



DISTRICT OF METCHOSIN

AGENDA

ENVIRONMENTAL ADVISORY SELECT COMMITTEE MEETING

October 28, 2025, at 7:00 p.m.

Council Chambers

Metchosin Municipal Hall

1. **Agenda, Additions, Approval**
2. **Presentations**
3. **Public Participation**
4. **Adoption of Minutes**
 - a) Metchosin Environmental Advisory Select Committee, June 24, 2025..... 1
5. **Receipt of Minutes**
 - a) Parks & Trails Advisory Select Committee, June 17, 2025 5
 - b) Parks & Trails Advisory Select Committee, August 19, 2025..... 9
 - c) Parks & Trails Advisory Select Committee, September 16, 2025 15
6. **Business Arising from the Minutes**
 - a) West Coast Marine Response meeting and open house
7. **Reports**
 - a) Chair's Verbal Report
 - b) Council Liaison Verbal Report
8. **Correspondence**
9. **Other Business**
 - a) Meeting housing needs in Metchosin 19
 - b) Permissive Tax Exemptions, Update
 - c) Invasive Species in Metchosin (Gorse, etc) – Next Steps, Update 54
 - d) Invasive European Green Crab
 - e) Bullfrog Management 55
10. **Adjournment and Next Meeting**

District of Metchosin
Minutes
Environmental Advisory Select Committee Meeting
Tuesday, June 24, 2025 at 7:00 P.M.
Council Chamber
Metchosin Municipal Hall

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

Regrets: Erin Van de Water

The meeting was called to order at 7:01 p.m.

1. Agenda, Additions, Approval:

Two items were added to Business Arising from the Minutes:

- 6. d. Sensitive Environment Mapping; and
- 6. E. How community groups can connect with UVic students.

Moved and Seconded by Steve Gray and Andy MacKinnon
THAT the Committee approve the agenda as amended.

Carried

2. Presentations

None

3. Public Participation

None.

4. Adoption of Minutes

Moved and Seconded by Garry Fletcher and Anna Hall
THAT the Committee approve the minutes of the Environmental Advisory Select Committee meeting held on May 27, 2025.

Carried

5. Receipt of Minutes

Moved and Seconded by Ric Perron and Merrilee Hoen
THAT the Committee receive the Minutes of the Parks & Trails Advisory Select Committee, May 20, 2025, for information.

Carried

Moved and Seconded by Merrilee Hoen and Andy MacKinnon
THAT Councillor Steve Gray follow up with the Approving Officer to determine how and whether MEASC recommendations re: Beckingham Subdivision were incorporated.

Carried

6. Business Arising from the Minutes

a) Race Rocks Ecological Reserve Update

- Metchosin could request that Race Rocks be added to Metchosin. This would require approval from the Minister of Municipalities, consultation with First Nations, and a Referendum.
- Steve Gray will continue to investigate.

b) Draft Invasive Species on Municipal Land and Roadsides Update

- Steve Gray provided an update on the development of Metchosin's invasive species management policy.
 - Councillor Shukin had developed a draft policy after receiving input from various stakeholders (including MEASC).
 - There were concerns about the potential unintended consequences of changing the current approach, which involves working with CRISP and CRD professionals.
 - MISC has requested more consultation on the proposed policy
- Changes to CRISP's priority invasive species list are being considered. The word "priority" is being removed to emphasize the importance of targeting all invasive species for removal.
- Council has asked the CAO to investigate options under the Weed Act for dealing with gorse and other noxious weeds on private land.
- Please put this item on the agenda for our next MEASC meeting for an update.

c) MEASC Meeting with Western Canada Marine Response Corporation

- This is being set up now – likely for 2nd or 3rd week in July. Stay tuned.

d) Sensitive Environment Mapping

- Andy MacKinnon discussed the importance of protecting sensitive environments in the OCP Bylaw, highlighting the need for an updated inventory of sensitive environments, including native species, rare plants, and riparian areas.
 - He noted that Map 4, Sensitive Environments, has not been updated since 1995 and lacks clarity in its categories and legends.
 - Andy MacKinnon suggested creating a new version of Map 4 using data from the Conservation Data Centre and Capital Regional District, including threatened species and ecosystems, wetlands, and riparian areas.
 - He proposed contacting these organizations to determine the most appropriate databases for mapping these categories.
- MEASC discussed refining categories for a new map and sought Council's blessing before proceeding.
 - They questioned the accuracy of the community water supply area on the map and considered consulting CRD Water Commission.
 - The conversation touched on the importance of ephemeral wetlands and their potential impact on well water, suggesting these areas may need re-evaluation given climate change and population growth.

- They also discussed the need to consult wetland specialists and consider ecosystem services in their mapping efforts.

Moved and Seconded by Anna Hall and Andy MacKinnon

THAT Steve Gray & Andy MacKinnon prepare materials for Steve Gray to bring to Committee of the Whole.

Carried

e) How community groups can connect with UVic students

- Merilee Hoen has written the article and submitted it to the Muse.

7. Reports

a) Chair's Verbal Report:

- MEASC won't meet over the summer, except at the call of the Chair.

b) Council Liaison Verbal Report:

- MEASC's Council Liaison Councillor Steve Gray updated Committee on several Council initiatives of potential interest to MEASC members.
 - Steve Gray has been talking to former Colwood planner Iain Bourhill, to learn about Colwood's shoreline planning experiences that could be relevant to Metchosin. Steve will invite Iain to give a presentation to MEASC.
 - Metchosin Council has endorsed a proposal to build a new fire hall on a large community field, with a preliminary cost estimate exceeding current available reserves. Concerns have been raised about the process, noting that a smaller subcommittee recommended the endorsed option and removal of land from the ALR without full Fire Hall Steering Committee approval, and about whether the proposed facility would exceed our community's needs. Steve Gray highlighted potential issues with debt and the loss of valuable green space.
 - Recent housing needs assessment report that Metchosin has the capacity for 852 new dwellings over the next two decades, leading to planned updates to the OCP and Land Use Bylaw by the end of December.
 - Council's Committee of the Whole received a draft survey on housing policies and recommended gathering more detailed feedback on concerns rather than just binary (support/don't support) responses.
 - MEASC members emphasized the importance of considering ecological impacts, such as biodiversity and dark sky preservation, and highlighted issues like transportation infrastructure and healthcare capacity.
 - One point of discussion at COW was matching rules for housing for agricultural workers to those of the Agricultural Land Commission, and/or exploring strategies for accommodating farm workers in the community without creating additional dwellings.
 - MEASC will have a table at Metchosin Community Day.

8. Correspondence:

- None

9. Other Business

a) Proposed 10-lot Subdivision, 3816 Duke Road

- MEASC members discussed the proposed subdivision on Duke Road (10 lots on approximately 10 acres).
 - The area contains significant trees and a possibly seasonal creek; there are no agriculture land designations.
 - Will there be some sort of park dedication as a component of the subdivision?
 - MEASC site visit.

Moved and Seconded by Ric Perron and Bill Cave
THAT Steve Gray work with Staff to set up a MEASC visit to the proposed Duke Road subdivision.

10. Adjournment and Next Meeting Date

Moved and Seconded by Ric Perron and Anna Hall
THAT the Committee adjourn the meeting at 8:40 p.m.

Carried

The next meeting will be held on Tuesday, September 23, 2025, at 7:00 p.m.

District of Metchosin

Minutes

Parks and Trails Advisory Select Committee Meeting

Tuesday, June 17, 2025, at 4:00 p.m.

Council Chamber

Metchosin Municipal Hall

Present: Ron Aubrey (meeting chair), Jay Shukin (Councillor Liaison), Karen Hoffman, Jim Nan, Kathy Atherton, David Shanks (recorder)

Regrets: Caroline Donahue

The meeting was called to order at 4:03 p.m.

1. Agenda, Additions and Approval

Moved by Karen

THAT the Committee approve the agenda as presented.

Carried

2. Presentations

None

3. Public Participation

Erin Ronsse - resident

- Voiced support of PTASC, offered help where they can.

Patti Williams - resident

- Question if each lot in subdivision would require its own septic system; This is not noted in the drawings
 - Chair clarified that PTASC remit is only Parks or Trails perspectives.

Darren Brown -resident

- Offered thoughts & feedback from last meeting regarding the proposed Duke Road East project. Referencing the sub-committees. Suggested continuing public engagement as the process continues, as this will bring out more ideas and input from the community.
- Advocated for evidenced-based decision making, noting ICBC statistics for local road safety.
- Noted the value of a roadside trail on Metchosin Road.

4. Adoption of Minutes

a) Parks & Trails Advisory Select Committee, May 20, 2025

Moved by Jim

THAT the Committee approve the minutes of the Parks and Trails Advisory Select Committee meeting held on May 20, 2025.

Carried

5. Receipt of Minutes

a) Environmental Advisory Select Committee, May 27, 2025

Moved by David

THAT the Committee receive the May 27, 2025, Advisory Select Committee Minutes for information.

Carried

6. Business Arising from the Minutes

a) Beckingham Subdivision

- Ron noted brief feedback from Kathy provided to him & CAO:
 - **Action:** To add Statement/Policy into the P&T master plan on PTASC or TC to have say in final approval of trails completed by developers.
 - Kathy noted if trail is “completed” it is not to standard.
 - Not clear if the completed trail goes to the expected end at corner of ROW at Winfall ROW.
 - **Action:** Kathy to provide another message to CAO about concerns.
- Kathy walked today, the steep entrance looks similar to last time, but gravel already shows signs of wear & tear.
- Existing homeowner noted concerns that trail runs fairly close the house.
- Some metal wire/debris is across the trail, obscures the known trail location, & cleanup may help keep people on designated trail.

b) Duke Road East Trail Update

- Jay identified to CAO that 2 items remain outstanding from Engineer:
 - Cost estimate for Ph 1;
 - Plan on moving the centreline on DRE.
- Ron asked about timing of Council meetings over summer, relating to ability put recommendation forward Duke Rd East Trail for decision. Council meeting planned in July but not currently in August.
- David raised concern about limitation/ability for volunteers to contribute to roadside trail construction. Jay will be meeting with District staff on topic.
 - Jim noted Pears Rd trail was put in almost 100% volunteer basis, hopes this can be continued going forward.
 - Ron expressed that clarity needed from District on the rules to apply for Trail construction & general PTASC projects.

c) Parks & Trails Master Plan Updates

i. Draft Table of Contents

- This draft prepared by Subcommittee discussions with Jay, Caroline, & David. Expected to adapt & change as development continues.
- Sections divided to draft between 3 of subcommittee members.
 - Goal to have draft content to share with Committee following July & Draft document for Public Open House by November.
- Jay noted **action** for all Committee Members to note & share any recommendations for consideration to include in the updated P&T Master Plan.

ii. Mountain Bikes on Trails

- Discussion that accommodation for bicycles seems to be trail specific:
 - Should consider where mountain bikes have potential to cause damage. Criteria needed:
 - Roadside versus Nature trails;
 - Graveled versus dirt trail;
 - Regular mountain bikes versus eBikes, the latter have potential to do more damage.
 - Seasonal considerations for wet damage versus dry conditions
 - Suggested list of allowed trails.
- Discussion of perceived difference in behaviours of Horse users versus Mountain Bike users.

iii. Mid-trail and Remote Benches

- Requested to ask members to share potential locations when they are identified
- Discussion of different bench standard for “remote” bench:
 - Plastic wood, or ½ log with smaller log supports. Agreement that ½ log bench would be keeping with Metchosin rural character.

iv. Kiosk Sign/QR Code on Invasives at Park Entrances

- Kathy noted Murrays pond had QR codes that provides info; suggested this could be done at parks to provide information about invasives, details on identifying, removing, and/or reporting. Could also provide information about Native Plants as well.
 - Opportunity to leverage technology/apps to engage visitors.
 - Inspired by sign in Powell River that encouraged people to remove invasive Ivy.
 - **Action:** Suggested to identify example/Pilot project to try this out.

○

v. Next Steps

- As discussed in item 6 c) i.

7. Reports

a) Parks and Trails Coordinator

- None

b) Council Liaison

- Firehall is current pressing issue within District office. Decision made on option to pursue, seeking to further plan. Aim to seek community grant to help funding.
- Meeting planned with CAO & District staff on Thursday about work by volunteers.

c) Chair Verbal Report

- Thanked people for attending & contributing to meetings on Firehall.
 - David asked if PTASC has role towards “FireSmart” activities in Metchosin Parks. Jim noted it is shared.
 - Jim noted Fire Dept and Osprey volunteered time to work on Blinkhorn park cleanup.
- Informal meeting planned on June 26 between PTASC & Colwood Parks/Trails representatives for introductions and to share information and plans along shared municipal boundaries.

- Jay noted to consider engaging Colwood, CRD, or others to collaborate on trail along Metchosin Rd.
- Noted eagerness and still waiting on information regarding Duke Rd East Trail.

8. Correspondence

a) Diana Smith – Vehicle Parking on Roadside Trails

- Inquiry if temporary measures (e.g. putting up pylons for Metchosin Community Day & Metchosin Garage Sale) could be replaced by permanent measures
 - Seeking information about cost for delineators for this and other potential locations in the district.

Moved by Ron and seconded by David

That the Committee recommended Council direct staff to explore options to manage roadside parking infringing on trails, & other busy roadside areas, to address safety issues, perhaps considered within ATPN project in the Village core. Options could include delineators, “no parking” signs.

Carried

9. Other Business

a) Proposed 10-lot Subdivision, 3816 Duke Road

- Clarification by Jay on Local Government Act, also noted in Section 941 per the OCP/2009 Trails Masterplan
- Discussion of land donation versus cash in lieu
- Limited access to connect up to Chapel Heights or Graceland
- Discussion of potential park with bench/viewpoint in western wooded area of current lot, seeking to include large Arbutus trees with aim to support protection on public land.

Moved by Kathy

THAT the PTASC recommend the Approving Officer seek payment equal to the value of the land contribution from subdivision of 3816 Duke Road.

Carried

10. Adjournment and Next Meeting Date

Moved by Jim

THAT the Committee adjourn the meeting at 5:56 p.m.

Carried

The next meeting will be held on Tuesday, July 15, 2025, at 7:00 p.m.

District of Metchosin

Minutes

Parks and Trails Advisory Select Committee Meeting

Tuesday, August 19, 2025, at 7:00 p.m.

Council Chamber

Metchosin Municipal Hall

Present: Ron Aubrey (Chair), Jay Shukin (Councillor Liaison), Kathy Atherton, Karen Hoffman, Jim Nan, David Shanks (Recorder)

Virtual: Caroline Donahue

The meeting was called to order at 7:03 p.m.

1. Agenda, Additions and Approval

- Jim Nan moved to add discussion of PTASC Terms of Reference under 9 f)
- Kathy Atherton moved to add Liberty Dr roadside trail under 9 g)

Moved by David Shanks

THAT the Committee approve the August 19, 2025, Parks and Trails Advisory Select Committee meeting agenda as amended to include the following two new items:

- 9 f) PTASC Terms of Reference; and
- 9 g) Liberty Drive Roadside Trail.

Carried

2. Presentations

- None

3. Public Participation

- Darren Brown, resident, addressed the Committee regarding:
 - Duke Road East trail, path forward since July 2024 with request to committee to follow different approach for Duke Road Line painting.
 - Referenced past petition and expressed that following its request would be way to demonstrate transparency.
- Eva Dillon, resident, addressed the Committee regarding:
 - Previously submitted letter, and noted that shorter version of letter in today's agenda has also been submitted to District Council
 - Request that greenspace in Saddleback/Mount Metchosin area be protected as natural greenspace.

4. Adoption of Minutes

a) Parks & Trails Advisory Select Committee, June 17, 2025

Moved by Jim Nan

THAT the Committee approve the June 17, 2025, Parks and Trails Advisory Select Committee minutes.

Carried

5. Receipt of Minutes

a) Metchosin Environmental Advisory Select Committee, June 24, 2025

Moved by Kathy Atherton

THAT the Committee receive the June 24 Metchosin Environmental Advisory Select Committee minutes for information.

Carried

6. Business Arising from the Minutes

a) Duke Road Trail Update

i. Duke Road East Line Painting.

- Meetings with Engineer have been held several times; concerns raised about receiving reports and estimates in timely manner. Estimate was received this afternoon, so could not be included in this meeting.
- Discussed possibility to build trails to different standard than design provided by the Engineer.
- Engineer's costs have been larger than expected. Unlikely trail plan for phase 1 will be developed and realized in 2025.
 - Subcommittee then proposed for the PTASC budget to be allocated to support Public Works initiative to alter line painting to complete walkable shoulder to move forward a request by Councillor Epp in 2024.
- Discussed related topic of the work that volunteers can undertake on behalf of District
 - Jay noted that Metchosin continues to work on Volunteer Policy and is looking into approaches used in City of Colwood.
- Budget was discussed. Jay noted that CFO indicated that approximately \$15,000 remaining in District line painting budget.
 - Discussion if budget should come from PTASC or Public Works

Moved David Shanks

THAT the Committee endorse a recommendation to Council for traffic line painting from Albert Head Rd to Metchosin Rd to create a larger road-side shoulder on the East side of Duke Rd East to support safer passage for pedestrians and cyclists.

Carried

b) Parks & Trail Master Plan Updates

- First draft of text being developed building upon the previously shared Draft Outline
 - Subcommittee seeking to complete edits on the first draft prior to this being shared with the full committee.
 - Considering a workshop style event to review and provide comment in open setting.
- Noted that the technical subcommittee will be discussing and making recommendation for changes to the Trails Standards
 - Consider adding "modified" Multi-use Trail to existing standards for Nature Trail and Multi-use Trail

7. Reports

a) Parks and Trails Coordinator

- No correspondence received no new memorial bench requests
- Work completed by volunteer work parties
 - Branson-Duke
 - Sweet Chestnut
- Caroline seeking to organize trail cleanup work party the weekend of Sept 20, need to identify trail requiring cleanup

b) Council Liaison

- Jay discussed the volunteer program, in relation to PTASC work, as well as invasive removal. Noted there is interest among residents about starting a volunteer group for stewardship activities for the Buffer Land.
- Considerations continuing the potential of rezoning the Buffer Land to a 'park'.
- The fire hall is consuming significant time and attention of Council and staff.
- The PTASC Chair held a meeting with the Mayor in last month to discuss direction of PTASC and concerns relating to topics covered above.

8. Correspondence

a) Friends of the Mount Metchosin Neighbourhood, Parks and Trails Input

- Suggested this be forwarded to the Master Plan update Subcommittee
- Raised that if Metchosin Mountain ever gets developed the existing linear park would be suited to connective trails
- Jay thanked public attendees and neighbours for their letter and initiative to steward/maintain this nature space.
 - Reiterated again that neither Council nor PTASC have plans to make trails
 - An annual status check-in with PTASC on this nature space, particularly on invasive species management would be valued.
- **Committee discussion:**
 - Park areas were originally designated to be trails, this was particularly to move pedestrians away from unsafe roadsides like Glen Forest Way. Land was designated during the subdivision, so any landowner purchased property knowing the land is public and possibility for trails
 - It was noted that the Broadmead neighbourhood in Saanich has nature trail between properties and it is one of most enjoyable, beautiful places to walk in District

9. Other Business

a) Metchosin Community Day, PTASC Involvement

- Discussion of needed supplies.
- **Action:** need to ensure that Brochures & handouts need to be collected/printed, suggested 100 copies.
- Sign needed to inform attendees of Trails Coordinator email.
- Suggested having Master Plan Update questionnaire/survey. Subcommittee to prepare
 - Could this be setup as online survey as well?
- Booth staffing schedule
 - Setup starting 9:30 am

- Cleanup expected around 3:30 pm
- **Action:** Another focus of booth should be to recruit new members for this Committee.

b) Road Resurfacing Program, Building in Pedestrian Safety During Project Planning

- Noted willingness within District to widening shoulders to improve safety, but the District/CAO need to be informed of the need in advance of paving contracts being awarded.
 - Longstanding issue that PTASC is not being informed when paving is considered, seeking path forward to improve the communication and provide PTASC the opportunity to provide input
 - **Action:** Jay to draft recommendation to present at next council meeting re, PTASC recommending that when District staff are planning road (re)surfacing projects should consider widened shoulders to improve pedestrian safety.

c) Invasive Management, Support for Local Groups

- Discussion of letter from the Metchosin Invasive Species Collective (MISC) seeking direct link and to simplify communication & directive from District on invasives removal work.
 - Proposed that Trails coordinator and CAO be included on emails regarding MISC work parties in District parks
- Noted that letter & notifications should go from MISC to CAO with Trails Coordinator on cc, to confirm approach noted above. Permission should not come from the Trails Coordinator.
- Noted that letter needs some adjustments directing letter to the CAO.
Action: Kathy to communicate proposed changes of letter to MISC.

d) Duke Road East Subdivision

- Jay provided context of MEASC request to PTASC
 - PTASC supports any allocation of parks and/or trails that would seek to protect Arbutus
 - Discussion that PTASC needs to understand MEASC desire

Moved by Jim Nan

THAT the Committee request a site a visit with MEASC representative(s) for walkthrough of proposed subdivision property to understand the Arbutus trees seeking to be preserved.

Carried

e) Donations to Community Parks Policy (Draft)

- Harmonization of past recommended Parks Donation guidelines (from past Trails Coordinator) and the past Public Works Policy.
- Discussion of where Past Donation list is maintained, including tracking the 10-year maintenance periods.
 - Need to clarify in Policy who is to contact the donor prior to the end of 10-year period.
 - Kathy noted that Policy should provide allowance that Personalized plaque can be returned to the Donor at the end of 10-year period if donation not renewed

Moved by Jim Nan

THAT the draft Policy be accepted subject to discussed changes above.

Carried

f) PTASC Terms of Reference

- Discussed concerns on the use of volunteers, which areas limiting scope of PTASC as it has existed during committee membership.
 - Noted that with wording currently in Terms of Reference this committee should provide Advisory function without any actual volunteer activity towards building and maintaining trails.
 - Emphasized importance to resuming work crews from William Head institution, this would alleviate liability concern.
 - **Action:** Suggested to raise this topic at next meeting and to invite CAO to join this discussion.
 - Consider if other Council members should be invited to this meeting as well.

g) Liberty Dr roadside Trail

- Noted that broom cleanup is needed on Ed's Lane side of trail, could be upcoming work party activity to reclaim the trail.
 - Trail was not built with surfacing, so the trail was not used & became overgrown.
 - Discussing that trail surfacing needed (gravel and filter cloth).
- **Action:** Trails coordinator to follow up and report at next meeting.

10. Adjournment and Next Meeting Date

Moved by David Shanks

THAT the Committee adjourn the meeting at 9:50 p.m.

Carried

The next meeting will be held on Tuesday, September 16, 2025, at 7:00 p.m.

District of Metchosin

Minutes

Parks and Trails Advisory Select Committee Meeting

Tuesday, September 16, 2025, at 4:00 p.m.

Council Chamber

Metchosin Municipal Hall

Present: Ron Aubrey (Chair), Jay Shukin (Councillor Liaison), Kathy Atherton, Karen Hoffman, Jim Nan, Caroline Donohue (Recorder) **Virtual:** David Shanks

Bob Payette, Chief Administrative Officer

The meeting was called to order at 4:01 p.m.

1. Agenda, Additions, Approval

The agenda for the September 16, 2025 Parks and Trails Advisory Select Committee Meeting was adopted by consent.

2. Presentations

- None

3. Public Participation

- Sandra Lamb, resident, addressed the Committee regarding:
 - Clarification on Committee philosophy;
 - Concerns regarding trail development in the Hi-Mount, Saddleback, Hackamore area.
- Darren Brown, resident, addressed the Committee regarding:
 - Identified Metchosin roadside trail as overgrown and unsafe - suggests removing it from our list of trails or maintaining it;
 - Feels PTASC has a vision for Duke Road East and thinks its time to provide a status update to community and engage with public.

4. Adoption of Minutes

Moved by Karen Hoffman

THAT the Committee adopt the August 19, 2025, Parks and Trails Advisory Select Committee minutes with the following amendments:

- Remove Ryan Carter's name from attendance.
- On Page 3 in the last bullet under Council Liaison: Specify that the Chair had a meeting with the Mayor.

Carried

5. Receipt of Minutes

- No minutes to be received

6. Business Arising from the Minutes

a) Volunteers – Discussion with CAO Payette:

- The Chair summarized concerns:
 - Inertia regarding trail stewardship program;
 - Clarification on the role of PTASC and how trails are to be maintained, as well as how we involve volunteers.
- The Committee Identified three types of volunteers:
 1. Trail Stewards;
 2. One-off instances whereby one person works on an issue with a trail (typically someone from PTASC);
 3. Work parties (Trail maintenance / building).
- CAO Payette confirmed that the Committee may reach out to volunteers regarding specific trail maintenance events and explained recent changes for volunteer methods.
- The Committee would like to develop a Trail Stewardship document and present it to council for approval.
 - Councillor Shukin will find previously developed documents to circulate for Committee input to amend and update.

b) Road Resurfacing Program

Moved and seconded by Caroline Donohue and Karen Hoffman

THAT the Committee recommend Council direct staff to consider roadside shoulder enhancement during the planning of annual road work, as part of its commitment to supporting safe, active transportation;

AND THAT Council advise the Parks and Trails Advisory Committee as soon as possible, of all upcoming road works;

AND THAT the Committee be given an opportunity to provide input on shoulder enhancement opportunities as part of the forthcoming road work.

Carried

c) Duke Road East Update

- Councillor Shukin provided the CAO a map with line painting annotations.
- Aiming to get this on the agenda for October.

d) Parks & Trails Master Plan Update

- Councillor Shukin to provide current draft version of Master Plan to PTASC members for feedback.
- PTASC to have workshop to discuss feedback mid to late-October with the aim of holding an open house in November.
- Caroline Donohue to reach out to Urban Systems re: mapping.

7. Reports

a) Trails Coordinator Verbal Report

- Received interest in Steward Program;
- An email to be sent to those who have expressed interest letting them know we are actively working on revising the Trail Steward program.

b) Council Liaison Verbal Report

- Council focus is on firehall project.

c) Chair Verbal Report

- Nothing to report

8. Correspondence

- No correspondence was received.

9. Other Business

- There were no new business items.

10. Adjournment and Next Meeting Date

The Next meeting will be held on Tuesday October 21, 2025 at 4:00 p.m

Moved by Ron Aubrey

THAT the Committee adjourn the meeting at 5:30 p.m.

Carried



Report to Council

To: Bob Payette, Chief Administrative Officer File No: 6970-20
From: Planner
Date: October 6, 2025
Subject: 2025 Housing Update – Introduction of Proposed Changes

RECOMMENDATION:

THAT Council receive the list of housing policy options and the proposed changes to the District of Metchosin Official Community Plan and Land Use Bylaw;

AND THAT Council direct staff to proceed with community engagement and early stakeholder referrals on:

- The required legislative changes, and
- The housing policy options that Council supports exploring further,

prior to preparing any draft bylaw amendments.

PURPOSE:

To present the required legislation changes, proposed housing policy options and changes to the Official Community Plan (OCP) to align with recent Provincial housing legislation and the District's Housing Needs Report (2021 and 2024). Some of the housing policy options presented for Council's consideration may inform further amendments to the OCP and Land Use Bylaw, should Council support exploring these further.

BACKGROUND:

The District's 2024 Interim Housing Needs Report, 2021 Housing Needs Report and recent public engagement (housing survey) highlight the need to support a wider range of housing options, and the Province has mandatory requirements for local governments to align their OCP and Land Use Bylaw with their Housing Needs Report. The proposed changes and housing policy option ideas aim to respond to these needs and requirements.

Provincial mandatory requirements to be completed by the end of the year:

- Demonstrate that there is enough capacity to meet housing needs by including statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years, as identified in their Interim HNR(LGA s. 473(1)(a), 473.1 (2)(3))
- Include housing policies that address **each class of housing need** (HNRR: Section 8 (1) (b)) included in the most recent HNR (LGA s. 473.1 (4)): affordable housing; rental housing; special needs housing, seniors' housing; family housing; shelters and housing for those experiencing or at risk of homelessness; and housing close to alternative transportation infrastructure.

- Municipalities must also review, and, if necessary, amend the land use bylaw to align with the OCP, to permit the necessary use and density to accommodate at least the 20-year total number of housing units identified (LGA s. 481.7 (1) and (2)).

Included as part of this report:

- Proposed Official Community Plan Changes (Attachment A)
- Proposed Land Use Bylaw Changes (Attachment B)
- Metchosin Housing Needs Snapshot (Attachment C)
- Draft Summary of OCP Objectives and Policies by Housing Need Category (Attachment D)
 - Includes proposed changes to address all seven legislated housing need categories

DISCUSSION:

A. Summary of Proposed 2025 OCP Update Housing Changes

The table below provides a high-level summary of the proposed changes that have been integrated into the draft OCP update (see Attachments A, B, C and D for more details).

Proposed Changes	Amended Section of OCP
<p>Legislative changes</p> <ul style="list-style-type: none"> • Integrate the Housing Needs Report to meet the technical requirements of the <i>Local Government Act</i>, sections 473(1)(a) and 473.1(3). • Technical changes to align data references and figures (e.g., population, housing, housing needs) with current census and statistical data • Add housing legislative context • Update population/growth sections, building permit trends, and data to meeting 20-year housing needs projections • Add in statements of housing needs 	<ul style="list-style-type: none"> - Table of Contents - Lists of Tables and Graphs - Section 1.1 Location & Regional Context - Section 1.5 Population, Population Projections, Review of Potentially Subdividable Lots - Part 14 Regional Context Statement <ul style="list-style-type: none"> ○ Growth Projections and Section 14.3.2 - Part 1 Background <ul style="list-style-type: none"> ○ Added new section for Provincial Legislative Context (Housing), 2024 Interim Housing Needs and expanded on populations projections to add in Historical Growth - Part 6 Residential <ul style="list-style-type: none"> ○ Moved background section to new historical growth section in Part 1 ○ Added a table for Metchosin’s Housing Needs Snapshot <p>(See Attachment A for Proposed OCP Changes)</p>
<p>a. Housing Needs Report findings</p> <ul style="list-style-type: none"> • Revisions providing: <ul style="list-style-type: none"> ○ Overview of the HNR findings ○ HNR projections • Include objectives and policy statements to address how the 7 classes of housing needs identified in the HNR will be met 	<ul style="list-style-type: none"> - Added a table for Metchosin’s Housing Needs Snapshot (See Attachment C) - Amended and added objectives and policies to address classes of housing need. Added a summary table of how the OCP meets the legislative requirements for seven classes of housing need (See Attachment D)
<p>b. Administrative and housekeeping matters</p> <ul style="list-style-type: none"> • correct outdated legislative references • Remove redundant references 	<p>These updates will be provided with draft bylaws when presented to Council for consideration of first reading.</p>

<ul style="list-style-type: none"> • Update OCP maps to incorporate all land use and boundary changes made since 2010 • Update maps and legal descriptions within the Centre Mountain Development Permit Area to reflect the current boundaries (still shows boundaries that are now within Langford) 	
---	--

B. Housing Policy Options

1. Aligning Housing with Agricultural Land Commission Rules

The ALCA and ALR Use Regulation permit up to three residential units on an ALR parcel:

- A principal residence up to 500 m² total floor area,
- A secondary suite within that principal residence, and
- An additional residence up to 90 m² total floor area for parcels 40 ha or less, or up to 186 m² for parcels larger than 40 ha.

The ALCA and ALR Use Regulation no longer restricts the use of an additional residence to farm workers only. Additional residences can be used not just for farm help, but for family, renters, seniors etc. An additional residence is allowed in multiple forms – it can be a standalone dwelling, a manufactured home or a carriage house, providing the dwelling does not exceed the maximum size requirements.

Note: If a local government has more restrictive size requirements, then the more restrictive size requirements apply.

Policy Idea:

Allow one principal dwelling with a secondary suite, and one detached accessory dwelling on ALR land, in alignment with the ALCA and ALR Use Regulation. Considering allowing this would bring local policy in line with provincial regulations, it could support aging in place, increase rental opportunities, and provide more farm worker/worker accommodation options. This can be managed through existing zoning. The Land Use Bylaw requires that the location of a detached secondary suite must be within 15 m of the principal dwelling (LUB s.23(10)). This clusters the dwelling nearby, preserving rural character, protecting agriculture, and reducing environmental impact.

- This would require a clear policy in the OCP to give direction for subsequent zoning updates.

2. Use of Temporary Use Permit (TUPs) for Farm Worker Housing

Current zoning requirements limit the number of dwellings to one principal and one accessory dwelling. To have another accessory dwelling unit for farm worker accommodation would require an owner of ALR or non-ALR land to apply for a rezoning and OCP amendment. A TUP would allow for temporary, site-specific housing for seasonal or non-permanent farm worker accommodation. This would provide flexibility to support working farms without permanent density increases and can be evaluated case by case with criteria and conditions (clustering/Homeplate) etc.

Policy Idea:

OCP policy example: *Consider the use of Temporary Use Permits to support temporary on-farm worker housing where it supports active agriculture and aligns with Metchosin's rural and environmental values.*

3. Expand Housing Diversity

Policy Idea:

Introduce carriage houses, tiny homes that are on foundations (not wheels or trailer chassis) and communal seniors housing (e.g., Abbeyfield model) as options to help meet a wider range of housing needs for seniors, young families, caregivers, adult children, students, etc. These options can be tailored to fit the rural context. Having more housing options can remove barriers – for example, allowing carriage houses may make more units eligible to be brought into the formal rental market, increasing available rental stock.

- *Carriage houses* support housing diversity for rentals, aging in place, multigenerational living, families, caregivers, students.
- *Communal Seniors Housing (e.g., Abbeyfield model)* supports aging in place and addresses an identified housing gap for seniors. Allows options for downsizing, and rental options for independent seniors. This type of housing can be made to fit within the rural context through specific regulations and criteria.
- *Tiny homes on foundations* - from a zoning standpoint, a permanently affixed tiny home (on a foundation) providing it complies with Land Use Bylaw's regulations (e.g., floor area, setbacks, height, definitions), can fit under the definition of detached secondary suite. These units must still comply with the BC Building Code and be reviewed through the building permit process to ensure full compliance with the BC Building Code and local building regulations.

Movable Tiny Homes (on wheels or trailer chassis) – these are different than a permanently affixed tiny home on a foundation. Tiny homes on wheels present challenges for owners wanting to use as a residence because trailer-mounted homes (like an RV) cannot meet the requirements of the BC Building Code with regards to safety, septic service, ventilation, etc. For education and clarification, the District could consider developing building safety advisory guidelines specific to movable tiny homes (e.g., on wheels or trailer chassis), (similar to Sooke's [Advisory-12-Tiny-Homes-on-Wheels.pdf](#)) to educate and clarify the building code requirements.

See Attachment A and Attachment B for proposed changes regarding this policy option.

4. Increase Size Flexibility for Accessory Dwelling Units

Policy Idea:

- a. Consider increasing the maximum permitted floor area for a detached secondary suite (and a carriage house) to 90 m².
 - to support the creation (or legalization) of more functional, livable and diverse housing options. This change would enable more options for family-friendly rental housing by allowing 2 bedrooms comfortably, and more flexibility for accessibility - both key needs identified in the Housing Needs Report. Having a more flexible size limit could remove barriers that would prevent a homeowner from legalizing or building suites. As a result, more units may be eligible to be brought into the formal rental market, increasing available rental stock.
- b. Consider increasing the maximum permitted floor area for a secondary suite (within a principal dwelling) to 120 m².
 - To support greater housing flexibility for multigenerational living, special needs housing, seniors. Larger suites can better accommodate individuals with disabilities, seniors, or others with

specific space or layout needs. More space allows for features like wider hallways, accessible bathrooms, elevator, or additional bedrooms. This size could support 3 bedrooms comfortably. Larger secondary suites also provide a more viable and attractive long-term rental option. This change can fit within the rural context.

- The BC Building Code, 2018 no longer has size restrictions and percentage distribution of floor space of the secondary suite to the habitable space of the building

See Attachment A and Attachment B for proposed changes regarding this policy option.

5. Legalization of Existing Illegal Suites

Including this as a policy in the OCP is proactive because it's acknowledging there are already suites out there. This policy supports bringing more suite rental stock into the legal market, and it focuses on support not just compliance. The District can, later, direct staff to develop a homeowners guide to legalizing existing suites, outlining zoning, Building Code and safety requirements.

Policy Idea:

OCP policy example: *Support the voluntary legalization of existing secondary suites and detached accessory dwellings by providing clear guidance to property owners, encouraging compliance with health and safety standards, and streamlining the permitting process where appropriate*

See Attachment A for proposed change.

6. Subdivision to Provide a Residence for a Relative (Section 514 of the Local Government Act)

Section 514 of the *Local Government Act* allows for a one time subdivision of land to provide housing for an immediate family member, outside of the ALR. While this is a sensitive topic due to concerns about land fragmentation and precedent, it can be explored as a housing option to support aging in place, multigenerational living, and affordability for long-term residents.

If this is something Council wishes to explore, an example OCP policy could be:

Consider, on a case-by-case basis, supporting a one-time subdivision under Section 514 of the Local Government Act to facilitate housing for an immediate family member, provided that the subdivision:

- *Does not adversely affect the character or servicing of the area*
- *Apply specific environmental criteria – such as avoids environmentally sensitive areas, does not increase hazard risk, does not impact groundwater recharge or aquifer capacity, does not encroach onto shoreline or marine foreshore, minimizes site disturbance, can be adequately serviced (THESE ARE EXAMPLES – if this is to be considered, criteria will be thoughtfully applied through stakeholder engagement)*
- *Is not located within the Agricultural Land Reserve*
- *Includes a covenant restricting further subdivision*

Considerations

- The District of Metchosin Bylaw 88 (1989) sets the minimum parcel size for subdivision under Section 514 of the LGA (formerly Section 996) at 40.47 hectares. This minimum parcel size significantly exceeds the requirements set out in the OCP and Land Use Bylaw, effectively making subdivisions for a family member inaccessible under current regulations.

NEXT STEPS:

The next step in the process is to engage the public and stakeholders to gather feedback on the proposed changes. Feedback will be considered alongside mandated changes and technical considerations, and the refined draft amendments will be presented to Council for consideration in early November.

- October 6, 2025: present draft revisions & housing policy options to Council for direction
- October – Early November:
 - Initiate early referral process to government agencies, stakeholders, and staff
 - October 16, 2025 – Housing Policy Open House.
- Early November 2025: consider feedback from stakeholder and the public, prepare draft bylaws for Council consideration of 1st and 2nd reading
- All of November 2025: Statutory referral process
- End of November/ December 1, 2025: Public Hearing
- December 2025: Bylaw Adoption (Council discretion)

FINANCIAL:

This project is being fully funded by the Province of BC.

Respectfully Submitted,



Tara Johnson, MCIP, RPP
Planner

ATTACHMENTS

Attachment A: Proposed Official Community Plan Changes

Attachment B: Proposed Land Use Bylaw Changes

Attachment C: Metchosin Housing Needs Snapshot

Attachment D: Draft Summary of OCP Objectives and Policies by Housing Need Category

Attachment A: Proposed OCP Changes

Section / Action	Current Text	Proposed Changes	Reason for Change
<p>Table of Contents</p>	<p>PART 1 - BACKGROUND AND PLAN MAP 1.1 LOCATION AND REGIONAL CONTEXT 1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP 1.3 PURPOSE OF THE PLAN 1.4 INTERPRETATION OF THE PLAN 1.5 METCHOSIN POPULATION . 1.5.1 Population Projections 1.5.2 Residential Dwelling Units 1.5.3 Review of the Vacant and Potentially Subdividable Lots . 1.6 GLOSSARY</p>	<p>PART 1 - BACKGROUND AND PLAN MAP 1.1 LOCATION AND REGIONAL TEXT 1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP 1.3 PURPOSE OF THE PLAN 1.4 INTERPRETATION OF THE PLAN 1.5 PROVINCIAL LEGISLATIVE CONTEXT (HOUSING) 1.6 METCHOSIN POPULATION AND DEMOGRAPHICS 1.6.1 2024 Interim Housing Needs Report 1.6.2 Historical Growth and Future Outlook 1.6.3 Review of Vacant and Potentially Subdividable Lots 1.7 GLOSSARY</p>	<p>To reflect the addition of new sections addressing updated housing legislation and ensure consistency with the revised structure of the OCP</p>
<p>Change Text</p>	<p>PART 6 - RESIDENTIAL 6.1 BACKGROUND 6.2 OBJECTIVES 6.3 GENERAL RESIDENTIAL POLICIES 6.4 RURAL RESIDENTIAL 1 6.5 RURAL RESIDENTIAL 2 6.6 RURAL 6.7 UPLANDS 6.8 AMENITY DEVELOPMENT</p>	<p>PART 6 - RESIDENTIAL 6.1 Metchosin Housing Needs Snapshot 6.2 OBJECTIVES 6.3 GENERAL RESIDENTIAL POLICIES 6.4 RURAL RESIDENTIAL 1 6.5 RURAL RESIDENTIAL 2 6.6 RURAL 6.7 UPLANDS 6.8 AMENITY DEVELOPMENT</p>	<p>To reflect the addition of new sections addressing updated housing legislation and ensure consistency with the revised structure of the OCP</p>
<p>Lists of Tables and Graphs</p>	<p>LISTS OF TABLES AND GRAPHS Table 1 – Newly Constructed Dwelling Units 1995 - 2009 Table 2 – Potential Lots through Residential Subdivision Table 3 - Agricultural Land Reserve Table 4 - Road Classification</p>	<p>LISTS OF TABLES AND FIGURES Figure 1 - Historic population for Metchosin, 1986-2021 Table A - 2024 Interim Housing Needs Report - anticipated 5 and 20 year housing need Table 1 - Newly Constructed Dwelling Units 2011-2024 Table 2 - Potential Lots through Residential Subdivision Table 3 - Agricultural Land Reserve Table 4 - Road Classification</p>	<p>To reflect the addition of new sections addressing updated housing legislation and ensure consistency with the revised structure of the OCP</p>
<p>Change Text and add new Figure</p>	<p>LISTS OF TABLES AND GRAPHS Table 1 – Newly Constructed Dwelling Units 1995 - 2009 Table 2 – Potential Lots through Residential Subdivision Table 3 - Agricultural Land Reserve Table 4 - Road Classification</p>	<p>LISTS OF TABLES AND FIGURES Figure 1 - Historic population for Metchosin, 1986-2021 Table A - 2024 Interim Housing Needs Report - anticipated 5 and 20 year housing need Table 1 - Newly Constructed Dwelling Units 2011-2024 Table 2 - Potential Lots through Residential Subdivision Table 3 - Agricultural Land Reserve Table 4 - Road Classification</p>	<p>To reflect the addition of new sections addressing updated housing legislation and ensure consistency with the revised structure of the OCP</p>

Section/ Action		Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.1 Change Text	1.1 LOCATION AND REGIONAL CONTEXT Metchosin is a rural community of 4,795 persons (2006 census), located approximately 16 kilometres (10 miles) southwest of downtown Victoria and is bounded by the City of Colwood, the District of Langford, Sooke Electoral Area, Beecher Bay Indian Reserve and the Strait of Juan de Fuca. See Location Map 1.	1.1 LOCATION AND REGIONAL CONTEXT Metchosin is a rural community of 5,067 residents (2021 Census), located approximately 16 kilometres (10 miles) southwest of downtown Victoria. The District is situated on the traditional territory of the Sc'ianew (Beecher Bay) and T'Sou-ke First Nations, and is bounded by the City of Colwood, the District of Langford, the District of Sooke, Juan de Fuca Electoral Area, Sc'ianew (Beecher Bay) and the Strait of Juan de Fuca. See Location Map 1.	Changes made to reflect current census, add land acknowledgment and correct references to names.	
Part 1, Section 1.5 Add new section	1.5 PROVINCIAL LEGISLATIVE CONTEXT (HOUSING) Changes to the Local Government Act adopted in 2023 require municipalities to review their Official Community Plans and Housing Needs Reports on a five-year cycle, to ensure OCPs meet anticipated housing needs over a 5- and 20-year period. Municipalities must also align Land Use Bylaws with Official Community Plans and Housing Needs Reports. This is to ensure that the anticipated total amount of housing anticipated in 20 years can be met. <ul style="list-style-type: none">• The next full Housing Needs Report is required to be completed by December 31, 2028, following the 2026 Census.• The next Official Community Plan and Land Use Bylaw reviews must be completed by December 31, 2030, within two years following the full Housing Needs Report. To reflect the District's projected housing needs to 2041, and in accordance with Section 473 and 473.1 of the Local Government Act, the Official Community Plan has been reviewed to include: <ul style="list-style-type: none">• the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years; and• policies respecting affordable housing, rental housing, special needs housing, seniors' housing, family housing, shelters and housing for those experiencing or at risk of homelessness, and housing close to alternative transportation infrastructure	1.5 PROVINCIAL LEGISLATIVE CONTEXT (HOUSING) Changes to the Local Government Act adopted in 2023 require municipalities to review their Official Community Plans and Housing Needs Reports on a five-year cycle, to ensure OCPs meet anticipated housing needs over a 5- and 20-year period. Municipalities must also align Land Use Bylaws with Official Community Plans and Housing Needs Reports. This is to ensure that the anticipated total amount of housing anticipated in 20 years can be met. <ul style="list-style-type: none">• The next full Housing Needs Report is required to be completed by December 31, 2028, following the 2026 Census.• The next Official Community Plan and Land Use Bylaw reviews must be completed by December 31, 2030, within two years following the full Housing Needs Report. To reflect the District's projected housing needs to 2041, and in accordance with Section 473 and 473.1 of the Local Government Act, the Official Community Plan has been reviewed to include: <ul style="list-style-type: none">• the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years; and• policies respecting affordable housing, rental housing, special needs housing, seniors' housing, family housing, shelters and housing for those experiencing or at risk of homelessness, and housing close to alternative transportation infrastructure	Added to provide the legislative context for this OCP housing update.	

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.5	<p>1.5 METCHOSIN POPULATION</p> <p>The Metchosin population and development growth rates are important factors to examine within the Official Community Plan review. The 1986 Official Community Plan projected a 20-year build-out population of 6,170, or an average annual growth rate of approximately 3%. In 2006, 20 years later, the population had only reached 4,795, and had actually declined in the five-year period between 2001 and 2006 – the only municipality within the Capital Regional District to experience a decline during that period. So not only has the DISTRICT not experienced the forecast growth, it has faced a small decline in the face of significant growth in surrounding West Shore communities. There are a variety of statistics that are helpful in estimating a growth rate for the DISTRICT. In addition to the Census figures and past growth rates, other figures to consider are the population growth estimates for the CRD (derived using BC Stats P.E.O.P.L.E. 34 Model), which estimate that the region’s population as a whole will grow from a 2006 population of 355,871 to a population of 434,973 by 2026. If the DISTRICT of Metchosin were to share the same growth rate, and accommodate a proportional share of the region’s growth, then a forecast population of 5,861 would be appropriate. Notably, the DISTRICT is not anticipated to grow at a rate equal to that of the Region. This suggests that the 6,170 figure predicted in 1986 is still higher than that expected for the next 20 years.</p>	<p>1.6 METCHOSIN POPULATION AND DEMOGRAPHICS</p> <p>According to the 2021 Census, the District of Metchosin had an estimated population of 5,067 with an average age of 50.8. Between 2016 and 2021, the District grew by 7.6%, adding 359 new residents. See Figure 1. Metchosin is experiencing an aging population with seniors age cohort (65+) comprising 26% of the population, the largest age group in Metchosin, followed by pre-seniors aged 55 to 64 (18.5% of the population). In both the 2016 and 2021 Census periods, Metchosin reported an average household size of 2.5 persons, slightly larger than the Capital Regional District average of 2.2. Due to Metchosin’s rural character, this average is not expected to decline significantly over the 20-year planning horizon to 2041.</p> <p><i>Figure 1: Historic population for Metchosin, 1986-2021</i></p> <p>There was a total of 1,855 dwelling units within Metchosin at the time of the 2021 Census. 82% were owned and 18% were rented. Renter households have increased, growing from 245 in 2006 (14% of all households) to 330 in 2021 (18%). The predominant housing type is single-detached dwellings, which make up 77.9% of all occupied private dwellings in 2021.</p>	<p>Technical changes made to align data references and figures (e.g., population, housing, housing needs) with current census and statistical data</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 1, Section 1.6		<p>1.6.1 Interim Housing Needs Report</p> <p>The District's interim Housing Needs Report (2024), projects an anticipated five-year housing need (starting in 2021), of 285 units, and a 20-year housing need of 852 units. See Table A. These projections rely on the standardized Provincial formula, which may not align with local trends or constraints. The methodology prescribed by the Province estimates the number of additional dwelling units that would be needed to meet anticipated growth, suppressed household formation, housing vacancy rate, the demand buffer, etc. Of the 852 units, 51.3% (436.95) are required to accommodate the anticipated household growth in the community over the next 20 years. These projections are not forecasts of population and they do not guarantee that 852 new units will be needed (or built). The projections are intended to ensure the OCP, and zoning can accommodate anticipated housing needs.</p> <p><i>Table A: 2024 Interim Housing Needs Report – anticipated 5 and 20 year housing need</i></p>	<p>Added to provide context for the 20-year anticipated housing need as part of aligning the OCP with new Provincial Housing requirements under LGA s.473(1)(a) and LGA s.473.1(3) which states:</p> <p><i>An official community plan must include statements and map designations for the area covered by the plan respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;</i></p> <p><i>The statements and map designations included in an official community plan must provide for at least the 20-year total number of housing units required to meet anticipated housing needs, which total number is included in the most recent housing needs report that is received by the local government.</i></p>
Add New Section			

Section/ Action	Current Text	Proposed Changes	Reason for Change
<p>Part 1, Section 1.5</p> <p>Change text</p>	<p>1.5.1 Population Projections</p> <p>Another factor which may impact the population projections is the number of persons per dwelling unit. This ratio has been falling in most southern Vancouver Island communities. In Metchosin in 2006, the population per dwelling unit was approximately 2.8 persons per unit. This figure is well above the average of 2.3 for the Capital Regional District. Because of the rural nature of Metchosin, it is not expected that the person per unit ratio will drop significantly over the duration of the 20-year Plan Period. The Official Community Plan growth rates should therefore not be altered due to person per unit ratios.</p>	<p>1.6.1 Historical Growth and Future Outlook</p> <p>Historical Growth</p> <p>From the mid-1800s when Metchosin was first settled until more recently, residential development has been limited primarily to housing for families involved in farming. These residences were on moderate to large holdings of the more productive farmland generally extending between Witty's Lagoon and Weir Beach.</p> <p>In 1910, and again during the late 1940s, some subdivision into smaller parcels began to occur. Such settlement took place on 0.8 to 2 hectare (2 to 5 acres) parcels of agricultural land and constituted an early version of "hobby farming". The Morland Road subdivision is an example of such development. As well, a limited amount of residential development on 0.2 hectare (less than 1/2 acre) parcels began to occur immediately north of Witty's Lagoon and also adjacent to Weir Beach due to the magnificent setting.</p> <p>In the late 1960s and early 1970s, Metchosin experienced substantial growth in residential development. During this period, approximately four hundred 0.8 hectare (2 acres) lots were created in nine scattered residential concentrations ranging in size from 15 to 115 lots. This took place at a time when zoning permitted a 0.8 hectare (2 acres) minimum lot size, and was caused by high land costs and urbanization within the Victoria Area.</p> <p>From 1976 to 1981, population in Metchosin increased from 2,980 to 3,260. The 1991 Census recorded a population of 4,232, and, in 1993, the population of Metchosin was estimated to be 4,410. Future population growth was projected by the original Metchosin Settlement Plan (1977) to be 5,000 persons in 1996 and approximately 5,500 in 2001. The 1986 Official Community Plan projected a 20-year population of 6,170 by the year 2006, representing an average annual growth rate of approximately 3%. In 1995, the Official Community Plan projected an average annual growth rate of 3.2% between 1993 and 2006, with a projected build-out population of 6,265 by the year 2006. By 2006, the population had only reached 4,795.</p>	<p>The content originally found under Section 6.1 – Background in Part 6 – Residential has been relocated to Part 1 – Background to better reflect its focus on the historical growth of Metchosin. This information provides important context and is more appropriately placed in the introductory section of the OCP.</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
<p>Part 1, Section 1.6</p> <p>Add new text</p>	<p>1.5.2 Residential Dwelling Units</p> <p>In 2006 there were 1,730 private households in Metchosin. In 1996, there were 1,520 private dwellings, for an increase of 210 units or an average of 21 units per year. If an increase of 21 new dwelling units per year is maintained, approximately 420 new units could be expected from 2006 to 2026. Using the current figure of 2.8 persons per unit, this would result in a population increase of approximately 1,176 persons –suggesting a population of approximately 5,971 by 2026. Furthermore, building permit totals for new dwellings over the past decade has averaged 14 units per year, and has been relatively steady, with the notable exception of 28 units in 2002, and only 9 units in 2008. The breakdown of new units (calculated by totaling the number of dwelling unit permits less dwelling unit demolition permits in each given year) since 1995, by year and land use designation, is listed in Table 1. The average over that time is 14.5 units per year. Table 1 – Newly Constructed Dwelling Units 1995 – 2009</p> <p>In the 20-year period between the years of 1986 and 2005, the average number of new dwelling units based on building permit statistics was 23 per year – similar to the numbers derived using the Census private dwelling information growth over the past 10 years. However, given the more recent numbers exhibited over the past 5 years it appears the number of dwelling units has declined. This adds additional weight to the suggestion that the 6,170 figure used in 1986 is unlikely to be attained by 2026.</p>	<p>1.6.1 Historical Growth and Future Outlook (continued from above)</p> <p>Future Outlook</p> <p>Historical growth rates in Metchosin from 1986 to 2024 show an average annual population growth of 1.0%. If used as a growth projection, this would result in 1,013 additional residents by 2041 (a total population of 6,080). Between 1995 to 2009, building permit data showed the net number of new dwelling units averaged 14.5 units per year. Between 2016 and 2024, building permit data showed the net number of new dwelling units averaged 7.8 units per year. According to Statistics Canada, the total number of households occupied by usual residents increased from 1,818 in 2016 to 1,855 in 2021. This is an increase of 38 new dwelling units in five years, an average of 7.6 new dwelling units per year. In comparison, the projected 852 new housing units from the interim Housing Needs Report would average 42.6 dwelling units per year. <i>Table 1 – Newly Constructed Dwelling Units 2011 – 2024</i></p> <p>Three growth scenarios were established to provide a range of potential growth outcomes that may be experienced in the District of Metchosin over the next 20 years, to 2041.</p> <p>Low: The low-growth scenario is based on historical census data for the District of Metchosin from 1986 to 2021, which reflects an average annual population growth rate of approximately 1.0%. Applying this rate, the population is projected to reach 6,080 by 2041, an increase of 1,013 residents.</p> <p>Medium: The medium growth scenario is based on the average annual population growth rate of 1.5% for Metchosin between the 2016 and 2021 census periods. Applying this rate, the population is projected to reach approximately 6,587 by 2041, an increase of 1,520 residents.</p> <p>High: The high-growth scenario is based on an average annual population growth rate of 2.0%. Applying this rate, the population is projected to reach approximately 7,094 by 2041, an increase of 2,027 residents. If the average household size remains consistent at 2.5 (as reported in the 2021 Census), this high growth projection aligns with the 20-year estimated need for an additional 852 housing units, as identified in Metchosin’s 2024 Interim Housing Needs Report.</p> <p>Considering the current and expected housing demand, and factoring in historical population growth, low growth is the most likely population scenario for Metchosin.</p>	<p>The population projections in the Official Community Plan have been updated to:</p> <p>The last growth projections are over a decade old. Updating the projections using current data was required to assess whether past assumptions still reflect recent trends and future expectations. Also, this was required to meet Provincial legislative requirements. Under the LGA, OCPs must include statements and map designations respecting the approximate location, amount, type, and density of land uses — growth projections provide the basis for these policies.</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
<p>Part 1, Section 1.5</p> <p>change text</p>	<p>1.5.3 Review of Potentially Subdividable Lots</p> <p>As part of the Official Community Plan review, the total number of residential lots that could be created through subdivision under existing Official Community Plan residential designations was projected. This number is derived from looking at which lots have potential – based on area alone (i.e. other subdivision requirements such as frontage, availability of water, etc. were not considered) – to be subdivided, without any need for rezoning. The following provides an indication of what designations could accommodate new lots in the DISTRICT. Notably, the analysis does not include any lands owned by local, regional, provincial or federal governments.</p> <p><i>Table 2 – Potential Lots through Residential Subdivision</i></p> <p><i>Subdivision</i></p> <p>According to Table 2, the number of new lots that could be created through subdivision is 433. Based on the review of building permit numbers and population trends, this suggests that the OCP has sufficient residential land designated to accommodate the anticipated housing needs over the plan time frame (2026).</p>	<p>1.6.3 Review of Vacant and Potentially Subdividable Lots</p> <p>In alignment with Provincial housing legislation, the District of Metchosis has undertaken a high-level review of vacant and potentially subdividable lots under existing residential designations to better understand its capacity to meet future housing needs. See Table 3.</p> <p>This number is derived from looking at which lots have potential – based on area alone (i.e. other subdivision requirements such as frontage, availability of water, etc. were not considered) – to be subdivided, without any need for rezoning. The following provides an indication of what designations could accommodate new lots in the DISTRICT. Notably, the analysis does not include any lands owned by local, regional, provincial or federal governments, nor does it include lands in the Agricultural Land Reserve.</p> <p><i>Table 2 – Potential Lots through Residential Subdivision</i></p> <p>UPDATED TABLE</p> <p>As per Table 3, a total of 371 new lots could potentially be created through subdivision. When combined with the number of existing vacant lots in the District (59), this results in a maximum residential build-out capacity of approximately 860 new dwelling units. Metchosis has sufficient capacity to support future population growth over the next 20 years, aligning with Provincial housing legislation.</p>	<p>This section was updated to reflect current data. Required under LGA s.473(1)(a) and LGA s.473.1(3) which states:</p> <p><i>An official community plan must include statements and map designations for the area covered by the plan respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years</i></p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 7	<p>1.6 GLOSSARY</p>	<p>1.7 GLOSSARY</p> <p>Accessory Dwelling Unit - a self-contained residential unit located on the same lot as a principal dwelling, and is secondary in use, size, and function. Accessory dwelling units include secondary suites, detached suites, or carriage houses, and are intended to provide flexible housing options that support intergenerational living, aging in place, rental opportunities, and rural affordability—while maintaining the rural character and low-density form of Metchosin.</p> <p>Communal Seniors Housing - A small-scale, shared residential house model (e.g. Abbeyfield-style residence) designed for independent seniors. Residents have private bedrooms and share common areas such as kitchens, dining rooms, and living space. Light services such as meals, housekeeping, and social programming may be provided, but no personal or medical care is offered. These housing forms are not licensed under the Community Care and Assisted Living Act and are considered supportive but independent living.</p>	<p>Two new terms were used as part of the proposed changes, so definitions have been added for clarity. These definitions are proposed as part of the Land Use Bylaw proposed changes for consistency.</p>
Add new definitions			

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 3, Section 3.2	<p>Part 3 AGRICULTURE 3.2 OBJECTIVES</p>	<p>3.2.12 Explore options to support farmers in meeting temporary labour needs, including the potential for additional housing on a temporary basis, in alignment with the <i>Agricultural Land Commission Act</i> and consistent with Metchosis's rural character.</p>	<p>Having an objective about farm worker housing maintains flexibility for Council, avoids policy commitment, and still responds to challenges presented with farm worker housing as a potential housing gap. The Housing Needs Report and public engagement have identified limited rental, affordable, and worker-specific housing options.</p>
Add new objective			<p>Having an objective would allow Council to consider supporting housing for legitimate agricultural purposes, while avoiding speculative or inappropriate development in the ALR or non-ALR lands.</p>
			<p>Council could consider more specific OCP policies, such as exploring a Temporary Use Permit for farm worker housing. Or, Council could consider an OCP policy now, part of this housing update process which would commit the District to exploring (TUPs) for on-farm worker housing.</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 3, Section 3.3	<p>Part 3 AGRICULTURE 3.3 POLICIES</p> <p>3.3.11 The maximum density shall not exceed one dwelling unit per lot except where (1) Where a lot is classified as a farm pursuant to the Assessment Act and the sole purpose of the additional dwelling unit is to provide housing for employees working on that farm, and the lot is 4 hectares (9.9 acres) or more, one additional dwelling unit in the form of a manufactured home may be permitted; or (2) where permitted in the Land Use Bylaw.</p>	<p>Part 3 AGRICULTURE 3.3 POLICIES</p> <p>3.3.11 The maximum density shall not exceed one dwelling unit per lot except where permitted in the Land Use Bylaw.</p>	<p>This policy is no longer consistent with new ALC legislation because it allows a second dwelling (a mobile home for a farm worker) as-of-right, based on farm status and lot size, without requiring specific approval from the ALC - which the post-2019 legislation no longer permits.</p> <p>This contradicts ALC regulations because: It limits who can live in the second home (only farm workers) - but ALC no longer requires this, and It also specifies the form (a mobile home) - but the ALC now allows multiple forms (a standalone dwelling, a manufactured home or a carriage house)</p>
Change Text	<p>Part 3 AGRICULTURE 3.3 POLICIES</p> <p>3.3.12 Only one secondary suite shall be permitted per parcel subject to the Land Use Bylaw.</p>	<p>Part 3 AGRICULTURE 3.3 POLICIES</p> <p>3.3.12 Support the inclusion of one accessory dwelling unit per principal dwelling—such as a secondary suite, detached secondary suite, or carriage house—to increase housing diversity and affordability in a manner consistent with the <i>Agricultural Land Commission Act</i> and with Metchosis' rural character.</p>	<p>Amended to add more intent and direction and to align with ALC legislation, as explained above.</p>
Change text			

Section/ Action		Current Text	Proposed Changes	Reason for Change
Part 6, section 6.1	<p>Part 6 RESIDENTIAL</p> <p>6.1 BACKGROUND</p> <p>See page 47 of the OCP Bylaw on the District of Metchosin website for the content of this section.</p> <p>...Metchosin has provided a choice of rural lifestyles (large lots, hobby farming and full-time farming on large holdings) and it is the intent of this Plan to maintain these opportunities as desirable alternatives to urban living.</p>	<p>Part 6 RESIDENTIAL</p> <p>6.1 Metchosin Housing Needs Snapshot</p> <p>The District's 2021 Housing Needs Report identifies key housing needs as follows: See Appendix C for a copy of the housing needs snapshot table.</p> <p>The following provides a summary of how the OCP meets the legislative requirements regarding housing and the seven classes of housing need (Local Government Act s.473, 473.1 and Housing Needs Reports Regulation s.8(1)(b)): See Appendix d for a copy of the summary for meeting housing legislation.</p> <p>Metchosin has provided a choice of rural lifestyles (large lots, hobby farming and full-time farming on large holdings) and it is the intent of this Plan to maintain these opportunities as desirable alternatives to urban living.</p>	<p>The content originally found under Section 6.1 Background in Part 6 RESIDENTIAL has been relocated to Part 1 Background, Section 1.6.1 to better reflect its focus on the historical growth of Metchosin which is more appropriately placed in the introductory section of the OCP.</p> <p>A table was added highlighting key housing needs.</p> <p>A summary table was added to clearly demonstrate how the OCP addresses all 7 classes of housing need. It makes it easier to see at a glance how Metchosin is responding to all housing needs, and this approach shows alignment without needing to reference each housing need within every individual policy or objective</p>	
Part 6 Section 6.2	<p>Part 6 RESIDENTIAL</p> <p>6.2 Objectives</p> <p>6.2.8 To provide opportunity for a range of housing types, size, prices and tenure consistent with maintaining a rural community.</p>	<p>Part 6 RESIDENTIAL</p> <p>6.2 Objectives</p> <p>6.2.8 To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and individuals with special needs - through a diversity of housing types, size, prices and tenure, consistent with maintaining a rural community.</p>	<p>Expanded on this objective to include more housing needs as per Provincial requirements.</p>	
Change text				

Section/ Action		Current Text	Proposed Changes	Reason for Change
Part 6 Section 6.2 Add new objectives	Part 6 RESIDENTIAL 6.2 Objectives	Part 6 RESIDENTIAL 6.2 Objectives 6.2.11 To collaborate with partners, regional bodies, and government to address homelessness, support affordable housing, and meet local housing needs consistent with Metchosin's rural community.	Part 6 RESIDENTIAL 6.2 Objectives 6.2.11 To collaborate with partners, regional bodies, and government to address homelessness, support affordable housing, and meet local housing needs consistent with Metchosin's rural community.	Addressing housing challenges, requires collaboration beyond Metchosin's local capacity. Proposed objective 6.2.11 acknowledges that Metchosin will work together with other governments and agencies to address housing and social issues, while maintaining rural identity. It addresses regional collaboration while also recognizing local housing needs, giving the OCP room to support small-scale, rural-appropriate solutions.
Part 6 Section 6.2 Add new objective	Part 6 RESIDENTIAL 6.2 Objectives	Part 6 RESIDENTIAL 6.2 Objectives 6.2.12 To improve access to affordable rental housing options in a manner consistent with Metchosin's rural character.	Part 6 RESIDENTIAL 6.2 Objectives 6.2.12 To improve access to affordable rental housing options in a manner consistent with Metchosin's rural character.	This objective is an intention to improve affordability and availability of rental housing because rental stock is limited - and there are creative ways to do that, which is where the policy comes in: <i>Encourage partnerships with housing facilitators that optimize the use of existing housing stock to increase affordable rental options consistent with rural community values.</i>
Part 6, Section 6.3 delete text	Part 6 RESIDENTIAL 6.3 General Residential Policies 6.3.2 One secondary suite may be permitted per dwelling unit subject to the Land Use Bylaw.			This policy is a repeat of policy 6.3.6(a). Can be deleted.

Section/ Action		Current Text	Proposed Changes	Reason for Change
Part 6 Section 6.3 Add new policy			<p>Part 6 RESIDENTIAL 6.3 General Residential Policies</p> <p>6.3.5 Support small-scale communal seniors housing that respects Metchosin's rural character and available servicing capacity</p>	<p>Downsizing, and staying in the community as a senior was a key finding in the housing needs report and in the housing survey. This policy allows the district to provide a specific type of housing for independent seniors with specific regulations in the Land Use Bylaw.</p>
Part 6 Section 6.3 Amend text and add a new subsection	<p>Part 6 RESIDENTIAL 6.3 General Residential Policies</p> <p>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.</p>	<p>Part 6 RESIDENTIAL 6.3 General Residential Policies</p> <p>6.3.6 To support affordable and rental housing for families, seniors, and residents with special needs, the District encourages the following in all residential designations, subject to the Land Use Bylaw and Building Bylaw:</p> <p>(1) Allow one accessory dwelling unit per principal dwelling—such as a secondary suite, detached suite, or carriage house—to increase housing diversity and affordability in a manner consistent with Metchosin's rural character</p> <p>(2) Permit manufactured homes as the principal dwelling</p> <p>(3) Allow home businesses to help supplement household income</p> <p>(4) Permit community care facilities tending up to six adults within the principal dwelling</p> <p>(5) Promote universal design in new dwellings, renovations, and accessory dwelling units to improve accessibility and support aging in place</p>	<p>"consist" is more appropriately used in a regulatory bylaw (Land Use Bylaw) than in an OCP. "Encourages" aligns with the guiding high-level nature of an OCP.</p> <p>Tidied up the text to make it less repetitive by saying "subject to the Land Use Bylaw" only once instead of three separate times.</p> <p>Expanded the policy to include more housing need classes to align with Provincial requirements.</p> <p>added (5) to supports aging in place, improve accessibility for all, and this policy encourages best practice without adding regulatory burden.</p>	

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 6 Section 6.3 Add new policies	<p>Part 6 RESIDENTIAL</p> <p>6.3 General Residential Policies</p> <p>6.3.7 Regularly update the District's Housing Needs Report in compliance with provincial requirements, while advocating for exemptions or tailored approaches that reflect the unique circumstances of small, rural communities such as Metchoshin.</p> <p>6.3.8 Advocate to Island Health and relevant ministries for increased investment in rural delivery of supportive housing services, including outreach, home care, and mental health supports that allow residents to remain in the community.</p> <p>6.3.9 Collaborate with the Capital Regional District (CRD), housing agencies, and regional partners to support initiatives that address homelessness and improve access to affordable housing. Participate in regional data collection, community engagement, and strategy development to identify and respond to local housing and poverty-related needs</p> <p>6.3.10 Encourage partnerships with housing facilitators that optimize the use of existing housing stock to increase affordable rental options consistent with rural community values.</p>		<p>Policy 6.3.7 meets legislative requirements, it shows that the District understands its housing profile and is planning proactively, it can support funding and partnerships, and protects rural interests.</p> <p>Policy 6.3.8 helps ensure rural residents, especially seniors, people with disabilities, low-income, caregivers, families. Strengthens advocacy.</p> <p>Policy 6.3.9 helps the District understand who is at risk. The policy does not imply Metchoshin must build shelters. Instead, collaboration allows the District to be part of broader regional strategies.</p> <p>Policy 6.3.10 - there are some cool partnership ideas out there to help housing needs. Happipad is one example of a Canadian non-profit organization that creates affordable long-term rental housing by unlocking hidden housing supply through spare bedrooms in existing homes. It matches people based on lifestyle compatibility, preferences, and needs and helps facilitate rental agreements, provides support during the rental period, and handles payments.</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 6 section 6.3 Add new policy		<p>Part 6 RESIDENTIAL 6.3 General Residential Policies</p> <p>6.3.11 Encourage the clustering of residential buildings to minimize land disturbance, protect natural features, and maintain the rural character of Metchosin, while allowing flexibility for alternative siting in response to environmental or topographic conditions</p>	<p>This policy is here for a few reasons:</p> <ol style="list-style-type: none"> 1. a higher number of variances to locate detached secondary suites outside of the 15 meters maximum setback are being applied for. Since, Council may consider variances in siting where environmental, topographic, or other site-specific conditions justify alternative locations that align with the policy's intent to preserve natural features and rural character.
Part 6 Section 6.3 Add new policy		<p>Part 6 RESIDENTIAL 6.3 General Residential Policies</p> <p>6.3.12 Support the voluntary legalization of existing secondary suites and detached accessory dwellings by providing clear guidance to property owners, encouraging compliance with health and safety standards, and streamlining the permitting process where appropriate</p>	<p>Including this policy is proactive because it's acknowledging there are already suites out there. This policy supports bringing more suite rental stock into the legal market, and it focuses on support not just compliance.</p> <p>Develop a homeowners guide to legalizing existing suites, outlining zoning, Building Code and safety requirements.</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
Part 14 Amend Text	<p>Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT</p> <p>Section 1.5 of the OCP notes that in 2010, the last OCP update, Metchosin was still not expected to reach the population growth projections contained in the District's first (1986) OCP within a 20-year timeline. The OCP continues to be an effective tool in championing the rural lifestyle, agricultural economy and low growth policies, as evidenced by the limited growth in Metchosin over its 35 years as a municipality.</p>	<p>Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT</p> <p>Growth Projections</p> <p>The OCP contains policies that support the growth projections contained in section 1.6. It is anticipated that much of the growth referenced in the population estimates will be directed to neighbouring West Shore communities of Colwood, Langford and Sooke, consistent with the target to accommodate at least 95% of the region's new dwelling units within the Urban Containment Policy Area.</p> <p>The stable population is due to a combination of the District's location outside the Urban Containment Policy Area, as well as Metchosin's commitment to consistent OCP and Land Use policies that limit growth. The District's current OCP land use designations have the ability to accommodate some growth over time, but this will continue to be limited through the District's land use and servicing policies which have been effective tools to curtail growth. The District's OCP therefore has policies in place to enable limited growth referenced in the RGS while ensuring that any growth that does occur is consistent with the values and policies within the OCP.</p> <p>Section 1.6 of the OCP presents three growth scenarios - low, medium, and high with the low-growth projection scenario most likely. The low growth scenario proposes a population projection of 6,080; a projection that is below 6,170, the District's first (1986) OCP 20-year projection. The OCP continues to be an effective tool in championing the rural lifestyle, agricultural economy and low growth policies, as evidenced by the limited growth in Metchosin over its 41 years as a municipality.</p>	<p>Technical changes made to align data references (e.g., population, housing, housing needs) with current census and statistical data</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
<p>Part 14</p> <p>Amend Text</p>	<p>Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT</p> <p>14.3.2 Improve Housing Affordability</p> <p>Section 6.3.6 of the OCP encourages affordable housing options through secondary suites, detached suites, as well as the ability to have manufactured homes as principal dwellings, supplement income through home businesses, and locate community care facilities in all residential designations. Together these options provide opportunities to address the cost of housing in the District, but also encourage housing that enables aging in place for seniors in the community. The District continues to encourage suites and the conversion of existing accessory buildings to residential units to increase the supply of affordable housing in the District.</p> <p>The District will be working on a housing needs assessment as part of a cooperative effort with other municipalities to identify the current and anticipated future issues concerning market and non-market housing affordability for no, low and middle income and special needs households. The assessment will identify the number of people in core housing need or homeless and involve the community in a strategy to address how those numbers can be reduced, and any issues identified by the needs assessment.</p>	<p>Part 14 METCHOSIN REGIONAL CONTEXT STATEMENT</p> <p>14.3.2 Improve Housing Affordability</p> <p>Section 6.3.6 of the OCP encourages affordable housing options through accessory dwelling units, as well as the ability to have manufactured homes as principal dwellings, supplement income through home businesses, locate community care facilities in all residential designations, encourage communal seniors housing, partnerships, collaboration and advocacy. Together these options provide opportunities to address the increased cost of housing in the District, but also encourage housing that enables aging in place for seniors in the community.</p>	<p>Updates made to reflect new policies and to remove the portion referencing the housing needs assessment .</p>

Section/ Action	Current Text	Proposed Changes	Reason for Change
		<p>Housekeeping Amendments</p> <p>Update references to legislation to reflect current laws and section numbers Update OCP maps to incorporate all land use and boundary changes made since 2010 Update maps and legal descriptions within the CENTRE MOUNTAIN DEVELOPMENT PERMIT AREA to reflect the boundary adjustment changes.</p>	<p>These housekeeping items and Updated maps will be presented when bylaws are presented for readings.</p>

Attachment B: Proposed Land Use Bylaw (LUB) Changes Summary Table

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
<p>1. Add definition for "Accessory Dwelling Unit" (ADU)</p> <p>Accessory Dwelling Unit means a self-contained dwelling unit located on the same lot as a principal dwelling, and is secondary and subordinate in use, size, and function to the principal dwelling unit on the lot. Accessory dwelling units include its own cooking, sleeping, and bathroom facilities and share the same ownership as the principal dwelling. Includes secondary suites within the principal dwelling or detached units in the form of detached secondary suites or carriage houses.</p>	<p>A clear definition ensures that terms like secondary suite, detached secondary suite, and carriage house are consistently understood as forms of Accessory Dwelling Units</p> <p>It also helps avoid confusion between different housing types and how they are regulated.</p>	<p>Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character</p>	
<p>2. Amended definitions for "Detached Secondary Suite" and "Secondary Suite"</p>	<p>To add that these dwelling types are a type of Accessory Dwelling Unit to be consistent with Carriage house definition.</p>	<p>Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character</p>	

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
<p>3. Permit Carriage Houses as a type of Accessory Dwelling Unit (up to 90 sq.m)</p>	<p>To support housing diversity for rentals, aging in place, multigenerational living, families, caregivers, students.</p>	<p>Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character</p>	<p>Add definition for "Carriage House" Carriage House means an accessory dwelling unit that is wholly contained on the upper floor of a detached accessory building and is located on the same lot as a principal dwelling.</p>
<p>4. Increase the size of a detached secondary suite to 90 sq.m.</p>	<p>Homeownership is unaffordable for lone-parent families and no purpose-built family-sized rental housing (e.g., 2-3 bedroom units) are available were two key issues identified in the Housing Needs Report and Housing Survey result.</p> <p>Increasing the size to 90 sq.m. (968 sq.ft.) would allow for 2-bedrooms comfortably.</p> <p>Flexible size limits make it easier for existing over-sized or informal units to be legalized, improving safety, taxation, and rental availability.</p> <p>Builders and homeowners may be more likely to invest in a new suite if size limits allow for a functional design or more flexibility for accessibility and/or privacy.</p>		<p>Add regulations for maximum height when combined with an accessory building, parking requirements, home business, minimum lot size of 0.8 ha (same as detached secondary suite)</p>

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
<p>5. Clarify that tiny homes on foundations (permanently affixed) would qualify as detached secondary suites under existing definition</p>	<p>Respond to evolving housing forms and support affordability</p>	<p>Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character.</p>	<p>From a zoning standpoint, a permanently affixed tiny home (on a foundation) that complies with the Land Use Bylaw's regulations (e.g., floor area, setbacks, height, and accessory dwelling definitions) can qualify as a detached secondary suite.</p> <p>While the Land Use Bylaw defines where and what type of dwelling may be permitted, all new dwellings — including tiny homes — must comply with the BC Building Code and be reviewed through the building permit process to ensure full compliance with the BC Building Code and local building regulations.</p> <p>Movable Tiny Homes (on wheels or trailer chassis) present challenges for owners wanting to use as a residence because these trailer-mounted homes (similar to an RV) cannot meet the requirements of the BC Building Code with regards to safety, septic service, ventilation, etc.</p> <p>The District could consider developing building safety advisory guidelines specific to movable tiny homes (e.g., on wheels or trailer chassis), (similar to Sooke's) to educate and clarify the building code requirements for tiny homes on wheels.</p>
<p>6. Update definition of “family” to reflect modern inclusive language</p>	<p>Ensure clarity and inclusivity in zoning interpretation</p>	<p>Supports EXISTING OCP objective to provide a diversity of housing types while maintaining rural character.</p>	

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
<p>7. Allow "Communal Seniors Housing" (e.g. Abbeyfield model) in residential zones, except not on ALR</p>	<p>Support aging in place and address housing gaps for seniors. Allows downsizing, and rental options for independent seniors while still fitting within the rural context (specific regulations & conditions of this type of housing will ensure this)</p>	<p>NEW OCP POLICY <i>Support small-scale communal seniors housing that respects Metchosis's rural character and available servicing capacity</i></p> <p>Supports EXISTING (although rephrased) OCP Objective. <i>To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and individuals with special needs - through a diversity of housing types, size, prices and tenure consistent with maintaining a rural community.</i></p>	<p>Added a definition and regulations.</p> <p>Permitted on the following residential zones: UP, UP1, UP2, RU, and AR1 zones.</p> <p>Have conditions: Must be on a lot that is at least 1 hectare in size; Be within a single residential building. Have not more than 10 senior residents living in private rooms with shared common areas (e.g., kitchen, dining, and living space). Allow one (1) resident staff member or coordinato can live on-site. Must be owned or operated by a non-profit society, co-operative, or registered charity, or otherwise designed for communal living by seniors aged 60 or older. Require on-site management or oversight, but clarify it is not a licensed community care facility under the Community Care and Assisted Living Act. Complies with applicable servicing requirements, including potable water supply and on-site septic disposal system. Meets the requirements of the Land Use Bylaw and the BC Building Code for residential occupancy.</p>

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
<p>8. Increase the size of a secondary suite to 120 sq.m (1291 sq.ft)</p>	<p>increasing the maximum size of a secondary suite to 120 sq.m from 90 sq.m can support greater housing flexibility.</p> <p>Larger suites can better accommodate individuals with disabilities, seniors, or others with specific space or layout needs. More space allows for features like wider hallways, accessible bathrooms, or additional bedrooms.</p> <p>Larger secondary suites provide a more viable and attractive long-term rental option. Can appeal to small families or couples, not just single renters.</p> <p>Fits within the rural context.</p>	<p>PROPOSED POLICY <i>Promote universal design in new dwellings, renovations, and accessory dwelling units to improve accessibility and support aging in place</i></p> <p>Supports EXISTING OCP objective (although rephrased) <i>To provide opportunities that support a range of housing needs – including affordable housing, rental housing, housing for families, seniors, and individuals with special needs - through a diversity of housing types, size, prices and tenure consistent with maintaining a rural community.</i></p>	<p>The BC Building Code, 2018 has been updated to provide local governments with more options for land use planning including removing size restrictions and percentage distribution of floor space of the secondary suite to the habitable space of the building</p>

Proposed LUB Change	Reason for Change/ Issue Addressed	Related OCP Policy/ Objective	Comments/Implementation Notes
9. Delete Section 51(3)(b) in the AG (ALR) Zone	<p>This policy is no longer consistent with new ALC legislation because it allows a second dwelling (a mobile home for a farm worker) as-of-right, based on farm status and lot size, without requiring specific approval from the ALC - which the post-2019 legislation no longer permits.</p> <p>This contradicts ALC regulations because it limits who can live in the second home (only farm workers) - but ALC no longer requires this, and it also specifies the form (a mobile home) - but the ALC now allows multiple forms (a standalone dwelling, a manufactured home or a carriage house</p>		<p>On ALR land, the ALC legislation now permits:</p> <p>One principal residence with a secondary suite (total floor area of up to 500 m2)</p> <p>and one additional residence, without an application to the ALC, if it is less than 90 m2 in total floor area and it complies with local government zoning and building bylaws.</p> <p>An additional residence can be used for any purpose (not just farm help) - e.g., family, renters, seniors, etc.</p> <p>The additional residence can be in the form of: A standalone dwelling, a manufactured home or carriage house (i.e., integrated with an accessory building)</p>
10. Amend Section 52(3)(a)(b) in the AG1 (ALR) Zone	<p>"There shall not be more than 2 dwellings on a lot," This is generally consistent with the current ALC legislation — as long as the two dwellings are allowed in accordance with ALC regulations.</p> <p>Under the ALC Act and the ALC Regulation, landowners may have:</p> <ol style="list-style-type: none"> 1. One principal residence (with secondary suite); and 2. One additional residence, without ALC approval, if it meets ALC conditions (size 90 m2, siting, and form). <p>The additional residence does not need to house farm workers, and may be used for family, rental, etc.</p>		
11. Housekeeping Changes	<p>many updates are required to correct outdated legislative references</p>		

Housing Need		Key Issues Identified	Implications
Affordable Housing	Median incomes in Metchosis can't afford current market housing (especially detached homes). Lone-parent and one-person households are most affected.	Traditional housing types are unaffordable for many; need for lower-cost alternatives	
Rental Housing	Metchosis has no primary rental units; all rental housing is informal or secondary. Rental households grew from 14% to 22% between 2006 and 2016.	There is demand for rental housing, especially for seniors, lone-parent families, young adults, or low-income families.	
Seniors Housing	Aging population. Current housing stock may lack accessibility and care options. 6 seniors were on the BC Housing waitlist as of 2020	Seniors more difficult to "age in place" without downsizing or supportive options	
Special Needs Housing	Income supports for people with disabilities are very low (\$375/month for rent). Lack of accessible housing options locally.	People with disabilities may be forced to leave Metchosis or live in unsuitable conditions if housing is unavailable or inaccessible.	
Housing for Families	Homeownership is unaffordable for lone-parent families. No purpose-built family-sized rental housing (e.g., 2–3 bedroom units).	Families, especially renters, face significant housing barriers	
Shelters and housing for those experiencing or at	CRD-wide homelessness is increasing (1,523 people counted in 2020). While Metchosis may not have visible homelessness, hidden homelessness likely exists.	While not highly visible, Metchosis must be part of the regional housing system	

Attachment D - Draft Summary of OCP Objectives and Policies by Housing Need Category

Includes proposed changes to address all seven legislated housing need categories

The following provides a summary table of how the OCP addresses all seven classes of housing need to meet the legislative requirements regarding housing (*Local Government Act* s.473, 473.1 and *Housing Needs Reports Regulation* s.8(1)(b)):

Provincial Requirement	Within this OCP
Statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years	Part 1 - Sections 1.5, 1.6, 1.6.1, 1.6.2, 1.6.3 Part 6
Housing policies that address 1) Affordable housing	Part 6: objectives 6.2.8, 6.2.11, 6.2.13 policies 6.3.6, 6.3.8, 6.3.9, 6.3.10
Housing policies that address 2) Rental housing	Part 6: Objectives 6.2.7, 6.2.8, 6.2.13 policies 6.3.6, 6.3.10, 6.3.12
Housing policies that address 3) Special needs housing	Part 6: objectives 6.2.7, 6.2.8, 6.2.11, 6.2.13 policies 6.3.6, 6.3.8
Housing policies that address 4) Seniors' housing	Part 6: objectives 6.2.7, 6.2.8, 6.2.12 policies 6.3.5, 6.3.6, 6.3.8, 6.3.9, 6.3.10
Housing policies that address 5) Family housing	Part 6: objectives 6.2.7, 6.2.8 policies 6.3.6, 6.3.7, 6.3.12
Housing policies that address 6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness	Part 6: objectives 6.2.11 policies 6.3.8, 6.3.9, 6.3.10
Housing policies that address 7) Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation	Part 10: objectives 10.2.2, 10.2.7 policies 10.3.5, 10.3.6, 10.3.7 Part 14: 14.3.1, 14.4.1



REPORT TO COUNCIL

To: Council

File No. 3900-20

From: Bob Payette, Chief Administrative Officer

Date: September 15, 2025

Re: Invasive Species in Metchosin – Next Steps

BACKGROUND:

At its June 16, 2025 meeting, Council considered the attached correspondence requesting a systemic approach to controlling gorse in Metchosin and made the following resolution:

*“THAT Council refer the correspondence to the CAO to provide Council a report on next steps.
CARRIED”*

Prior to 2025, the District of Metchosin worked directly with the Capital Regional District (CRD), through a Memorandum of Understanding for the provision of invasive species treatment and monitoring services within the District. This year, the District continued to liaise with the CRD and hired its own contractor to work with staff in treatment of invasive species.

In addition, the District is a member of the Capital Region Invasive Species Partnership (CRISP) and staff attend regular CRISP meetings and receive training and education on weed control best practices to assist in mitigating priority invasive plants on District boulevards and public spaces.

DISCUSSION:

The *Community Charter* (section 8(3)(j)) authorizes a Council to regulate, prohibit, and impose requirements in relation to protection of the natural environment by controlling and eradicating plants identified as alien invasive species in the *Spheres of Concurrent Jurisdiction – Environment and Wildlife Regulation*.

Although controlling invasive species, whether plant or animal, is authorized under the *Charter*, it is subject to the conditions under section 9 [*spheres of concurrent authority*] for bylaws that regulate protection of the natural environment.

The District of Metchosin does not have a bylaw in place to regulate alien invasive species in Metchosin. The following two options are presented for Council consideration:

Option 1: Good Neighbour Bylaw

Adding the following under section 16(e) (shown in red) of the District’s *Good Neighbour Bylaw*:

“PROPERTY MAINTENANCE

16. An owner or occupier of a parcel, building or structure must not cause, allow or suffer:

- (a) litter, refuse, garbage, discarded or abandoned materials to collect or accumulate around the property;
- (b) unused, inoperable or stripped appliances, equipment, machinery, vehicles, trailers, vessels, or mechanical or metal parts, to accumulate on the property within public view;
- (c) graffiti to be placed on walls, fences or elsewhere on or adjacent to a sidewalk, highway or other public place;
- (d) water to accumulate on the property such that it may result in unwanted accumulation on an adjacent or neighbouring property;
- (e) plants to proliferate on the property that are identified as alien invasive species in the Schedule to the *Spheres of Concurrent Jurisdiction – Environmental and Wildlife Regulation under the Community Charter*; or
- (f) their premises to become or remain unsightly from public view.”

Option 2: New Noxious Weeds Bylaw

Alternatively, Council could consider a separate dedicated Noxious Weeds Bylaw requiring property owners to control invasive plants that are identified in the Schedule to the *Spheres of Concurrent Jurisdiction – Environmental and Wildlife Regulation*.

Both of the above options would include enforcement and penalty provisions through the District’s Municipal Ticket Information (MTI) bylaw. A separate environmental protection bylaw could serve as a base for future regulations on other such matters that are authorized under the Regulation. For example; invasive animals, feeding or attracting wildlife, certain pesticides, etc.

Should Council wish to proceed with regulating invasive species in Metchosin, changing the Good Neighbour Bylaw would be the simplest approach.

In addition, staff will continue to liaise with the CRD in treatment and monitoring invasive species, including any gorse infestations on District boulevards and public spaces.

FINANCIAL IMPLICATIONS:

During the next budget deliberations, Council may wish to consider allocating additional funds in the “Invasive Species Control” budget for invasive species control and allocate an amount each year specifically related to gorse control and education in the District.

STRATEGIC RELEVANCE:

Adopting a bylaw in relation to protection of the natural environment by controlling and eradicating plants identified as alien invasive species falls within the Environmental Pillar of Council’s 2023-2026 Strategic Priorities to:

- Practice sound environmental stewardship;
- Preserve and protect forests, land and natural areas;

- Preserve and protect biodiversity; and
- Prepare for climate change impacts

OPTIONS:

1. **THAT COUNCIL** provide direction to staff on regulating plants identified as alien invasive species identified in the Schedule to the *Spheres of Concurrent Jurisdiction – Environmental and Wildlife Regulation* through one of the following options:

- a) **THAT** staff bring forward an amendment to the Good Neighbour Bylaw to regulate alien invasive species in Metchosin.

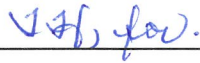
OR

- b) **THAT** staff bring forward a new Noxious Weed Bylaw regulating alien invasive species in Metchosin.

2. **THAT COUNCIL** request further information from staff.

3. **THAT COUNCIL** receive the report for information.

Respectfully submitted,



Attachments:

1. Correspondence: Kathy Atherton, Re: Gorse
2. BC Reg. 144/2004 Spheres of Concurrent Jurisdiction – Environment and Wildlife Regulation

Bullfrog Management Project Results for 2025 – District of Metchosin, B.C.

Prepared by Stan A. Orchard, Herpetologist, October 2025

As in 2024, surface water temperatures remained relatively low for the first half of the field season. This is an advantage since it tends to delay spawning. The sites visited are, as in the past, numerically coded with contact details in a separate accompanying file.

RESULTS

In 2025 fieldwork in Metchosin was carried out on six calendar nights at six different locations. Four of these sites have been visited in past years (Sites 1, 3, 4, and 12), and Sites 16 & 17 are new. In six visits to Metchosin spread over the first half of the summer we captured a total of 144 adult and juvenile bullfrogs, including 54 adult males, 47 adult females, and 43 juveniles.

Table 1. Metchosin Capture Results Sorted by Size-class and Gender

Size-class by Body Length	Totals 2021	Totals 2022	Totals 2023	Totals 2024	Totals 2025
Young males (80-120 mm)	34	9	13	17	28
Mature males (>120 mm)	4	8	4	26	26
Young females (80-120 mm)	96	10	10	18	33
Mature females (>120 mm)	11	9	5	13	14
Juveniles (<80 mm)	171	72	11	20	43
Total	316	108	43	94	144

Table 2. Chronological Capture Results by Site including surface water temperature

Site	Date	Young ♂♂	Mature ♂♂	Young ♀♀	Mature ♀♀	Juveniles	Totals	Surface Water Temp
Pond #16	May 21	0	6	0	3	0	9	15.2 °C
Pond #17	July 10	0	1	0	0	0	1	20.3 °C
Pond #1	July 14	0	1	0	0	4	5	24 °C
Pond #12	July 15	0	2	0	0	0	2	24 °C
Pond #3	July 16	7	8	5	8	14	42	24 °C
Pond #4	Aug 11	21	8	28	3	25	85	23.6 °C
	Totals	28	26	33	14	43	144	

INTERPRETATION OF RESULTS

Site #16 – This site was reported first in 2024 but we did not attend to it until the spring of 2025 due to work by the owner to tidy up the pond margin prior to our visit. The removal of overhangs of Himalayan blackberry and obstructive shrub thickets was very helpful. Nine very large bullfrogs were caught here and most had large ducklings and gravid Pacific treefrogs in their guts. All three of the mature females caught here were bearing mature eggs so had not spawned in 2025. No tadpoles were noted from spawning in prior years.

Site #17 – Only one large mature male was caught here, but its bellowing had been distressing the owner. Native red-legged frogs, rough-skinned newts, and Pacific treefrogs were abundant at this pond.

Site #1 – Bullfrog numbers were low ($n = 5$). In fact, there was only one adult male and four juveniles. Since no adult females were found there was no chance of reproduction at this site in 2025. No tadpoles were seen.

Site #12 – Calling was reported here by the public. Only two adult males were subsequently captured and no others were seen or heard. No tadpoles were seen.

Site #3 – There is a linkage between this site and **Site #4** because they are fairly close to one another with only a grass field between them and collectively they account for 88% of the bullfrogs caught in Metchosin in 2025. Site #3 is difficult to work at some points due to native willows that grow further out from the margin each year and provide some bullfrogs with effective cover. Based upon the condition of the ovaries of the adult females it is, alas, likely that some spawning occurred prior to our visit. Tadpoles were seen and some were in the process of transforming into juveniles.

Site #4 – More bullfrogs of all size-classes and both genders were captured here than at any other Metchosin site. The pond is obstructed by floating pond weed but the visibility is quite good. Spawning likely occurred here prior to our visit. Only three of the 31 adult female bullfrogs caught here were in the ‘mature’ category and most of the remainder were bearing undeveloped eggs, so had not spawned.

SITE OF CONCERN

Matheson Lake Regional Park – This site was brought up in 2023 when a member of the public reported a possible bullfrog sighting. I was contacted by CRD Parks and it was suggested that I would be contracted by them to survey the lake. The contract did not materialize and the sighting, as far as I am aware, remains uninvestigated and unverified. If bullfrogs were to take hold here it could be a bit of a chore to manage them.

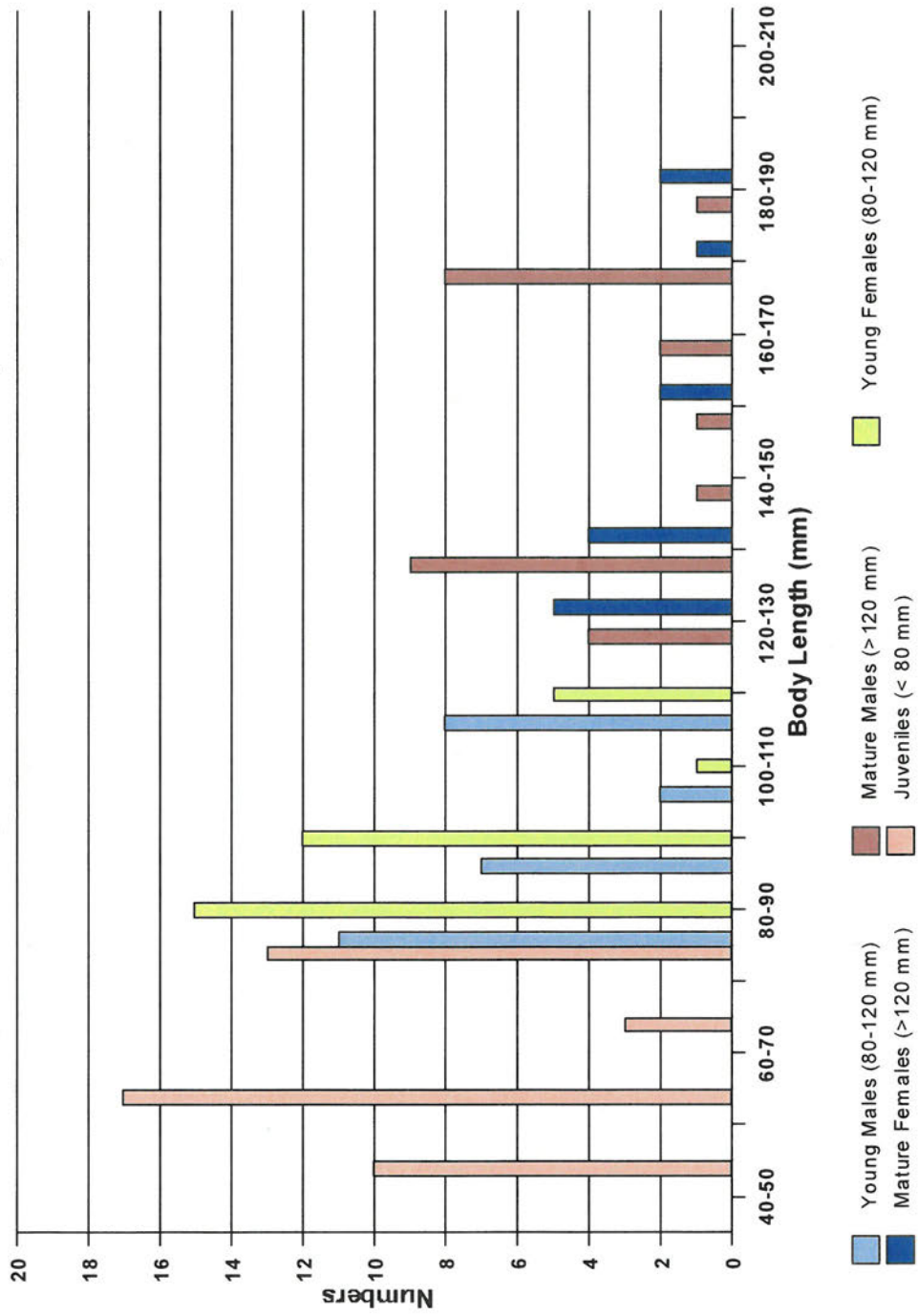
CONCLUSION

1. Bullfrogs persist in Metchosin but not yet in great numbers but with some geographical expansion.
2. Sites #3 & #4 have historically been and remain primary source populations.
3. Site #1 is now essentially de-populated.
4. Site #12 is of special concern because a few large bullfrogs continue to arrive each year but, so far, in very small numbers and luckily there has been no spawning.
5. Sites #16 & 17 were easily cleared of large bullfrogs in 2025 but the question remains of where else may they arise in the vicinity of Pears Road beyond the golf course. It seems unlikely that we will be called back to these particular sites in 2026.

RECOMMENDATION

1. Sites 3, & 4 should be visited more than one time each year to knock back the numbers even more than we have. The minimalist approach of only one visit per year has had an effect in controlling population growth, but it is recommended that these two ponds receive an added night each in 2026.
2. A comprehensive survey of Matheson Lake should be arranged with CRD Parks, or at least CRD Parks should be encouraged to conduct such a survey themselves.

Graph 1. Total Capture Results in Metchosin 2025 (n = 144)





Metchosin Bullfrog Contacts with Site Numbers and Locations – Current to 2025

1. Metchosin Golf Club, 4100 Metchosin Rd – contact is: [REDACTED] single large pond that drains into Bilston Creek.
2. [REDACTED] Lindholm Rd [REDACTED] – single pond that drains into Lindholm Creek
3. Parry Bay Sheep Farm, Lindholm Road – large farm pond
4. [REDACTED] Bennett Rd – heavily vegetated pond at end of long driveway at the terminus of Bennett Road. Likely point of first release of bullfrogs.
5. Pond where Bennett Road meets driveway at its terminus. A private forestry research lab.
6. [REDACTED] - contacted me earlier this year.
7. [REDACTED] - contacted me earlier this year.
8. [REDACTED] Rocky Point Road, [REDACTED] reported a bullfrog in [REDACTED] pond in 2019 but when [REDACTED] sent me a photo it was a native red-legged frog
9. Report in 2019 from District of Metchosin of a bullfrog at Glenforest Way and Boulderpath Rd, [REDACTED].
10. [REDACTED] Kangaroo Rd – [REDACTED] Blinkhorn Lk, a report from District of Metchosin in 2019
11. [REDACTED] Kangaroo Rd – report from District of Metchosin in 2018
12. Blinkhorn Lake – surveyed twice quite a few years ago with no evidence of bullfrogs at that time
13. [REDACTED] Pears Road [REDACTED] Pears Road [REDACTED] small pond.
14. [REDACTED] Pears Road [REDACTED] Has a ½ acre pond with bullfrogs. Decided to have the margins dredged and cleared of brush and brambles before I sent a crew out. Did not get back to me so no fieldwork was conducted in 2024.
15. [REDACTED] Saddleback Road [REDACTED] One bullfrog heard calling here a few weeks before our visit. Very small pond with a clean perimeter. No bullfrogs found but many red-legged frogs.
16. [REDACTED] Pears Road, District of Metchosin, Victoria, British Columbia, CANADA V9C 4A2
Mobile: [REDACTED] Voice/Text; E-mail: [REDACTED]
17. [REDACTED] Ireland Place [REDACTED]