



DISTRICT OF METCHOSIN

AGENDA

PARKS AND TRAILS ADVISORY SELECT COMMITTEE MEETING

September 19, 2023 at 7:00 PM

COUNCIL CHAMBERS, MUNICIPAL HALL

1. **Agenda, Additions, Approval**
2. **Presentations**
 - a) Centre Mountain Trail & Swale, Nicole Shukin 1
3. **Public Participation**
4. **Adoption of Minutes**
 - b) Parks & Trails Advisory Select Committee, June 20, 2023..... 17
5. **Receipt of Minutes**
 - a) Community Planning Committee, June 12 and July 17, 2023 21
 - b) Special Community Planning Committee, August 14, 2023..... 31
 - b) Metchosin Environmental Advisory Select Committee, May 23, 2023..... 35
6. **Business Arising from the Minutes**
 - a) Buffer Land Working Group
 - b) Weir Beach Stairs
 - c) Metchosin Community Day
 - d) Roadside Trail Maintenance, Pears Road
 - e) Parks Donation Program
 - Council resolutions dated July 17, 2023 as to:..... 39
 - Memorial Bench Application, Duke Road
 - Parks Donation Program Guidelines
 - f) Rezoning Application, 4696 Beckingham Road
7. **Reports**
 - a) Parks & Trails Coordinator Verbal Report
 - b) Council Liaison Verbal Report
 - c) Chair Verbal Report
8. **Correspondence**
9. **Other Business**
 - a) Albert Head Neighbourhood Group, Proposal, Parks and Trails Opportunities 47
 - Council resolution dated July 17, 2023
 - Proposal
 - b) Parks & Trails Advisory Select Committee Comments on Centre Mountain Residential Stormwater Management Plan as of April 27, 2023..... 55
 - c) Duke Road East, Proposed Roadside Trail
 - d) Committee Membership
 - e) Opposition to Metchosin Park Trail Repair
 - f) Welcome to Metchosin Sign
10. **Adjournment and Next Meeting Date**



Bilston Creek
Photo: Bev Hall

Trail & Swale :

a Nature-based Stormwater Solution for Centre Mountain



Nicole Shukin 07/17/2023

Metchosin's 113-acre Buffer Land emerged out of a 2017 "land swap" formalized in the tri-party *Reconciliation Agreement* signed by Langford, Metchosin and Sci'aneew First Nation.

There is a stormwater covenant on the Buffer Land serving Centre Mountain residential development in Langford.

the opportunity?

To transform stormwater management for Centre Mountain into a regional eco-asset of benefit to multiple stakeholders . . .

multi-stakeholder / multi-purpose proposal

That Langford partner with Metchosin, developers of Centre Mountain and other potential parties (Sci'aneew First Nation, CRD) to build an engineered wetland/swale ... and trail ... along the Metchosin-Langford border.

Three functions:

- **Stormwater Swale** a nature-based solution for biofiltration management of stormwater from Centre Mountain developments
- **Regional Trail** the engineered bioswale (vegetated channel) incorporates a recreational trail with potential connectivity to the Galloping Goose
- **Riparian enrichment** the combined “Swale & Trail” enhances riparian habitat in the Bilston Creek Watershed; a model of green infrastructure in the West Shore

Centre Mountain Trail & Swale

* proposed trail and swale is a rough approximation

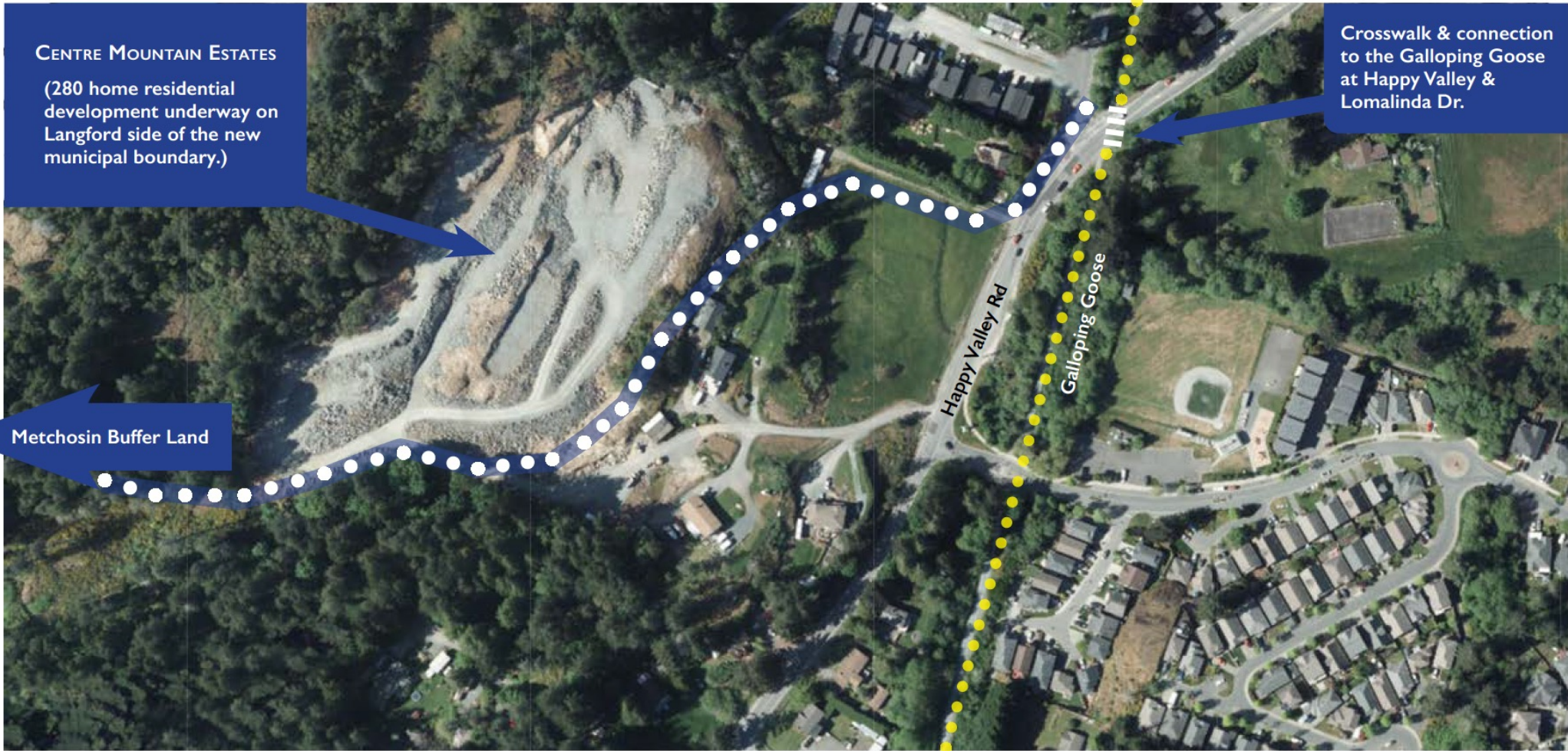


Centre Mountain Business Park
Centre Mountain Residential

Swales

follow the contours around the base of a natural or created slope, redirecting stormwater and filtering runoff as it sinks into the soil.

●●● Trail Connectivity: Centre Mountain Trail connects with the Galloping Goose



Centre Mountain Trail & Swale

* proposed location of trail & swale is a rough approximation

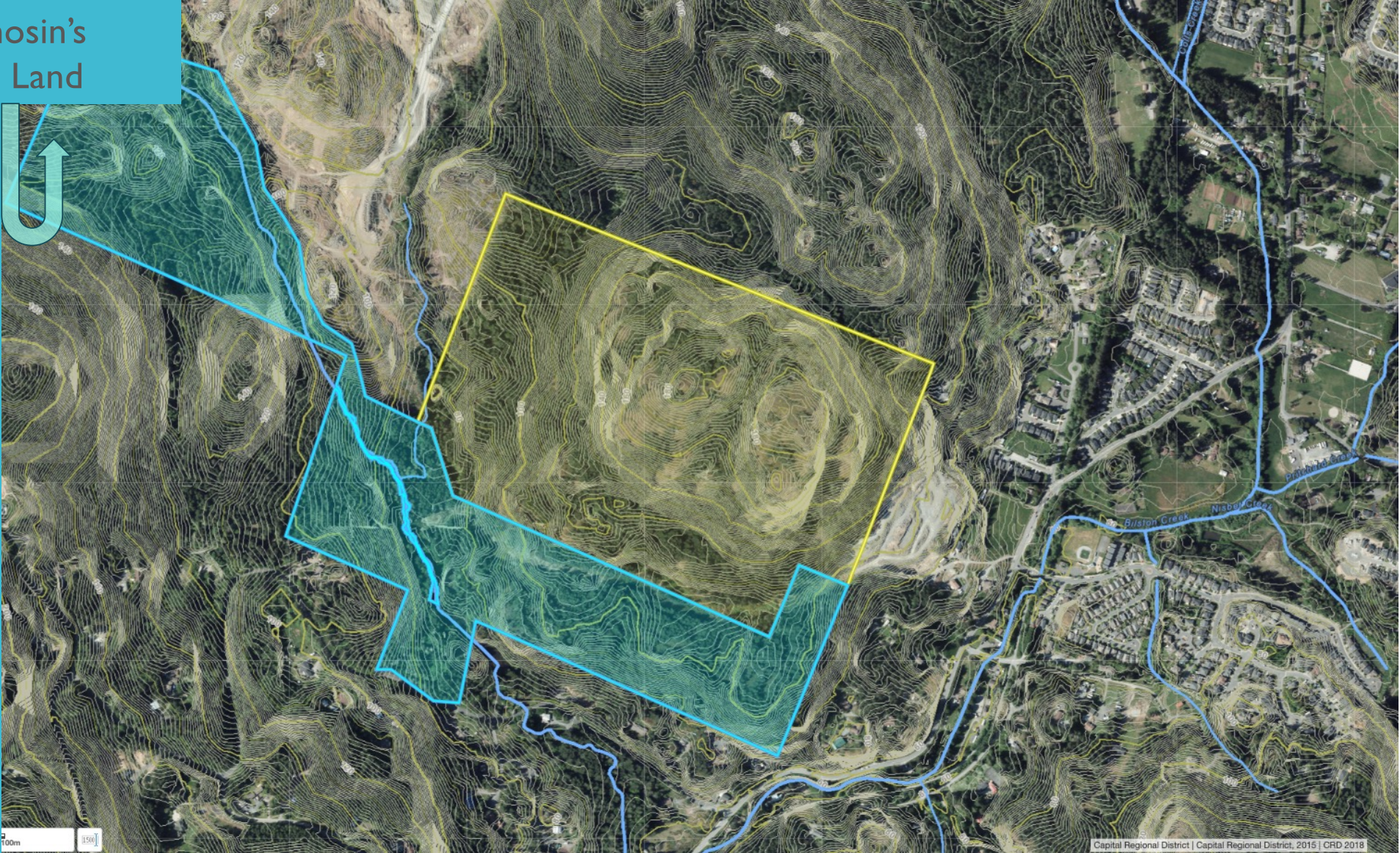
Possible alternate access to Trail from Woodruff Rd

Access to Trail from Happy Valley Road & Lomalinda Drive (site of a crosswalk connecting to the Galloping Goose).

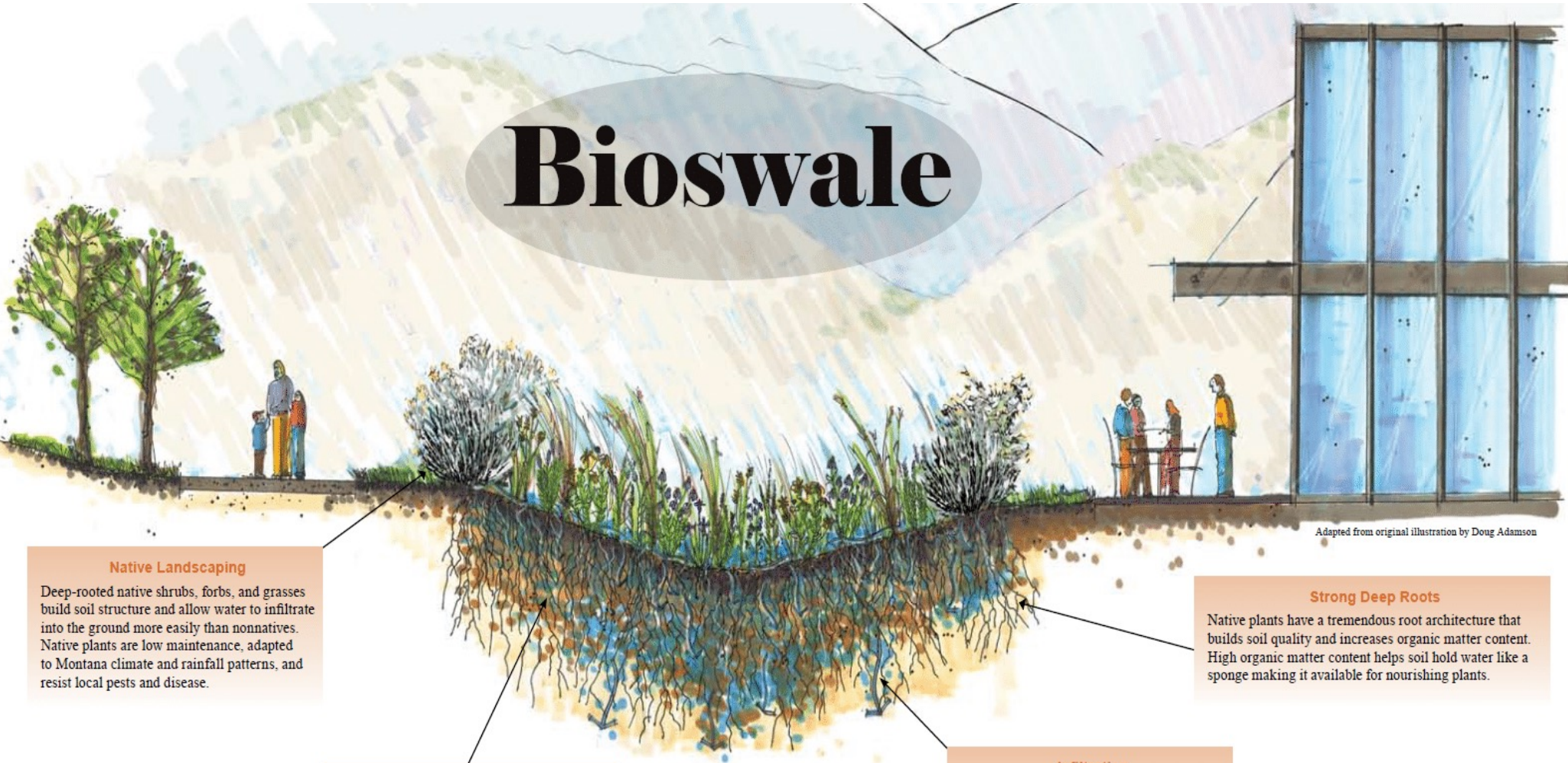
GALLOPING GOOSE

STATUTORY RIGHT OF WAY

Metchosin's Buffer Land



Bioswale



Adapted from original illustration by Doug Adamson

Native Landscaping

Deep-rooted native shrubs, forbs, and grasses build soil structure and allow water to infiltrate into the ground more easily than nonnatives. Native plants are low maintenance, adapted to Montana climate and rainfall patterns, and resist local pests and disease.

Strong Deep Roots

Native plants have a tremendous root architecture that builds soil quality and increases organic matter content. High organic matter content helps soil hold water like a sponge making it available for nourishing plants.

Soil Amending

Along with native plantings, soils amended with compost and sand may be needed to facilitate infiltration. A rock trench can be installed down the center of the swale.

Infiltration

Water infiltrated through bioswales helps recharge groundwater, which supplies rivers and streams with a slow, purified seep rather than surges of polluted surface runoff from roofs and other impervious areas.

Green Stormwater Models to Follow



Gibsons, B.C.

White Tower
Park
Stormwater
Pond





Models to Follow: Bethany Creek Enhancement Project (Washington County, Oregon)



ARTICLE

Benefits of Innovative Stormwater Approach Can Include Lower Costs, Less Effort • • •

<https://www.hdrinc.com/insights/benefits-innovative-stormwater-approach-can-include-lower-costs-less-effort#>

Bethany Creek Enhancement Project (cont.)

One of the challenges with new development involves changes in hydrology. An increase in impervious area can adversely affect existing streams and wetlands. Systems that were relatively stable — through reliance on processes such as infiltration, evapotranspiration, and flow attenuation through floodplain connectivity and roughness — are abruptly deprived of these processes and experience adverse hydromodification in a short time. These changes introduce additional stresses on wetland and riparian areas and, if not mitigated, increase the potential for erosion and degradation of these natural areas downstream of the development. Additional stresses may arise for downstream drinking water supplies including increased sediment and nutrient load and degradation of water quality including harmful algal blooms that are becoming more prominent in our water supplies.

In Oregon's Washington County, just west of Portland, HDR has worked with Clean Water Services, a water resources management utility that aims to protect public health while enhancing the natural environment, to meet this challenge in a new way. Standard approaches in many Oregon jurisdictions would provide stormwater detention that matches peak flows for various design storms. This approach meets regulatory requirements for stormwater quantity but provides limited ecological or community benefits. Through the Bethany Creek Enhancement Project (Project), we worked with Clean Water Services (District) to develop an innovative approach that would meet regulatory requirements while enhancing ecologic function, stream health, and quality of life for the new surrounding communities. The Project provided multiple benefits for a variety of stakeholders at a greater return on investment than traditional approaches.

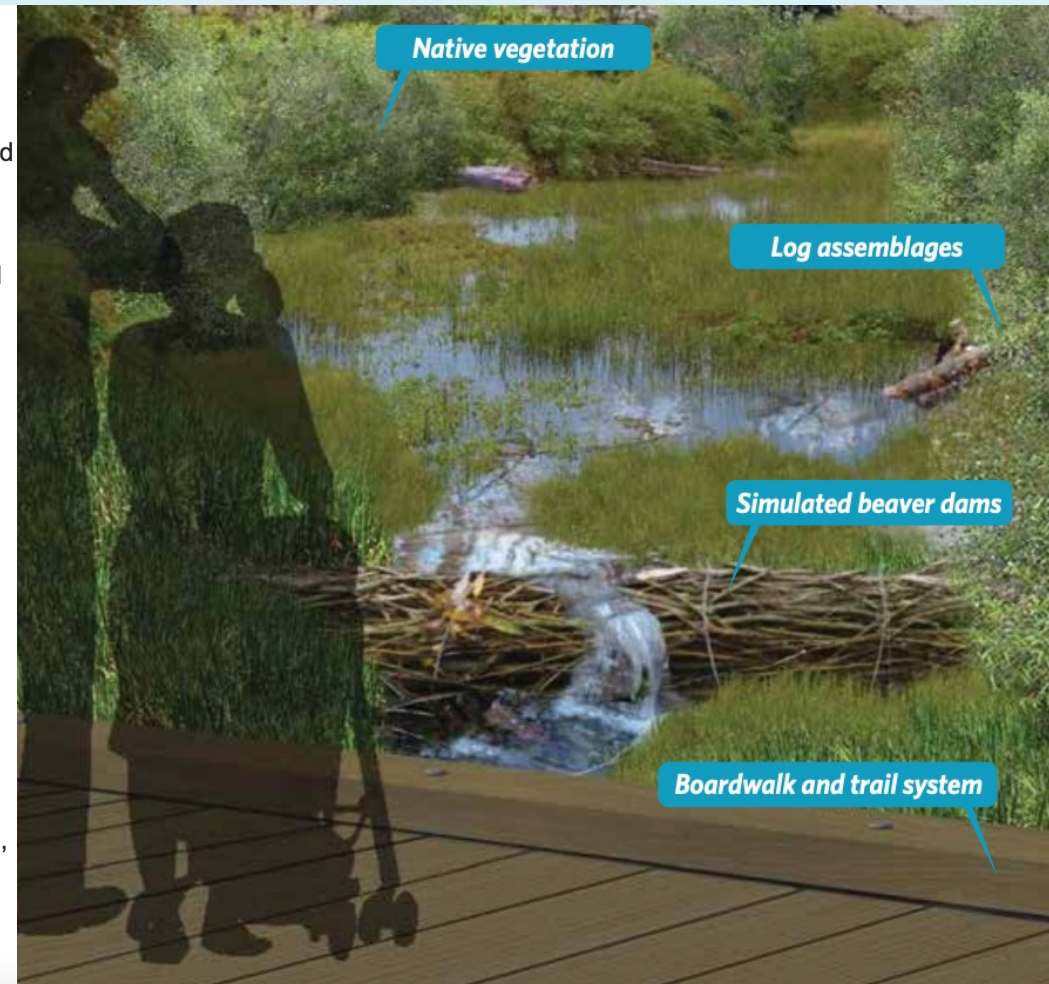




Figure 10. The upper most headwater reach of the stormwater treatment zone, with a steep initial slope from the headwall culvert, under the Parkway (yellow arrow)(see headwall culvert outlet in Figure 11), flattening out onto the broad detention reach (see Figure 8). Note the dense fern plant community, typical of dry, upland soils, with Maple, Douglas Fir and grasses. The red arrow indicates the breadth of the stormwater management channel, reflecting the sheet flow design and enhanced infiltration.

Bear Mountain Parkway: a stormwater management channel that's close to home



390-7th Avenue,
Kimberley, B.C. V1A 2Z7
Tel: (250) 427-0260
Fax: (250) 427-0280
e-mail: aqua-tex@islandnet.com

201 – 3690 Shelbourne Street
Victoria, B.C. V8P 4H2
Tel: (250) 598-0266
Fax: (250) 598-0263

MEMO

To: Laura Beckett, Planner, District of Highlands

CC: Roger Tinney, MCIP, Planner, Tinney & Associates, Land Planning & Design
Erik Bentzon, Developer,

From: Wm. Patrick Lucey, R.P. Bio., Senior Aquatic Ecologist
Date: July 27th, 2011

Re: Riparian Management Zones – Lot alignment, RAR and SWM Pursuant to Rezoning Application RZ-02-11 – 1150 Bear Mountain Parkway

File: Patrick's MacBook Pro:Users:Patrick:Documents:Projects:1150 Bear mountain Parkway:RiparianZoningLotAlignment110724.doc

Trail & Swale : benefits for all stakeholders

- **Langford**
 - a) recreational asset of unique public trail
 - b) reputational value from supporting green infrastructure in region
 - c) lower future costs of monitoring & maintaining stormwater
- **Metchosin**
 - a) mitigation of downstream impacts of stormwater from Centre Mtn
 - b) enhancement of riparian habitat on the Buffer Land;
 - c) a green swale that naturally “fences” off the Buffer Land
- **Developer**
 - a) uplift in value of Centre Mountain lots with proximity/access to an unique “Trail & Swale” greenbelt
 - b) reputational value from contribution to green infrastructure
 - c) potential lower costs of Swale versus conventional system
- **Sci’aneew First Nation** (owner of Lot C in Centre Mountain Business Park)
Benefits to be explored through respectful discussion
- **CRD**
 - a) potential extension of regional trail system via connectivity with the Galloping Goose
- **... and don't forget the critters!** a linear stormwater Swale protects riparian habitat and wildlife corridor in Bilston Creek Watershed

Swale construction using rock & soil on site



Figure 1. Meeting with contractors and stakeholders before construction will help stormwater wetland projects begin smoothly, saving time and money.



Figure 5. Stabilize the banks each day following excavation of a stormwater wetland.



Figure 17. Planting a stormwater wetland can be a community volunteer effort.



Figure 7. Successful vegetation establishment greatly depends on good topsoil condition, plant spacing, and proper water management.



Figure 6. The soils for this stormwater wetland are properly prepared for water and wetland plants.



Figure 19. Adding features and topsoil in a large wetland. Side-slopes have already been prepped, and grass is coming up (top). After 1 year, vegetation is successfully established (bottom).

Stormwater Wetland Construction Guidance Urban Waterways

Source: North Carolina State University

<https://content.ces.ncsu.edu/stormwater-wetland-construction-guidance>

Functional & Beautiful: how the proposed swale could look once established

Woody Shrubs for Stormwater Retention Practices

Northeast and Mid-Atlantic Regions
Second Edition

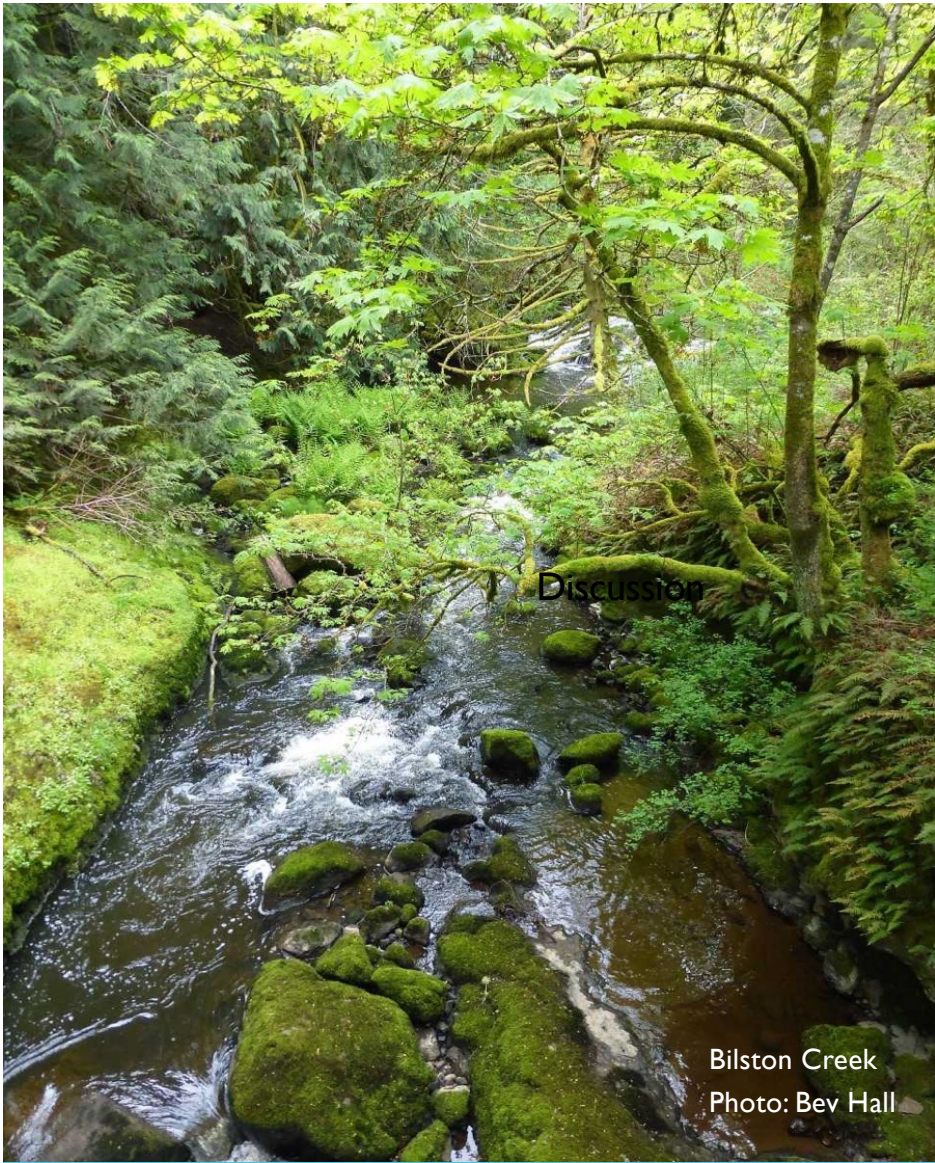


Cornell University
School of Integrative Plant Science,
Horticulture Section

Ethan M. Dropkin, Nina Bassuk and Trevan Signorelli



Successful Bioswale at Cornell Plantations



Discussion

Bilston Creek
Photo: Bev Hall

next steps?

District of Metchosin

Minutes

**Parks and Trails Advisory Select Committee Meeting
Tuesday, June 20, 2023 at 7:00 P.M.
Council Chamber, Municipal Hall**

Present: Mark Atherton (meeting chair), Ryan Carter, Ellen Dewar, Karen Hoffman, Lee Johnston, Jim Nan, Councillor Jay Shukin, Gord Stodola (recorder for meeting)

Regrets: Ron Aubrey

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

1. Agenda, Additions and Approval: add 8d) Roadside Trail Maintenance (Pears Road)

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

2. Public Participation: Madelaine Hjermstad, resident of the Albert Head area, expressed an interest that any funds coming to the District from the subdivision at the end of Seaspray Drive be earmarked for local trails. She noted the volume of cars transiting along Metchosin Road to Witty's Lagoon. She would like to see a multi-use trail along Metchosin Road, from Albert Head to Witty's, if not all the way to the town centre.

Erin Ronsse, resident of the Albert Head area, spoke to her rationale for moving to Metchosin and her family's appreciation of the area they live in. She provided the committee members maps illustrating the parks and trails in her area.

Both Madelaine and Erin asked how they could promote and encourage enhancements to their trails and greenspaces, from pocket parks to bus stops. They were encouraged to mobilize a few neighbours, cultivate a few ideas, and bring these to the district for consideration. The neighbourhood-driven Pears Road roadside trail was mentioned as an example of how neighbours can influence change.

Joie Ronsse – stated that it is fun to walk the various trails in Metchosin.

Jean-Paul Ronsse– trails can be a useful means of moving about the neighbourhood.

Tamara Ballard – noted that the **6e)** motion to go in camera in minutes of PTASC meeting of April 18, 2023 was actually made by Councillor Shukin.

3. Adoption of Minutes

a) Parks and Trails Advisory Select Committee, April 18, 2023

Moved by Councillor Shukin that the Committee approve the minutes of the Parks and Trails Advisory Select Committee meeting held on Tuesday, April 18, 2023 with the correction to **6e)** as noted above. **Carried.**

4. Receipt of Minutes

a) Community Planning Committee, April 17 and May 8, 2023

b) Metchosin Environmental Advisory Select Committee, April 5 and April 25, 2023

The highlights of the above-noted minutes as they relate to PTASC were discussed. In the May 8, 2023 Community Planning Committee minutes it was noted that the PTASC minutes of April 18, 2023 were received, but there was no written indication they were discussed. Councillor Shukin stated there was discussion around these minutes.

Action – request to staff that the Community Planning Committee minutes of May 8, 2023 be amended to reflect this discussion.

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

5. Business Arising from the Minutes

a) Optimizing Public Engagement – Buffer Land Parcel: Councillor Shukin provided an update on this topic. Of note:

- A public engagement session was held May 9, with about 25 people in attendance. The consensus was to protect the buffer lands and manage them appropriately to retain their environmental value. There was little desire for CRD involvement.
- The Working Group will be looking at a wide range of options, even less favourable options such as CRD involvement. An evaluation tool has been developed. A report to council will be presented by October.

Action – request to staff that this agenda item be renamed **Buffer Land Working Group**.

b) Weir Beach Stairs – Councillor Shukin provided an update. He penned recommendations (approved by council) that the repair of a natural trail with upgraded steps and handrails be undertaken. The plan is with the engineer. Repairs in the range of \$15,000 should proceed when the design is complete. PTASC and the William Head crew may help.

Parking – no further solutions to the parking issues have yet been documented.

c) Proposed 3 Lot Subdivision, 384 Seaspray Drive: a site visit was held, and PTASC recommendations have been submitted to the district.

Action: request to staff to remove this item from the agenda, and bring forward at a later date when the Approving Officer has considered PTASC recommendations.

d) Proposed 7 Lot Subdivision, Section 40, Neild Road: a site visit with the owner/developer and his representatives was held, and PTASC recommendations have been submitted to the district.

Action: request to staff to remove this item from the agenda, and bring forward at a later date when the Approving Officer has considered PTASC recommendations.

e) Parks and Trails Issues, Chapel Heights: district has spoken with landowner, who claims to not have installed the gate. Issue will remain with Trails Coordinator for possible next steps.

6. Reports

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

- Ryan cleared a fallen log in Metchosin Wilderness Park off Ed's Lane
- Jim Nan has done significant work in Blinkhorn Nature Park
- Discussed with Gord trail repair in Metchosin Wilderness Park on central loop trail between Clapham and Ed's Lane spurs. Working to schedule Benson Excavating to help with these repairs. Additional repair to beach at Blinkhorn will be included to replace some rocks that have moved. The rocks present a safety concern.
- Bonnie Farris has designed signage for Mt. Ash. – these will be ordered soon
- Bonnie has offered to design additional signage. Ryan will put together a list of new signs by September.
- Ryan would like to start logging volunteer hours

b) Council Liaison Verbal Report: most updates were provided in discussions in **5. Business Arising from the Minutes.** Additionally:

- An Animal Control bylaw has been drafted, with consideration to input provided by the Dogs In Metchosin Working Group. It has received second reading and is now with legal for review.

Enforcement may have some grey areas, as CRD has jurisdiction above the high tide line in CRD parks such as Devonian, the province below, with authority delegated to the municipal level.

c) Chair Verbal Report: Mark reported the following:

- Public works has erected the Montreuil Hill trail sign, but it is located behind a gate spanning the road with a 'No Trespassing' sign. A second trail sign, installed on the road right-of-way on Rocky Point Road, would better indicate that this is indeed a public trail.
- Mt. Ash – this is an enforcement issue, so no further update.
- William Head crew – working on Ron Weir trail pulling daphne and blackberries.

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

7. Correspondence:

a) Jill Peterson, Metchosin Community Day 2023. Local groups are invited to have a presence. PTASC plans to have a booth, perhaps with Metchosin Invasive Species Cooperative as per 2019.

Action - Mark to inform Metchosin Community Day organizers that PTASC will have a presence.

Action – Mark to contact MISC inviting their group to share a booth.

8. Other Business

a) Proposed Rezoning Application Referral, 4696 Beckingham Road – Councillor Shukin spoke to the deliberations Council were having on this application. The committee discussed the different proposal in the documentation provided, and our need to focus specifically on the Parks and Trails opportunities on this property.

A PTASC site visit with the developer's representative(s) is scheduled for June 25.

- b) **Parks Donation Program Discussion; current costs due to inflation** – the district’s donation document was last updated in 2017, and costs and content needs to be reviewed.

Action - Ryan to contact Classic Cedar to get updated costs, including installation.

Action – request to staff – would the district like PTASC to prepare draft updates to the Park Donation Program application form?

- c) **Review of recent Memorial Bench Application:** a request for a memorial bench at a bus stop on Duke Road was received. The proposed honoree was a proponent of trails at a provincial level, and an advocate for public transit.

Recommendation – PTASC believes this would be an appropriate memorial bench dedication. Fire Chief Dunlop and Public Works are to be informed as per instructions on the application form. Clarity is required as to who follows up on this request – Public Works, as it’s a roadside location, or PTASC. Does BC Transit need to be consulted?

Action - Ryan to follow up with the district.

- d) **Roadside Trail Maintenance (Pears Road)** – members of the public have stated the trail needs tending. Thistles are growing on the trail, blackberries are encroaching. PTASC has been reminded that roadside trails are Public Works’ responsibility.

Action – request to staff that this be referred to Public Works for action.

9. Adjournment and Next Meeting Date

Moved by Jim to adjourn the meeting at 9:05 p.m. **Carried.**

The next meeting will be held on September 19, 2023, or at the call of the Chair.

District of Metchosin

Minutes

**Community Planning Committee Meeting
June 12, 2023 at 7:00 p.m.**

Council Chambers
Metchosin Municipal Hall

PLEASE NOTE: The meeting has been recorded

Present: Councillor Shukin in the Chair, Mayor Little, Councillors Donaldson, Gray and Epp. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer, Stephanie Dunlop, Fire Chief and Tina Hansen, Deputy Corporate Officer.

The meeting was called to order at 8:27 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Mayor Little and Councillor Epp that the Committee approve the agenda as amended with the addition of correspondence from Wendy Schmelz, Amendment to Hours of Liquor Licence for Mile Zero Brewery as supplemental information.

Carried

Moved and Seconded by Councillor Gray and Mayor Little that the Committee amend the agenda with the addition of discussion related to unleashed dogs at Witty Beach Park as Agenda item 10. a. Other Business.

Carried

2. Public Participation

Bev Somers, resident, addressed the Committee as to concerns of dogs off-leash at Witty Beach and a recent incident where a dog went after her six-year old granddaughter. Ms. Somers spoke to CRD signage, lack of enforcement, nudist on the far right side of the beach and stated the beach is no longer a family friendly environment. She would like to see signage stating all dogs must be on a leash in the park.

Mike Star, resident, stated his opposition to the request to amend the operating hours for the liquor licence for Mile Zero Brewery. Mr. Star stated his residence is less than 100 meters away from the business and he feels 11:00 p.m. is too late and would impinge on his right to enjoy the peace and quiet of his property.

Michelle Jones, resident, provided comments as to the report and recommendations on the Weir Beach trail. Ms. Jones noted that parking traffic and incidents have decreased since the closure of the trail, and she questioned what Council's long-term goal is with this access as use of the trail and Weir beach will increase with access.

Pattie Whitehouse, resident, spoke to the issues of off-leashed dogs on Witty Beach stating that it is not the dogs that are the problem, it is irresponsible dog owners. Ms. Whitehouse indicated the CRD needs to adopt the Dogs in Metchosin Working Groups definition of what "under control" means, and enforced it, the problem would be rare. Ms. Whitehouse also noted that she still sees evidence of beach fires on Taylor beach.

Michael Morgan, owner, and applicant for Mile Zero Brewing addressed the Committee and provided clarification as to their current liquor licence hours, special event permit hours, and service hours and licences for other establishments in Metchosin. Mr. Morgan stated they are seeking additional hours so they can hold special or private events. Mr. Morgan commented as to his personal view of potential bias or conflict of interest with Councillor Gray as he is a trustee for the Community Hall where special events take place.

Bev Bacon, resident, stated she does not support a liquor establishment at the Metchosin School site and feels Mile Zero Brewing should only be manufacturing liquor under their licence. She does not support special or private events at this site.

Mike Ballard, resident, spoke in support of Miles Zero Brewing and their request to amend the hours of their liquor licence. Mr. Ballard indicated that a person is able to purchase alcohol with a meal at the café at 9:00 in the morning.

Sue Panton, resident, spoke in support of the recommendations for the Weir Beach trail however she does not support parking on William Head Road. Ms. Panton also commented as to concerns of the campground taking over the Weir beach and concerns of dogs off leash.

Adrian Hannam, resident, supports the trail being open and returned to its prior state for use of his neighbours and the community. Mr. Hannam does not support parking the way it has been recommended.

3. Adoption of the Minutes

Moved and Seconded by Councillors Epp and Donaldson that the Committee adopt the minutes of the Community Planning Committee meeting held May 8, 2023.

Carried

4. Receipt of Minutes

Moved and Seconded by Councillors Donaldson and Gray that the Committee receive the minutes of the Buffer Land Working Group held, May 9, 2023.

Carried

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee receive the minutes of the Buffer Land Working Group, Public Input meeting held, May 17, 2023.

Carried

5. Reports

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

Councillor Shukin introduced the staff report on the development permit to allow the construction of a one-storey 75m² garage at 3667 Park Drive. Council attended a site visit of the property on June 6, 2023.

Committee discussed:

- Site visit was beneficial to Council members
- Engineer's Stormwater Report
- Amendment to remove two trees vs. four trees

Moved and Seconded by Councillors Epp and Donaldson that the Committee recommend Council issue Development Permit 22-02 to enable the construction of a one-storey 75 m² garage at 3667 Park Drive (Lot 7, Block 4, Section 51, Esquimalt District, Plan 1496), including the removal of two (2) trees, installation of a 200amp electrical service, realignment of the existing driveway, and including the reduction of impervious surfaces on the subject property, including the following conditions:

- A. That the proposed garage, driveway, new electrical service, tree removal and reduction of impervious surfaces of the property are consistent with the attached site plan dated March 2023, Colwood Design Line (Schedule A).
- B. That the development helps reduce the Effective Impervious Surface of the lot area to less than 10% by converting approximately 134m² of the asphalt driveway to gravel and another 48.3m² to landscaped areas;
- C. Construct a vegetated swale of at least 10.5m, and integrated into the landscaping, according to the requirements identified in the April 6, 2023 Ryzuk Stormwater Report (Schedule B); and
- D. That the two (2) trees that are required to be removed for the driveway are permitted to be removed in accordance with the District's tree removal bylaw.
- E. That the recommendations in the geotechnical report dated April 24, 2023 be followed (Schedule C).

Carried

b) Staff Report, Additional Information & Request to Amend Hours of Existing Liquor Licence, Mile Zero Brewery

Councillor Shukin introduced the staff report for the request to amend hours of an existing liquor licence for Mile Zero Brewery.

The meeting recessed at 8:59 p.m.

The meeting was called back to order at 9:06 p.m.

Staff reported that Councillor Gray will seek a legal opinion on whether he has a conflict of interest with this agenda item.

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee postpone a decision on the Request to Amend Hours of Existing Liquor Licence, Mile Zero Brewery to an upcoming Committee meeting.

Carried

Mr. Morgan, Applicant will submit the information he presented to the Committee during this evening's meeting to the District's Planner so that clarification related to the Liquor Licence application can be provided to Council.

c) Staff Report, Request for Development Variance Permit, 1585 Zanita Heights

Councillor Shukin introduced the staff report for the request for development variance permit to enable the construction of a detached suite at 1585 Zanita Heights.

Committee discussed:

- Council site visit to the property
- Setback requirements on detached secondary suites
- Consideration of the current housing crisis

Moved and Seconded by Councillor Epp and Mayor Little that the Committee recommend Council request that staff send notices to landowners within 60m of the property informing them of the application and the July 17, 2023 Council meeting when issuance of the permit will be considered.

And that staff schedule a Council site visit of the property.

Carried

d) Councillor's Update

Councillor Shukin provided an overview of his Councillor's Update and recommendations on the Weir Beach Trail.

Committee discussion:

- Consideration of labour from other sources
- Budget target of \$15,000 for remediation of the trail
- Current budget for trail works is \$50,000 which includes remediation of Weir Beach trail

Weir Beach Trail Recommendations

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee recommend Council approve the following next steps towards the remediation of Weir Beach trail:

1. That detailed planning begins for trail remediation based on the goal of improving a "natural trail" design/concept by adding structural elements to allow for safer footing and greater durability. In short, build back better.
2. That the Municipal Engineer, Public Works and PTASC develop a work plan that allows for this concept to be accomplished with a budget target of \$15,000 (estimate provided in November 2022 by the Municipal Engineer).
3. That the work plan considers the labour to complete the project being from:
 - Contractors
 - Public Works
 - PTASC
 - Other sources (neighbours, William Head Institution)
4. That the trail improvements address encroachment issues regarding the neighbours on either side of the trail.
5. That remediation work begins as soon as possible.

Carried

Weir Beach Parking and Traffic Management

Committee discussed:

- This area of William Head Road is dangerous for traffic and parking
- 2-3 hour parking limit for the parking
- Parking enforcement in this area
- Additional options for signs
- Traffic from shift changes at the prison
- Barriers on William Head Road toward the prison
- Communicating concerns to William Head, BC Transit
- Agreement with towing company
- Use of soft, white delineators
- Reconsider options for remediation to the trail and for parking, look at an upgrade

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee recommend Council approve the following recommendation as to the Weir Beach Trail Parking and Traffic Management:

1. That traffic barriers be placed near the north edge of the trailhead to address haphazard parking, which have occurred immediately adjacent to a private home and near the bus stop.
2. That the “No Parking” zones in this area continue to be enforced.
3. That the RCMP be notified that this is an area of concern (speeding, pedestrian safety, parking).
4. That during busy weekends, and based on reports from local residents, pylons could be used to emphasize the “no parking” sections of the road.
5. that additional options for signage and traffic management be considered.

Carried

6. Correspondence

a) Erik and Sheila Lund, re: 4696 Beckingham Road Rezoning & OCP Amendment Application

The correspondence from Erik and Sheila Lund, re: 4696 Beckingham Road Rezoning & OCP Amendment application was received for information.

Moved and Seconded by Mayor Little and Councillor Donaldson that the meeting continue past 10:00 p.m.

Carried Unanimously

7. Other Business

a) Off-Leash Dogs at Witty Beach, Bev Somers

The Committee discussed Ms. Somers correspondence and her concerns related to unleashed dogs at Witty Beach Park. The following was noted:

- Public use of Metchosin beaches will continue to increase with growth in the region
- Consider some level of enforcement
- Work with CRD, staff and the Fire Chief in developing a plan for enforcement
- Mayor Little to reach out to CRD Parks Manager
- Dogs in Metchosin Working Group recommendations
- Saanich Council consultant’s report concluded that dogs are welcome on all beaches as long as they are leashed
- Conflicts with dogs at Devonian Park
- Education, enforcement, improved signage
- CRD patrols of Galloping Goose Trail; information tables at the entrance to CRD parks

Moved and Seconded by Mayor Little and Councillor Epp that the Committee recommend Council direct Mayor Little, as CRD Board Director to discuss the issue around unleashed dogs at Witty Beach Park including signage, education, and enforcement with CRD staff;
And that Council ask staff to confirm enforcement jurisdiction on Witty Beach;
And further that Council ask the Dogs in Metchosin Working Group to begin an educational campaign related to having dogs under control.

Carried

8. Adjournment

Moved and Seconded by Councillors Donaldson and Epp that the Committee adjourn the meeting at 10:03 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin

Minutes

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

Council Chambers
Metchosin Municipal Hall

PLEASE NOTE: The meeting has been recorded.

Present: Councillor Shukin in the Chair, Mayor Little, Councillors Donaldson, Gray and Epp. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer, Tina Hansen, Deputy Corporate Officer, and Jennifer Miller, Legislative Services Assistant.

The meeting was called to order at 8:05 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Councillors Epp and Donaldson that the Committee approve the agenda as circulated.

Carried

2. Public Participation

Bev Bacon, Metchosin resident, spoke against extending the hours of the brewery and having a drinking establishment in a Municipal building, rather than a microbrewery with sampling as originally anticipated. She expressed concerns about landlord responsibilities, neighbourhood and tenant compatibility, and the risks associated with drinking and driving.

3. Adoption of the Minutes

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee adopt the minutes of the Community Planning Committee meeting held June 12, 2023.

Carried

4. Receipt of Minutes

Moved and Seconded by Councillor Donaldson and Mayor Little that the Committee receive the minutes of the Buffer Land Working Group held, June 6, 2023.

Carried

Moved and Seconded by Councillors Gray and Epp that the Committee receive the minutes of the Parks and Trails Advisory Select Committee meeting held, June 20, 2023.

Carried

5. Business Arising

Councillor Shukin brought forward the recommendations from the Parks and Trails Advisory Select Committee's June 20, 2023 meeting.

a) Memorial Bench Application – Duke Road

Committee discussion:

- Location of memorial bench.
- BC Transit’s review and the potential of looking at bus shelters in the future to protect riders from the rain.

Moved and Seconded by Councillors Donaldson and Epp, that Council approve the proposed location for a memorial bench pending approval by staff and consultation by BC Transit.

Carried

b) Parks Donation Program Guidelines for Staff

Committee discussion:

- Good to have in the community and a nice way to memorialize individuals.
- Kudos to the work done on site preparation and installation at no cost the municipality, except for materials.
- Limited space in parks and trails for benches and alternative memorial ideas.
- Consideration of memorial trees within parks and trails as a less expensive option to benches.

Moved and Seconded by Councillors Gray and Donaldson that Council refer the Parks Donation Guidelines to staff and to the Parks & Trails Advisory Select Committee for review and updating as to locations and costs for park benches and picnic tables.

Carried

6. Reports

a) Staff Report, Additional Information & Request to Amend Hours of Existing Liquor Licence, Mile Zero Brewery

Councillor Shukin introduced the staff report for the request to amend hours of an existing liquor licence for Mile Zero Brewery, located at 4495 Happy Valley Road.

Councillor Gray stated that at the last meeting held on this application, a concern was raised that he may have a conflict of interest due to his ongoing involvement with the Metchosin Community Hall. Councillor Gray explained that he had reorganized his affairs and resigned from the Metchosin Hall Society so had no conflict of interest in addressing Council matters related to Mile Zero Brewing. He stated that this had been confirmed by the municipal solicitor. Councillor Gray said that he would remain as a trustee of the Metchosin Community Hall alongside longtime Metchosin resident Jim Russell.

Councillor Gray clarified further that he had no conflict of interest in the matters under discussion in relation to his son’s new ownership role with the My-Chosen Cafe. He stated that this also was confirmed by the municipal solicitor.

Committee discussion:

- Current and proposed hours of operation for Mile Zero compared to the hours of operation of other establishments in the community.
- The importance of open and transparent dialogue with community.
- Staff resources, advertising costs, and providing fair notice.

- The complexities and costs of the commenting with community input versus the Liquor and Cannabis Regulation Branch's (LCRB) existing expertise and community engagement process.
- It was suggested that the District draft a municipal alcohol policy.

Moved and Seconded by Councillors Donaldson and Epp that Council provide comment on the application and gather residents' views on the impacts of the liquor licence amendment application by

- a. Mailing of a letter directly to property owners and residents within 150 m of 4495 Happy Valley Road requesting written input by June 10 and attendance at the Public input meeting; and, optionally,
- b. Provide direction on any additional advertising methods to advise affected residents (examples include: place a notice in the Gazette, advertise on the district website, etc.)

Defeated

Mayor Little, Councillors Donaldson, Epp, Gray, and Shukin opposed the motion.

Moved and Seconded by Councillors Epp and Donaldson that Council opt-out of the public input process, (no comment from the local government) for the Mile Zero Brewery request to amend existing liquor licence hours;

And that the LCLB be responsible to gather public input.

Carried

b) Staff Report, Authorization for Non-Farm Use Application to Proceed, 4495 Happy Valley Road

Councillor Shukin introduced the staff report for Authorization for Non-Farm Use Application to Proceed, 4495 Happy Valley Road and reviewed the options outlined in the report. The application is in relation to placement of a fire training tower that was received from the District of Saanich.

Discussion included the following:

- Location of fire training tower
- Benefits such as minimal space required, opportunities to increase training, public good.
- Financial considerations such as application fees.

Moved and Seconded by Councillors Epp and Donaldson that Council authorize the Non-Farm Use Application to proceed to the Agricultural Land Commission with a recommendation for approval, and any associated comments.

Carried

It was agreed that a motion is not required for the application fee.

c) Councillor's Update

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

- Buffer Land Working Group updates
 - The Committee has met four times in 2023.
 - At the July 11, 2023 meeting, the working group began to evaluate and work through 20 plus options for the Buffer Land.

- The next meeting will be held on July 26, 2023 when the working group will look at a vision statement for the future of the Buffer Land.
- The working group observed that the park designation in the District's land use bylaw is lacking in provisions to support conservation objectives.
- Parks and Trails Advisory Committee (PTASC) updates
 - PTASC met on June 20, 2023 and had several members from the Albert Head area attend to express interest in adding more energy to parks and green space in their neighbourhood. They are working towards creating a residents' group. PTASC members attended a tour on June 28, 2023 and noted a number of opportunities for growth in the parks.
 - The Weir Beach Trail restoration is to be a natural trail and has a budget of \$15,000.
 - Site visits have been conducted and recommendations filed for three subdivisions (Seaspray Drive, Nield Road, and Beckingham Road).
 - Updates to the Parks Donation Program Guidelines.
 - Memorial bench at a bus stop on Duke Road.
 - Safety concerns being reviewed by staff regarding Sea Bluff Trail access point being blocked by bushes.

7. Adjournment

Moved and Seconded by Councillor Gray and Mayor Little that the Committee adjourn the meeting at 8:47 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin
Minutes
Special Community Planning Committee Meeting
August 14, 2023 at 5:15 p.m.

Council Chambers
Metchosin Municipal Hall

PLEASE NOTE: The meeting has been recorded.

Present: Councillor Shukin in the Chair, Mayor Little, Councillors Donaldson, Gray and Epp. Also present was Sue-Lin Tarnowski, Interim CAO/Corporate Officer, Tina Hansen, Deputy Corporate Officer, Katherine Lesyshen, Planning Consultant, and Jennifer Miller, Legislative Services Assistant.

The meeting was called to order at 5:15 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Mayor Little and Councillor Gray that the Committee approve the agenda as amended with the addition of correspondence regarding the Rezoning Application for 4696 Beckingham Road as supplemental information.

Carried

2. Public Participation

Erik Lund, resident, advised that Cuththroat trout were discovered residing and feeding in the lake on his property and expressed concerns that water line extension and flushing as part of the Beckingham Road development would involve chlorine that would kill the fish. He requested council take time to consider the best course of action to protect the fish.

Nicole Shukin, resident and member of the Bilston Watershed Habitat Protection Association, supports option two as a 20-lot density cluster development would be fair in exchange for the proposed parkland amenity and prevent amending the Official Community Plan. Ms. Shukin expressed concerns regarding outdated well data and omissions in the hydrologist's memorandum and suggested that more information is required.

Joyce Lebold, resident, voiced concerns regarding Kangaroo Road upgrades, additional traffic, traffic safety, and the potential of the creek washing out at the bottom of the road. It is challenging to see cars coming around the corner at the bottom of the road turning left and driving safely in the winter going up the hill. Although the development would allow a space for wildlife, animals would be pushed into the remaining land and may not survive.

Bev Bacon, resident, expressed support of the 20-lot offer which provides 40 acres of habitat and piped water, avoids threatening the aquifer with 20 more wells, allows for fire hydrants. The hydrology component of Lida's proposal uses old data and does not take into account climate change and water challenges on this aquifer. Ms. Bacon noted that Lida advised there is a way of flattening out the hill and making better sight lines.

Chris Moehr, resident and president of the Association for the Protection of Rural Metchosin (APRM), provided a collective endorsement on behalf of the APRM.

Ms. Moehr commented that 24 lots are not warranted, the traffic assessment needs to be done soon and Metchosin's environmental and parks and trails committees should be actively involved in any trail activities undertaken by the developer. Introducing CRD water to Beckingham would protect aquifer 606. The developer should compensate the District to cover administrative costs.

Joan Rosenburg, resident, does not support the increase of 24 lots on this property as dividing five-acre lots and not clustering takes out quite a bit more of the property. Ms. Rosenburg supports the 20-lot cluster, higher density, 40 acres of dedicated parkland, and bringing in water.

Lisa Gee, resident, noted that piped water should be an absolute necessity and not debated, to benefit the aquifer and provide fire suppression. Keeping 20 lots is excessive, but if that is the compromise it will be much more valuable with piped water. Ms. Gee expressed concerns regarding road upgrades, space for animals, and keeping trails to a minimum if they are put in the dedicated parkland.

Alison LeDuc, resident, spoke on behalf of the Bilston Watershed Habitat Protection Association (BWHPA). The BWHPA has not taken a position on the Beckingham proposal, but has concerns regarding stormwater runoff, contamination of aquatic ecosystems, and potential for pollution of Hewitt creek and the wetlands. Green infrastructure would be welcome in the application as well as a provision for sewage treatment to contribute excess nutrients to aquatic ecosystems.

3. Reports

a) Staff Report, Request for Development Variance Permit, 5097 William Head Road

Councillor Shukin provided an overview of the staff report and Development Variance Permit application for 5097 William Head Road. A discussion ensued as follows:

- Site visit will provide a better idea of the application
- Option 1 avoids the owner incurring any unnecessary costs and needlessly demolishing a building

Moved and Seconded by Mayor Little and Councillor Donaldson that the Committee recommend Council direct staff to send notices to landowners within 60m of the property informing them of the application and the Council meeting when issuance of the permit will be considered.

And That staff coordinate a Council site visit of the property.

Carried

b) Staff Report, Rezoning Application, 4696 Beckingham Road

Katherine Lesyshen, Planning Consultant, provided an overview of the staff report and rezoning application for 4696 Beckingham Road.

Committee discussion:

- Process for rezoning and OCP amendment, including draft bylaws and public hearing
- OCP Amenity Development definition
- Potential to create 20 lots, given the size, wetlands and topography of the property
- Property density, incentives for landowners to bring forward amenity development applications, and OCP guidelines
- Former development application proposing 14 lots, topography, roads, site challenges
- Metrics and calculations
- Streamside Protection and Enhancement Area (SPEA)

- Green space, piped in water, road dedications
- Amenity zoning
- Caution regarding setting precedents, despite the site specific OCP amendment
- The legal opinion indicates being site-specific in the OCP is acceptable. There is a provision considering OCP amendments under certain circumstances.
- Hydrologist report on potential wells in the area

Denise Kors, of Kors Development Services, provided a PowerPoint presentation on behalf of the applicant, Lida Construction, including the following:

- Site information (size, zoning, riparian areas, and sensitive ecosystems)
- Overview of additional information provided since March 2023
 - Watermain extension and well costs
 - Summaries of open houses and site visits
 - Updated hydrologist report and environmental assessment
 - Revised emergency access locations
 - Park trails and connectivity
 - Archaeology review
 - Review of revised application and covenants with staff
- Watermain extension option
- Road design
- Park trails concept plan to be vetted with the Parks and Trails Advisory Select Committee
- Stormwater management
- Neighbourhood open house attendance and comments
- Proposed covenants

Committee discussion:

- Fire road access location
- Intersection safety, mitigating potential issues from increased traffic, pedestrian connectivity
- 20 lots under the existing zoning versus the proposed 24 lots, parkland dedication percentage comparison, approval process, amenity zoning, and water improvement
- Density clustering, riparian areas and environmental concerns, proposed land transfer to public hands, road improvements, and piped water
- Concern regarding proposed density of 24 lots and justification of allowable density
- Government's push to increase housing and density, positive aspect of preserving Metchosin land via parkland dedication, protecting aquifer 606
- Concerns regarding amending the OCP, water quantity in prospective wells, interference with urban development, eliminating trees and soils, and drought level
- Importance of piped water, protecting the fragile low producing aquifer, and preserving parkland
- Concerns that Council has not received information on how responses to the comments in the open house summary have been addressed, such as the uplift in the lot value from piped water, fire hydrants, and fire protection
- Concerns regarding riparian area, infrastructure, and considering the various options for the number of lots
- Concerns regarding density and this development being turned over to a 20-lot subdivision, wells being drilled, and the potential of the hydrologist's report being sufficient for the approving officer to grant a subdivision
- Importance of utilizing option 1 to facilitate moving forward with a public hearing and flexibility to also look into a cost analysis

- Importance of utilizing a valuations expert to determine the value of the four lots and addressing the key questions identified by the community
- Confirmation that option 1 is a site-specific amendment to the OCP

Moved and Seconded by Councillors Gray and Shukin that the Planning Committee recommend that Council defer the application to seek more information;

And That Council give authority to the CAO to engage a third-party subject matter expert to independently assess and verify costs of bringing in piped water and the various offsets we have identified (for example, the uplift in lot value from piped water and fire hydrants, the proposed density increase, but also consideration of an appropriate baseline density due to the significant riparian areas on this land.

Defeated

Mayor Little, Councillors Donaldson and Epp opposed the motion.

Moved and Seconded by Councillor Epp and Mayor Little that the Planning Committee recommend to Council that the amendment to the Land Use Bylaw be prepared to rezone 4696 Beckingham Road (the lands legally described as Section 16, Metchosin District, Except Part in plan VIP62759 from RU to a new Amenity Residential 2 Zone (AR2);

And that a site-specific text amendment for the Official Community Plan be prepared to enable increased density (four additional lots) for 4696 Beckingham Road and where approximately 40% of the parcel will be dedicated to the municipality as parkland amenity.

And further that prior to adoption of the zoning and official community plan amendment bylaws, a Section 219 covenant be registered to secure items as part of a development agreement.

Carried

Councillors Gray and Donaldson opposed the motion.

Moved and Seconded by Councillors Gray and Shukin that the motion be amended to include a site specific text amendment for the OCP be prepared to enable allowable density for the subject parcel to be clustered, such that approximately 40% of the parcel will be dedicated to the municipality as parkland amenity, where allowable density shall be a negotiated matter between the Developer and the District, informed by the maximum number of lots that would otherwise be permitted on this site without amendment to the Land Use Bylaw.

Defeated

Mayor Little, Councillors Donaldson and Epp opposed the motion

4. Adjournment

Moved and Seconded by Councillors Gray and Mayor Little that the Committee adjourn the meeting at 7:08 p.m.

Carried

Certified Correct

Chair

Corporate Officer

District of Metchosin

Minutes

Environmental Advisory Select Committee Meeting

Tuesday, May 23, 2023 at 7:00 P.M.

Council Chamber

Metchosin Municipal Hall

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

Regrets: Anna Hall, Ric Perron, Erin Van de Water

The meeting was called to order at 7:02 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Steve and Bill that the Committee approve the agenda with the following additions:

- 6e) AVICC Resolutions
- 7b) Trans Mountain Human Health Report
- 7c) Subdivision referral – 4696 Beckingham Road
- 7d) Building Code changes – Step Code
- 7e) Metchosin Respectful Workplace Policy and Training
- 7f) Invasive species control

Carried

2. Presentations

None.

3. Public Participation

Kym Hill, on developments on Centre Mountain. Do we have the Stormwater Management Plan yet? Steve says no. Kym says Langford has the Plan; why don't we? She has put in an FOI with Langford to get it. There has been lots of land clearing – all the drainage goes into Metchosin. We should have the Plan already. This is being done backwards – the Plan should be in place before any clearing. What is the effect of blasting on wells, on sharp-tailed snakes and other species at risk? Steve will convey these concerns to Jay and Shelly who are leading the Buffer Land Working Group.

Brent Donaldson. He's a member of Bilston Creek Watershed Protection Group. They're looking in Metchosin and beyond Metchosin's borders, at the effects of the Centre Mountain development and other development (including the Business Park) on Bilston Creek and its tributaries.

4. Adoption of Minutes

Moved and Seconded by Steve and Merrilee that the minutes of the Environmental Advisory Select Committee meeting held on April 25, 2023 be approved.

Carried

5. Receipt of Minutes

Moved and Seconded by Andy and Bill that the Committee receive the Council & Standing Committee Minutes and the Advisory Committee Minutes for information.

Carried

Discussion on these Minutes:

- Council Minutes April 24, Tanker Traffic Risks, MEASC thanks Council for approving the letter we drafted for them to send to Minister Heyman
- Environment & Natural Areas May 8 Minutes, MEASC sends congratulations to Colin Sparks for receiving the CENIC Environmental Stewardship Award
- Environment & Natural Areas May 8 Minutes, Metchosin has been working to control a number of invasive plant species, including Black Knapweed, Japanese Knotweed, and Poison Hemlock. And they're planning a Scotch Broom Bash
- Many rabbits have been removed
- Environment & Natural Areas May 8 Minutes, Council has supported development and implementation of a strategy for spill response on the Shoreline with Beecher Bay
- Environment & Natural Areas May 8 Minutes, Council adopted a Biodiversity Resolution for UBCM

6. Business Arising from the Minutes

a) Metchosin Climate Action Plan – Council Pinna Sustainability Workshop

Council is expecting a revised draft document from Pinna May 29. Council will send comments to Pinna by June 5. Pinna will have the revised document back in time for the June 12 Environment & Natural Areas Committee meeting. Pinna will finalize the Strategy and bring it to a late June or July Council meeting. Steve will share the May 29 version with MEASC representatives Merrilee and Andy.

b) Improving Representation of WCMRC's GRS's in Sc'ianew Territory and Metchosin

Metchosin (including MEASC) members will meet with Beecher Bay representatives May 30 2:00 p.m. Garry will review WCMRC's latest list of GRS's before the May 30 meeting. There is a meeting June 8 10:00 a.m. with Beecher Bay, Metchosin and WCMRC in Metchosin Municipal Hall.

c) Developing onshore spill response plans for Beecher Bay and Metchosin

This has been supported by Council, and passed along to Chief Stephanie Dunlop for Action.

d) Buffer Lands Stormwater Management Planning

Councillor Gray reports that many people have expressed their concerns to Council about retention ponds and stormwater management in general. There are also concerns about species and ecosystems, not just volumes of water flow. In accordance with a recent policy adopted by Council on major stormwater management facilities, MEASC will be asked to review the buffer land stormwater management plan prior to approval.

e) AVICC Resolutions

- The MEASC-initiated Resolution on Anchorages was supported at AVICC, and will go to UBCM
- The Resolution to end old-growth logging went to AVICC, where there was vigorous debate. It was decided to re-word the Resolution to read that we should support implementation of the Merkel/Gorley report "A New Future for Old Forests". This revised Resolution will go to UBCM

7. New Business

a) BCEAO Condition 39 – Existing Shorelines Conditions Report.

Why were only six areas considered? There seems to be no requirement to gather baseline information on species and ecosystems. This is inadequate. No northern elephant seals, no breeding birds, no rare plants. Merrilee & Garry will provide comments to Steve by mid-June.

b) Trans Mountain Human Health Report.

Just received. For our information only.

c) Subdivision referral – 4696 Beckingham Road – Pending.

The proposal is on its way. We should see it at the next MEASC meeting.

d) Building Code changes – Step Code 3.

May 1 the whole province has to be in Step Code 3 for new house construction. Should we go to Step Code 4? (MEASC members have no expertise on this matter.) Council is awaiting a staff report for more information.

e) Metchosin Respectful Workplace Policy and Training (June 22 @ 7:00 p.m.)

For information. There's general agreement that this is a good initiative. The Policy (as written) could use a good, thorough edit for clarity and consistency (and, in places, grammar!).

f) Invasive species control.

The 'Friends of Devonian' group can't work in Devonian right now (until CRD Parks has conducted archaeological inventories). So, they removed LOTS of ivy along William Head Road (near the Community Hall and on the Hall fence).

8. Reports

None.

9. Correspondence

None.

10. Adjournment and Next Meeting Date

Moved and Seconded by Bill and Andy that the Committee adjourn the meeting at 8:55 pm.

Carried

The next meeting will be held on Tuesday, June 27, 2023 at 7:00 p.m., Council Chambers

a) Community Planning Committee Recommendations July 17, 2023

Memorial Bench Application – Duke Road

Moved and Seconded by Councillors Shukin and Epp that Council approve the proposed location for a memorial bench pending approval by staff and consultation with BC Transit.

Carried

Parks Donation Program Guidelines for Staff

Moved and Seconded by Councillors Shukin and Epp that Council refer the “Parks Donation Program Guidelines to Staff” to the Parks & Trails Advisory Select Committee for review and updating as to locations and costs for park benches and picnic tables.

Carried



***BUSINESS ARISING
FROM THE MINUTES OF THE
PARKS AND TRAILS ADVISORY SELECT
COMMITTEE MEETING
to be considered at the Community Planning
Committee Meeting of July 17, 2023***

Parks and Trails Advisory Select Committee, June 20, 2023 meeting:

a) Memorial Bench Application – Duke Road

That Council approve the proposed location for a memorial bench pending approval by staff and consultation with BC Transit.

Parks & Trails Advisory Select Committee excerpt from minutes – June 20, 2023

Recommendation: *The Parks & Trails Advisory Select Committee believes this would be an appropriate memorial bench dedication. Fire Chief Dunlop and Public Works are to be informed as per instructions on the application form. Clarity is required as to who follows up on this request – Public Works, as it's a roadside location, or PTASC. Does BC Transit need to be consulted?*

b) Parks Donation Program Guidelines for Staff

That Council refer the Parks Donation Program Guidelines to staff to the Parks & Trails Advisory Select Committee for review and updating as to locations and costs for park benches and picnic tables.

Parks & Trails Advisory Select Committee excerpt from minutes – June 20, 2023

Action: *Would the District like PTASC to prepare draft updates to the Park Donation Program Application Form.*

DISTRICT OF METCHOSIN PARKS & RECREATION

DONATION APPLICATION

DATE: May 30 2023

DONOR(S) NAME: Theresa Harris

ADDRESS: _____

POSTAL CODE: V9L4B2 TELEPHONE: _____

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

DESIRED DONATION ITEM: Memorial Bench

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

DESIRED PLAQUE WORDING: _____

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

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

SIGNATURE: [Signature] DATE: May 30 2023

SIGNATURE: _____ DATE: _____

FOR OFFICE USE ONLY

APPROVED ITEM: _____ DATE: _____

APPROVED LOCATION: _____

WORDING APPROVED: _____ APPROVAL SIGNATURE: _____

Date Payment Made: _____ Date ordered: _____

Date Item Received: _____ Date installed: _____

APPLICATION # _____



3817 Duke Rd

Victoria, British Columbia



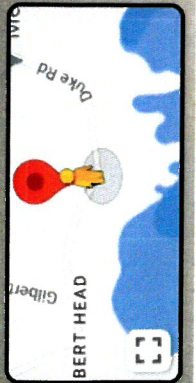
Google Street View

Nov 2022

See more dates

43

Google





Parks Donation Program Guidelines for Staff

File No. 6130-06

Updated and approved by Council June 19, 2017

Suggested Locations:

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

Application Process

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

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

Donation Amount Breakdown (prices effective June 2017)

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

f) Albert Head Neighbourhood Group, Proposal, Parks & Trail Opportunities in Albert Head

Council discussed:

- Refer proposal to the Parks & Trails Advisory Select Committee (PTASC)
- Neighbourhood group has presented to PTASC
- Roadside trail along Duke Road/Metchosin Road
- Need of a Consultants Report related to develop an Active Transportation Plan in order to apply for funding
- Improvements to the trail at Duke Road and Chapel Heights
- Information kiosks at mailboxes
- Re-evaluating Metchosin Trails Master Plan
- Look at other trails in Metchosin that have been successful in terms of wear and tear
- Potential for local trail and connector trail improvements, more dialogue with local community
- Safe passage, Hans Helgesen to Lombard
- PTASC could evaluate priorities, develop a workplan, consider budget

Moved and Seconded by Councillors Shukin and Gray that Council refer the proposal from the Albert Head Neighborhood Group to the Parks & Trails Advisory Select Committee (PTASC); **And that** PTASC identify opportunities within the proposal and build a work plan to achieve those opportunities.

Carried

09 August 2023

MAYOR, COUNCIL & CAO

C/O METCHOSIN MUNICIPAL HALL
4450 HAPPY VALLEY ROAD | VICTORIA BC V9C 3Z3

Dear Mayor Little; Councillors Donaldson, Epp, Gray and Shukin; and CAO Tarnowski:

Please find attached a proposal from about improving our local Metchosin parks & trails (P&T) in Albert Head. The conversations that inspire this proposal are largely facilitated by our neighbourhood's online Facebook community, as well as by everyday, face-to-face interactions.

In a nutshell, here is what we're requesting from Metchosin:

- Permission to cleanup & beautify our local pocket parks as public greenspaces.
- Extension of the roadside trail along Duke Rd E, ideally to Farhill Rd bridge.
- Help confirming the right-of-way on CRD maps from Graceland Park to Duke Rd E (in hopes that a pedestrian trail can be built).
- Improve P&T signage, especially at P&T entrances, message boards and street signs.
- Permission to beautify boulevard areas near community mailboxes & cul-de-sacs.
- Support for new beach access.
- Further discussion on a multimodal connector trail (Metchosin village to Royal Bay).

For our part, we'd like to offer our creativity, neighbourly goodwill and spirit of volunteerism to work together with you to make our rural residential and distinctively Metchosin corner-of-the-world a little bit better. According to the most recent StatCan census, Albert Head includes 366 addresses and about 20% of Metchosin's population. We are also a Metchosin gateway to the rest of Greater Victoria.

Thank you for considering our requests. Please feel free to reach out to us with any questions, comments or suggestions related to this proposal.

SINCERELY,

BEN & MADELAINE HJERMSTAD, ERIN RONSSE & PATTI WESLEY
ON BEHALF OF THE ALBERT HEAD NEIGHBOURHOOD

Summer 2023
Proposal to Metchosin Council & CAO

Parks & Trails Opportunities in Albert Head

Vision: To collaborate with Metchosin and channel enthusiasm in Albert Head to improve and expand our shared neighbourhood greenspaces. By optimizing and better connecting these ultra-local parks, trails, cul-de-sacs, and boulevard allowances, we hope to: “green” and modernize Albert Head, define and cultivate our shared community identity, improve native plant and wildlife habitat, and create exemplary placemaking sites to distinguish Metchosin in its Greater Victoria context. We aim to rely on volunteerism, donations, collaborations and grant funding to help cover costs and not overly depend on tax-funded budgets.

Albert Head Loop Walk

Improving & Connecting Our Existing Metchosin Parks & Trails

With better connections, clear & consistent signage, and habitat-sensitive cleanup & upgrades at specific locations, the existing Metchosin trails & isolated pocket parks in Albert Head can create a connected “Albert Head Loop Walk,” an approximately 1.5hr circular meta-trail of natural & local wonders.

Distinctively Metchosin, an Albert Head Loop Walk can emphasize our natural & rural environment, have a low-maintenance aesthetic that showcases wildlife & healthy native plant habitat, and use compost best practices for pet waste & organics as a demonstration of neighbourhood sustainability & zero-waste practices.

Once Metchosin P&T helps us find the boundaries of our Albert Head pocket parks (off Seaspray & Graceland and at Branson & Blaney trails), actual plans can be made, starting with cleanup of invasive plants & trash and stabilizing riparian zones as optimal wildlife corridors & mini-sanctuaries.

We kindly also request that Metchosin (1) extend the roadside trail along Duke Road E to Farhill Rd bridge to improve safety for pedestrians, esp. child bus riders, and give safe pedestrian access to Albert Head Lagoon & the future Royal Bay beach parks complex & (2) help confirm whether the right-of-way from Graceland Park to Duke Rd E can be a trail.



Looking to the future, an Albert Head Loop Walk, with grant funding, can also perhaps offer simple park amenities along a distributed route and/or serve as a basis for a rural-themed educational journey & circuit training course that would be inviting & inclusive for neighbours and guests of all ages & abilities.

Local Placemaking Network

Greening & Sharing Cul-de-sacs, Boulevard Postbox Areas & Beach Access

Improving shared micro-greenspaces in the neighbourhood can help residents & visitors better connect with natural habitats, local histories and one another. Ideas here may be applicable elsewhere in Metchosin.

We'd like to get Metchosin's permission to begin beautifying these boulevard postbox & cul-de-sac greenspaces (see map, next page, with symbols for postbox areas & cul-de-sacs). We'd bring together local gardening enthusiasts as well as HAT, Satinflower, First Nations, and Metchosin FireSmart & Public Works to be sure our cul-de-sac and boulevard plantings & signage are appropriate, optimized and well-managed—beginning with a couple demonstration sites.

We'd like message boards near community mailboxes, with space for:

- Albert Head P&T map with guidelines & maintenance help info
- Emergency Preparedness (POD) notices & literature
- Metchosin Muse display
- Local events & announcements
- Local history related to plants & wildlife, natives & archeology, early farming & agricultural history, and our ongoing military significance for Canada.
- Well-tended "[Little Free Libraries](#)" for sharing books & other publications, seeds & plants, and arts & crafts.

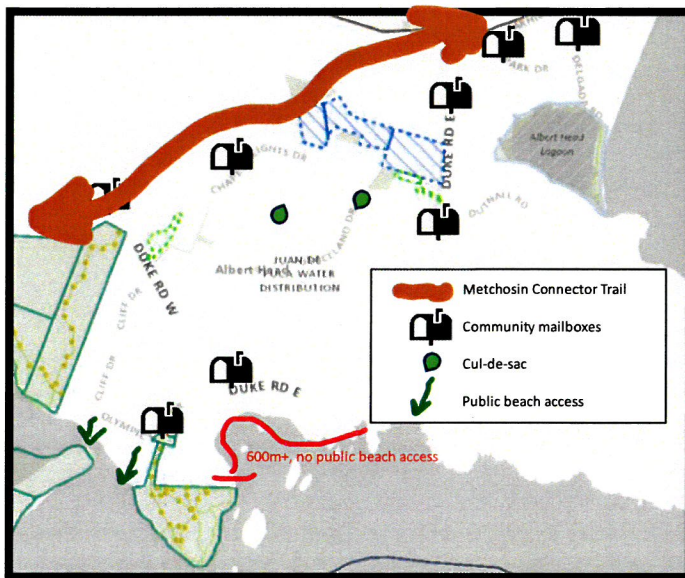


With Metchosin's support, we'd also like to explore with neighbours the possibility of new public beach access. Besides CRD parks in Albert Head, there are 2 access points from Olympic View Dr (see map below, green arrows) & the need for more, if possible, along Duke Rd. [BC Land Titles Act, Section 75\(1\)\(c\) and \(d\)](#) calls for public beach access every 200m, but most of our subdivisions pre-date this Act.

Metchosin Connector Trail Separated, Multimodal Regional Trail

A "Metchosin Connector" (gold line with arrows, on CRD map below) providing separated bike, equine, and foot access from the significantly improved trails in Royal Bay to Metchosin's core immediately alongside Metchosin Road is an achievable goal, although there are significant challenges.

A Metchosin Connector Trail requires all levels of government collaboration and community will to achieve, and many Albert Head residents are supportive. We'd love to see conversations started with the CRD, Colwood, Westshore Parks & Rec, and local schools (Royal Bay, Royal Roads and Westmont) among others, to build enthusiasm and support for a multimodal trail adjacent to Metchosin Road.



As safe travel options are mostly limited now to cars, the need to provide travel networks for more than simply motor vehicles is necessary and would be positive, giving new access to shopping, businesses and schools in Metchosin as well as Royal Bay and offering a connection to the Galloping Goose Trail for those in south Metchosin. Metchosin is experiencing pressure both on its roads and trails, as well as its CRD parks & parking lots, as more people either travel to or through the area. A reduction in Metchosin's carbon emissions would be enhanced by the development of non-car dependent transportation networks.

In sum, Albert Head is a **gateway neighbourhood, connecting Metchosin to the rest of the Westshore and Greater Victoria**. We believe that connecting and

developing our existing public greenspaces—and making pedestrian & bike-friendly connections from Albert Head to elsewhere—can deliver big wins for the environment, the neighbourhood, Metchosin & Greater Victoria. As our region develops, **now is the time to distinguish ourselves in smart, friendly and progressive ways**. Thank you for your consideration. We look forward to working together with you!

Comments? Questions? Please reach out to our neighbourhood FB group or email sspass@gmail.com

We'd love to hear from all Albert Head residents—and are in the midst of getting feedback from folks re:

- Do you support improving parks & trails in Albert Head?
- Could you volunteer time, money or other resources to help make improvements?
- Would you be interested in being a neighbourhood Gardener, Librarian or Trail Ranger?

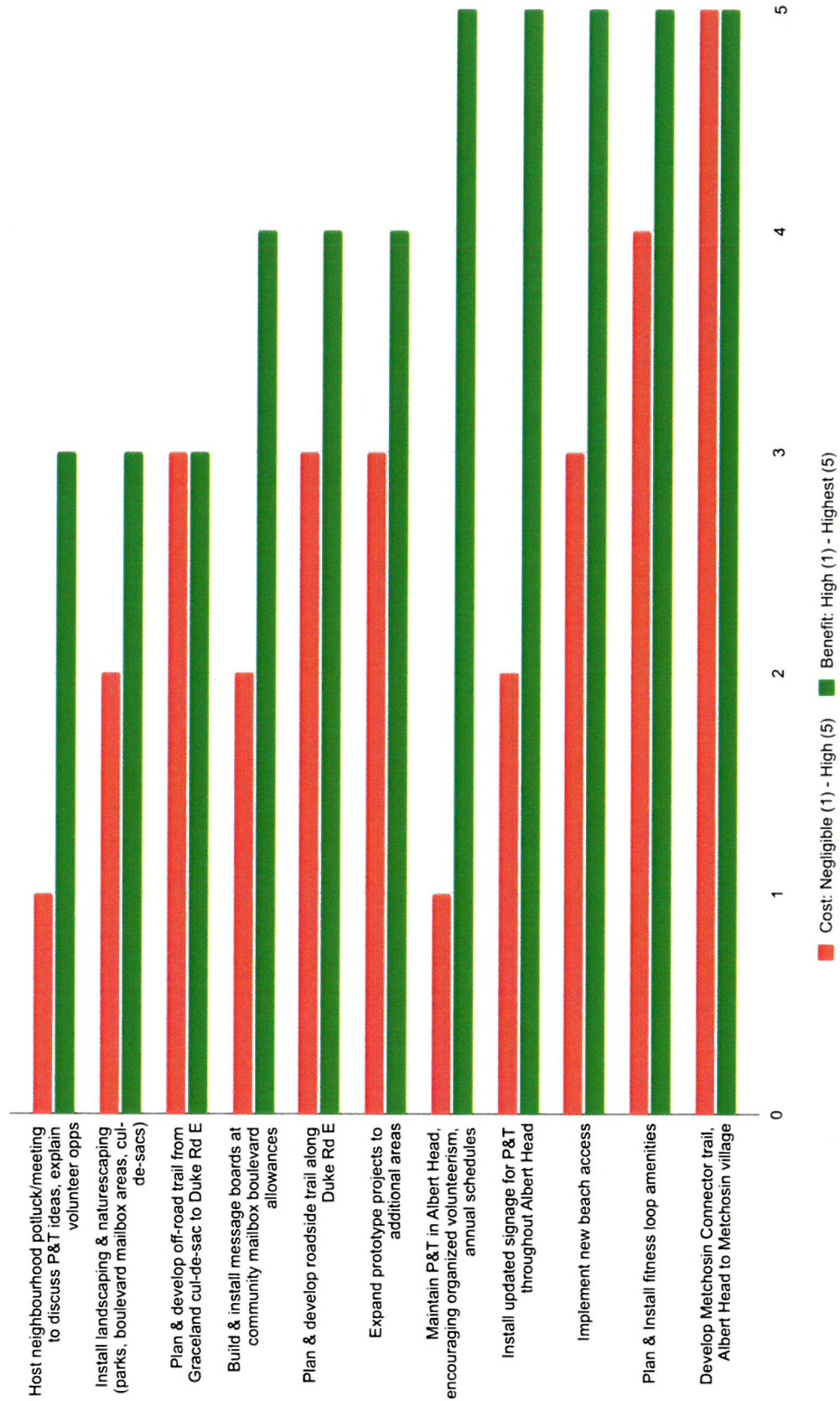
Timeline & Action Plan

(largely prospective & TBD, with costly items to be grant-funded)

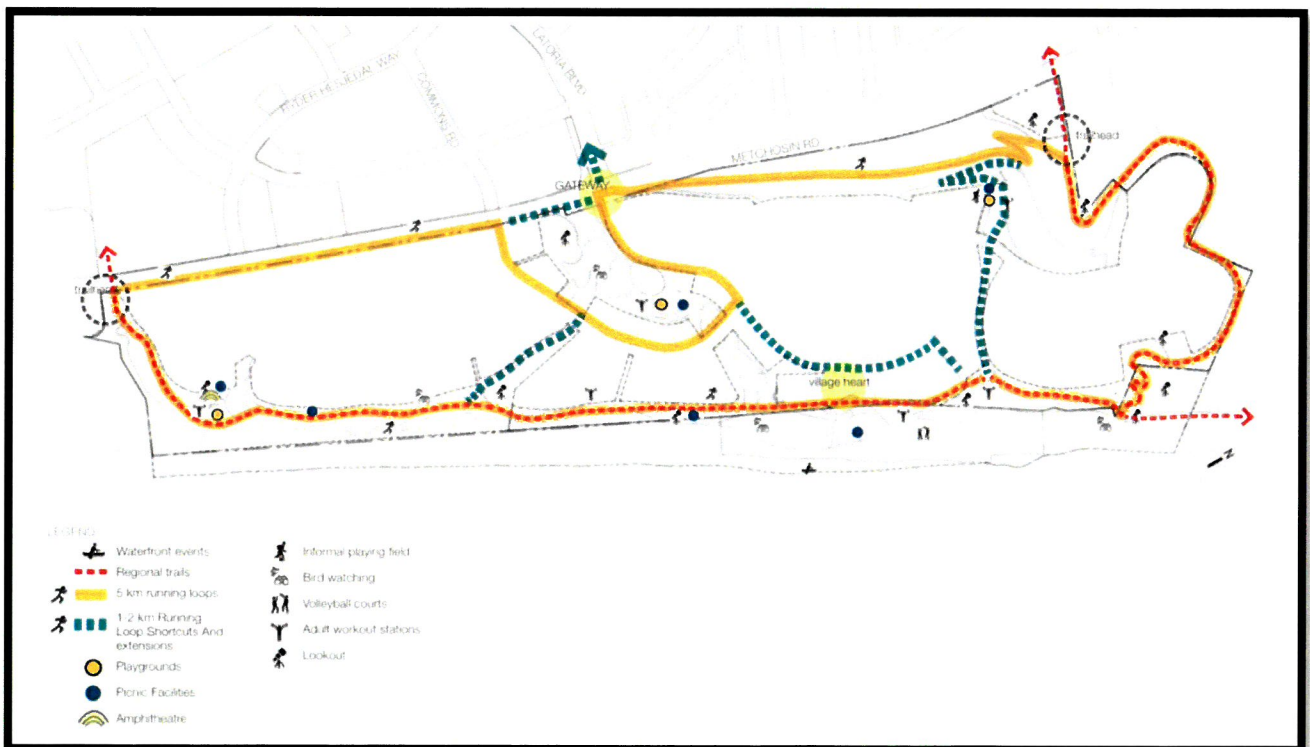
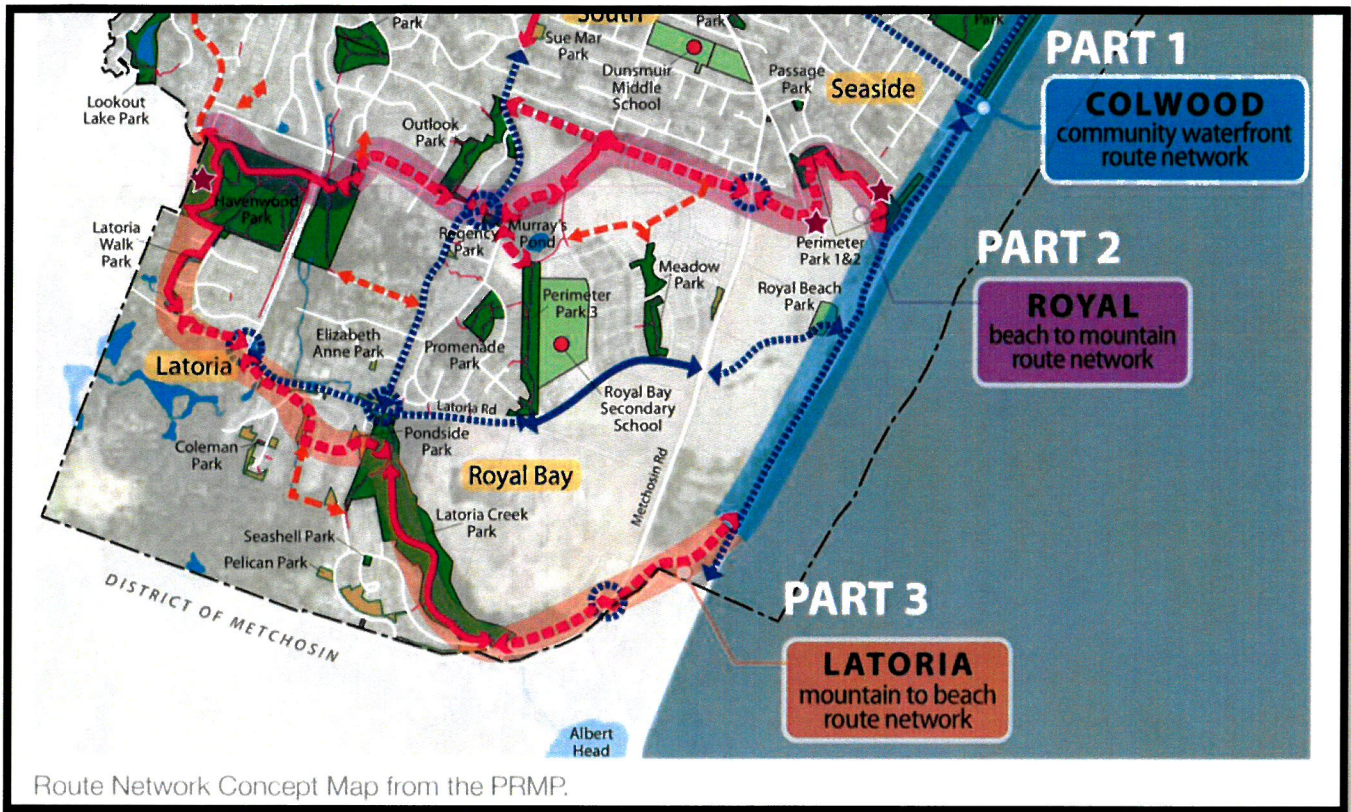
Priority	Status	Timeline	Action	Cost	Benefit	Involved?
1	Ongoing	2020-3	Albert Head-Olympic View Community starts on FB (115 members, Aug 2023), supporting POD comms +			Neighbourhood
2	Ongoing	2021-5	Promote FireSmart consultations & neighbourhood property cleanups			Neighbourhood, FireSmart
3	Complete	2022-11	Owls in Albert Head event (using nature to balance nature, helping control rat populations)			Neighbourhood, Wild Arc/Alternative Wildlife Solutions (Jeff), Rocky Point Bird Observatory (Anne Nightingale), HAT,
4	Complete	2023-5	Albert Head POD leaders meet			Neighbourhood (POD leaders)
5	Complete	2023-5	Naturescaping in Albert Head event (follow-ups include HAT consultations, neighbour garden tours, broom removal training)			Neighbourhood, HAT, FireSmart
6	Ongoing	2023-5	Get preliminary neighbour input about improving P&T in Albert Head			Neighbourhood (inc. Madelaine, Erin and POD leaders, FB group members)
7	Complete	2023-6	Preliminary discussions with Metchosin P&T (emails, meetings, walkabout)			Neighbourhood, Metchosin P&T
8	Complete	2023-7	Neighbourhood broom removal, residential & some boulevard			Neighbourhood, HAT, FireSmart, Ocean West
9	In Progress	2023-8	Comms plan for Albert Head P&T improvements			Neighbourhood
10	In Progress	2023-8	Poll neighbourhood interest & engagement, encourage familiarity with Metchosin P&T plan			Neighbourhood
11	In Progress	2023-8	Proposal from neighbourhood to Metchosin, requesting: - Permission to cleanup & beautify pocket parks as public greenspaces. - Extension of the roadside rail along Duke Rd E to Farhill Rd bridge. - Help confirm the SRW from Graceland Park to Duke Rd. E (re. a trail). - Improve P&T signage, at P&T entrances, message boards and street corners. - Permission to beautify the postbox and cul-de-sac areas. - Support for new beach access (discussions, trailbuilding, signage & liability). - Further discussion on the multimodal connector trail (Metchosin to Royal Bay).			Metchosin, Neighbourhood
12	In Progress	2023-9	Host neighbourhood potluck/meeting to discuss P&T ideas, explain volunteer opps	1	3	Neighbourhood (J. Johnston, +)
13	Pending	2023-9	Organize volunteers: Builders, Gardeners, Librarians, Rangers			Neighbourhood
14	Pending	2023-9	Identify to neighbourhood the boundaries of current pocket parks			Metchosin
15	Pending	[TBD]	Plan & develop roadside trail along Duke Rd E	3	4	Metchosin
16	Pending	[TBD]	Plan & develop off-road trail from Graceland cul-de-sac to Duke Rd E	3	3	Metchosin
17	Pending	2023-9	Plan for pocket park landscaping & naturescaping, phase #1 (prototype project)			Neighbourhood + HAT, Satinflower, FireSmart, Public Works, Rocky Pt Bird Observatory, Wild Wise, Compost Education Centre
18	Pending	2023-9	Plan for boulevard allowance landscaping/naturescaping & design, phase #1 (prototype project)			Neighbourhood + HAT, Satinflower, FireSmart, Public Works, Rocky Pt Bird Observatory, Canada Post?
19	Pending	2023-10	Build & install message boards at community mailbox boulevard allowances	2	4	Neighbourhood +
20	Pending	2023-9	Cleanup pocket parks			Neighbourhood +
21	Pending	2023-10	Install landscaping & naturescaping (parks, boulevard mailbox areas, cul-de-sacs)	2	3	Neighbourhood + HAT, Satinflower, FireSmart, Public Works, Rocky Pt Bird Observatory, Wild Wise
22	Pending	2024-1	Expand prototype projects to additional areas	3	4	Neighbourhood +
23	Pending	2024-3	Install updated signage for P&T throughout Albert Head	2	5	Metchosin
24	Pending	2024-6	Engage other stakeholders/secure funding			[TBD]
25	Pending	2025	Plan & Install fitness loop amenities	4	5	[TBD]
26	Pending	2024	Implement new beach access	3	5	Metchosin +
27	Pending	2025-30	Develop Metchosin Connector trail, Albert Head to Metchosin village	5	5	Metchosin +
28	Ongoing	2023	Maintain P&T in Albert Head, encouraging organized volunteerism, annual schedules	1	5	Neighbourhood + HAT, Satinflower, FireSmart, Public Works

Cost-Benefit Analysis of Proposed Parks & Trails Improvements in Albert Head

with costly projects grant-funded if possible



Possible connections to existing (top) & planned (bottom) trails in Royal Bay as they abut the Metchosin border. From [Colwood Civic Web](http://ColwoodCivicWeb.com), Aug 2023.



**Parks and Trails Advisory Select Committee Comments on
Centre Mountain Residential Storm Water Management Plan of April 27, 2023¹**

Summary statement

The Parks and Trails Advisory Select Committee (P&TASC) lacks the professional expertise to make informed comments on the technical aspects of the storm water management plan. Rather, the Committee has focused on describing Metchosin's interests and identifying deficiencies of the plan in meeting those interests. Deficiencies include lack of involvement by qualified professionals in related disciplines; no details on storm water detention ponds proposed within Metchosin's jurisdiction; limited consideration of water quality; and no discussion of impact on creeks and riparian zones.

Metchosin interests

Metchosin has a legal obligation to accept construction of storm water detention ponds within the area known as the buffer lands. We believe that Metchosin's interest is that these ponds be "right sized" to accommodate peak flows without adverse impacts to downstream creek channels and flood zones. That is, they should neither be too big nor too small for the task.

Construction of detention ponds will require road access and removal of material. We believe Metchosin's interest is that site disturbance is the minimum necessary to construct the ponds and the access to them, and that the completed infrastructure is restored to mimic natural features.

Maintenance responsibility of detention ponds needs to be considered in any water management plan. We recommend that a funding arrangement be in place with Langford to recompense Metchosin for any costs incurred for pond maintenance and any adverse impacts from inadequate storm water infrastructure.

Metchosin has an interest in all aspects of water flowing into and through Metchosin's jurisdiction. Metchosin needs to be assured that contaminants and rock chemistry are understood and adverse impacts mitigated before water is drawn by downstream water licensees.

¹ Revisions were subsequently incorporated into a version of the plan dated July 26, 2023. The revisions were not reviewed by P&TASC.

Metchosin Major Stormwater Infrastructure Referral Policy

Metchosin's Major Stormwater Infrastructure Referral Policy provides guidance to Metchosin's advisory groups. Two of the six elements of the policy were found relevant for the review of the Centre Mountain Residential Storm Water Management Plan of April 27, 2023. These are:

"The Advisory Groups may look at matters such as how to:

e) measure stormwater quality elements such as turbidity and the presence of contaminants;

f) minimize other environmental impacts as identified by the Advisory Groups."

Water quantity

The storm water management plan, as its title suggests, focuses on accommodating the discharge of large volumes of water released by storms. It is developed from an engineering perspective rather than a holistic approach to managing water. We recommend that a "water" management plan that considers excessive quantities, quality, environmental impacts, mitigation measures and cross jurisdictional responsibilities be developed rather than a limited storm water management plan.

In a forestry context the Centre Mountain development would be characterized as a clearcut as virtually all the trees will have been removed with little prospect of reforestation. In a mining context the development would be characterized as a rock quarry as extensive blasting will be required to create 312 level building sites, and construct roads over 49.1 ha to access them. More specific guidance for water management should be solicited from qualified professionals conversant in those fields.

Environmental and geotechnical assessments were apparently done by other qualified professionals which informed the environmental and geotechnical assessments reported as a "desktop review" or a "desktop study" in the stormwater management plan. There is insufficient information to make comment on the adequacy of the environmental and geotechnical work done in relation to Metchosin's interest. A peer review of the work is recommended.

Climate change is referenced. Amounts of rainfall from stronger and more frequent storms are unknown but it may be best to be pessimistic about what may occur. Ten-year rainfall data and computer modelling may be out of date. Climatologists, hydrologists and other qualified professionals should be consulted.

Langford's storm water management bylaw is referenced. A review of the bylaw from Metchosin's perspective may be appropriate.

Water quality

An understanding of the rock chemistry should be developed before extensive blasting occurs. A qualified professional in geochemistry should be consulted to advise on release of any unfavourable chemicals contained within the rock.

Contaminants may be introduced during the development phase and then post development. A water management plan should include mitigation measures.

Detention ponds within Metchosin

Ideally, all detention ponds would be contained within the subdivision. If any are constructed within Metchosin a construction plan should be developed, be reviewed by qualified professionals and approved by Metchosin. Construction should be done in accordance with the approved plan and Metchosin's interests described above. Metchosin should supervise all construction activities within Metchosin's jurisdiction to ensure our interests are protected.

The water management plan should consider opportunities to maintain water in the detention pond for fire suppression purposes.

Other interests

The water management plan should consider the interests of other parties and agencies that could be impacted by water flowing off the Centre Mountain development. Provincial agencies, Department of Fisheries and Oceans, Capital Regional District Parks (Witty's Beach Regional Park) and Bilston Watershed Habitat Protection Association should all be consulted.

Conclusion

P&TASC recommends that the storm water management plan be rewritten as a holistic water management plan. Storm water management would remain as an integral component.

Qualified professionals in other disciplines besides engineering should be involved to understand the impacts of water flowing off the Centre Mountain development, and to mitigate any adverse impacts that may be anticipated.

P&TASC is unable to make specific comments regarding detention ponds to be constructed within Metchosin's jurisdiction as no information was provided to review.