincerely,  
Bev Bacon,  
Metchosin resident

**Tina Hansen**

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**From:** Richard Jessen [REDACTED]  
**Sent:** December 1, 2023 10:28 AM  
**To:** Mayor and Council  
**Subject:** Rezoning application of 4499 Leefield Road

To the Mayor and council of the district of Metchosin.  
From Richard Jessen owner of 4495 Leefield Road.

I am a homeowner of [REDACTED] Leefield. I am opposed to the requested subdivision of 4499 Leefield road for the following reasons.

1 - Two new wells will need to be drilled to accommodate up to four dwelling units, further taxing the aquifer in the Leefield valley, and the valley to the South, containing the unnamed stream. The existing shallow well at 4499, occasionally runs dry and is generally fed from the drainage of the communal driveway and two adjacent properties to the East. It is vulnerable to contamination, as was evidenced when a septic truck nearly rolled over in the driveway of 4491 Leefield on August 17-2009.

2 - The proposed building site lies in the middle of a busy wildlife corridor that is constricted by steep slopes on either side. The two neighboring upland zoned properties to the immediate west have been largely cleared near the edge of the proposed building site, and adding more clearings would further impact wildlife habitat.  
Firefighting access will be constrained by a very long and narrow driveway.

3 - The applicants have indicated a desire to reside at the new address and maintain a natural habitat. However, there are no guarantees that once rezoned, a different owner would have the same environmental sentiment. The possibility would exist for potential clearing and blasting.

4 - The proposed subdivision would carve in half the land that literally describes what is meant by 'Uplands', and possibly invite the four neighbouring uplands properties to ask for the same relaxation of the OCP.

- - The current zoning allows for an attached or detached secondary suite or 'retirement home'. The existing property houses a large detached workshop.  
I would generally not be opposed, if there was a variance requested to the proximity of the secondary suite to the main house.

Thank you for your consideration:  
Richard Jessen  
[REDACTED]