

District of Metchosin

Official Community Plan

Bylaw 258, 1995

This bylaw has been consolidated **for convenience only**. Please contact staff to verify that the information contained in this document reflects the most current bylaw provisions.

The following amendment bylaws are incorporated:

254, 291, 293, 305, 314, 322, 326, 368, 405, 418, 443, 479, 485, 487, 505, 508, 540, 548, 565, 568, 588 & 659

Captioned photographs are not available at this time.

DISTRICT OF METCHOSIN

BYLAW NO. 258

A B Y L A W

To Designate a Community Plan as the Official Community Plan
of the District of Metchosin

WHEREAS by Section 944(1) of the *Municipal Act*, the Council of a Municipality may adopt one or more community plans for one or more areas;

AND WHEREAS by Section 944(2) of the *Municipal Act*, an official community plan applies to land in the municipality that is designated in the plan as being covered by that plan;

AND WHEREAS the Council of the District of Metchosin has had a community plan prepared for all areas of the municipality, which community plan is attached hereto as Schedule "A", and deems it desirable to designate the community plan as the Official Community Plan;

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

1. The Community Plan attached hereto as Schedule "A" and made a part of this bylaw is hereby designated as the Official Community Plan for the District of Metchosin.
2. This bylaw may be cited for all purposes as the "Metchosin Official Community Plan Bylaw, No. 258, 1995".
3. Bylaw No. 189, the "Metchosin Official Community Plan Bylaw No. 189, 1986" is hereby repealed.

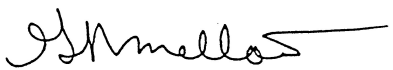
Read a First time, with an affirmative vote of a majority of all members of Council, this 23rd day of October, 1995.

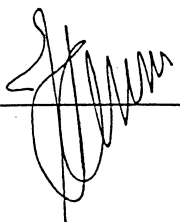
Read a Second time, with an affirmative vote of a majority of all members of Council, this 23rd day of October, 1995.

PUBLIC HEARING HELD this 14th day of November, 1995.

Read a Third time, with an affirmative vote of a majority of all members of Council, this 14th day of November, 1995.

ADOPTED, with an affirmative vote of a majority of all members of Council, this 14th day of November, 1995.


Clerk of the District of Metchosin


Mayor

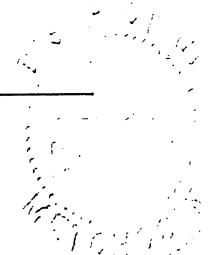


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PART 1 - BACKGROUND AND PLAN MAP

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.

From a regional perspective, Metchosin has several significant functions. It contains much of the productive agricultural land within the Capital Regional District which provides food for the local market. It is the location of major institutions including substantial Department of National Defence holdings, a penal institution and an international college. It provides opportunity for rural living on large residential lots and on hobby farms. The unique and diverse natural environment with its strong marine orientation provides significant regional recreational opportunity. The community contains a number of regional scale parks, golf courses, a marina and a resort. The Plan should recognize these important regional functions and make provision for them.

The 1986 Metchosin Official Community Plan contained a separate set of Regional Plan Policies which were transferred from the 1974 Capital Regional District plans for the Electoral Area of Metchosin. The summary of the Regional Plan Policies section stated that the role of the Official Community Plan was to provide for the maintenance and preservation of a low density rural-agricultural community, adjacent to a major urban community. Emphasis was placed on the maintenance of an agricultural economy, the upgrading of regional parks and open spaces and the provision of residential development on moderate to large sized parcels. In this document, the Regional Plan Policies have been incorporated into the appropriate sections instead of remaining as a duplicate and distinct set of policies.

1.2 AREA COVERED BY THE PLAN AND THE METCHOSIN PLAN MAP

The Area Covered by the Plan, Map 2, shows all lands situated within the boundaries of the District of Metchosin. It encompasses 7040 hectares (17,396 acres) of land, and 937 hectares (2,314 acres) of foreshore and land covered by water. Included on the Plan Map 3, are islands of significant size such as Church Island, Swordfish Island, Race Rocks Ecological Reserve, Great Race Rocks and Haystack Islands.

Plan Map 3 shows the inter-relationship of the various land use designations or categories contained in the Plan.

The Plan does not regulate major holdings of the Federal and Provincial Governments, (such as the Department of National Defence lands) or control intertidal lands or Provincial Crown lands. While senior governments are not subject to Municipal control, the prominence of these holdings within the community requires that Plan policies relate to the functions and activities associated with them.

1.3 PURPOSE OF THE PLAN

Planning is the process of determining the community vision or future for itself within the social, political, economic and physical resources available and then, coming to a consensus on the means of achieving that future.

This document represents the stage in the planning process that has been reached to date. It is a comprehensive document dealing with the entire range of public and private land uses, the many community and private services, and the legal mechanisms available to the municipality. Generally, an Official Community Plan consists of written goals and objectives describing the desired vision or future, policies for its attainment, and a graphic display using a series of maps. Goals are long-range statements of the ideals sought by a community, objectives are intermediate steps in working toward a goal, and policies are the means for achieving an objective.

A Plan is a useful document, when it is based on consensus, and provides a coordinated action strategy so that public and private interests may undertake projects and make decisions with a common understanding. By establishing where and at what densities the future population will live, and the rate at which the community can be expected to grow, a plan serves as a working frame of reference for governmental officials and administrators. In addition, plan policies and the recommended methods and standards for implementation of these policies allow public facilities such as schools, parks and roads to be anticipated. A program for capital expenditures and land acquisition can then be prepared so that services will be available when and where they are needed.

Plan policies also serve property owners and developers as a means of evaluating their individual decisions. They are given some assurance by the Plan that once they invest in land, there will be reasonable continuity of land policies, thereby protecting their interests. A Plan should also guide the various private and public utilities responsible for providing services. Demands for such things as electricity and communications can be anticipated and facilities planned.

Planning is a process and the Community Plan for Metchosin is not a static document. Rather, it is a document requiring periodic review as conditions and needs change. The Plan should be reviewed and updated at intervals of not more than 5 years. It is essential that the Plan be adaptable, but this must not permit piece-meal amendments which disregard the spirit of the original effort. Any amendments must carefully consider the potential impacts on the entire community and must involve individual citizens, public and private groups and other governments.

1.4 INTERPRETATION OF THE PLAN

- 1.4.1 Any action which may change the intent of the Plan and the Plan Map 3 will require an amendment to the Plan.
- 1.4.2 Regulatory bylaws implementing this Plan may specify development criteria such as parcel size and density of development which are more restrictive.
- 1.4.3 Opportunity shall be provided for extensive public discussion prior to any amendments being made to the Plan.

- 1.4.4 The Plan establishes policies for the next twenty (20) years referred to as "the Plan Period".
- 1.4.5 The Plan shall be reviewed from time to time and an evaluation should be undertaken every five (5) years from the date of adoption.
- 1.4.6 It is not implied that lands designated for potential park or public open space are free and open to the public or will necessarily be purchased by the District of Metchosin or any other public agency.
- 1.4.7 It is not implied that lands designated for potential road network will necessarily be developed by the District of Metchosin or any public agency.

1.5 METCHOSIN POPULATION

(Bylaw 568, 2010)

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.

1.5.1 Population Projections

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.

1.5.2 Residential Dwelling Units

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

YEAR	RR1	RR2	RU	AG	UP	Others	Total
1995	1	4	5	1	4	0	15
1996	3	4	4	2	4	0	17
1997	0	5	3	2	2	2	14
1998	1	5	2	2	5	0	15
1999	1	4	2	0	9	0	16
2000	1	3	1	1	2	2	10
2001	1	6	0	0	4	2	13
2002	0	11	7	3	6	1	28
2003	1	2	1	1	7	0	12
2004	0	1	4	-1	4	3	11
2005	1	2	4	3	3	0	13
2006	1	1	6	1	6	0	15
2007	2	1	5	2	5	0	15
2008	1	1	6	0	1	0	9
2009	4	2	1	2	5	0	14
TOTALS	18	52	51	19	67	10	217

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. *(Bylaw 568, 2010)*

1.5.3 Review of Potentially Subdividable Lots

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.

Table 2 – Potential Lots through Residential Subdivision

Land Use Designation	Potential New Residential Lots ¹
Rural Residential 1	57
Rural Residential 2	19
Rural	93
Upland	236
Agriculture ²	28
TOTAL	433

1 Excluding CRD properties, Crown Lands and municipal parks

2 Subdivision in the ALR is subject to the provincial *Agricultural Land Commission Act* and ALC approval

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).

(Bylaw 568, 2010)

1.6 GLOSSARY

(Bylaw 418, 2004)

The following are terms for which many Plan policies require a basic understanding.

Agricultural Land Reserve (ALR) - agricultural land designated as an agricultural land reserve under the *BC Agricultural Land Commission Act*.

Amenities - items that benefit the community and are sought in the course of development approval in accordance with Section 6.8.

Bare Land Strata - a special form of subdivision (see definition of “subdivision”) which is subject to approval by the Subdivision Approving Officer under the *Strata Property Act*, in which some of the rights and responsibilities associated with the subdivided land are commonly held and managed by a Strata Corporation representing all of the individual lot owners.

Cash-in-lieu - the acceptance of money by the District in place of parkland dedication required for the approval of subdivisions in accordance with Section 941 of the *Local Government Act*, and its amendments from time to time.

Conservation Covenant - an agreement between a land owner and a second party (such as a municipality, government agency, land trust or other non-governmental organization) in which the land owner agrees to certain restrictions on the use of the land in order to conserve important natural features. The covenant is registered on the title of the property and runs with the land in perpetuity. Owners are free to sell, lease, or otherwise deal with their property within the bounds of the covenant. Conservation Covenants are permitted and registered under the *Land Title Act*.

Crown Lands - untitled or titled lands owned and administered by the Provincial or Federal governments or their agencies.

Density - in relation to land, a parcel of land or an area, means

- (a) the density of use of the land, parcel or area, or
- (b) the density of use of any buildings and structures located on the land or parcel, or in the area;

District - refers to the area within the boundaries of the District of Metchosin; “DISTRICT” (capitalized) refers to the corporate District Municipality of Metchosin.

Effective Impervious Area (EIA) means the total area of *Impervious Surface* on a parcel of land, including but not limited to, rooftops, asphalt and concrete parking *lots*, driveways and roads, whose runoff is directly connected to a *watercourse* or a receiving *water body* usually via an overland drainage system (including downspouts that *discharge* directly to gutters or driveways), but excluding those areas which are not directly connected to a *watercourse* or receiving *water body*.

Impervious Surface means any constructed surface that has a runoff coefficient greater than 0.8. Types of *impervious surface* include, but are not limited to rooftops, asphalt and concrete parking *lots*, driveways, and roads. Gravel surfaces and decks are considered pervious unless they cover *impervious surfaces*, or are

constructed and/or compacted to a degree that causes their runoff coefficient to exceed 0.8.

Infrastructure - the “hard” services associated with development; e.g., roads, railways, storm drains, water, sewer, etc.

Neighbourhood - a place of residence and local services, typically defined by a unique character derived from the history, housing style, physical setting and/or people in that location.

Open Space - lands on which structures for residential, commercial, institutional or industrial use are not located. These lands may be in a “natural” state (e.g., nature parks, reserves, undevelopable lands such as flood plains, beaches and wetlands) or “developed” state (e.g., playing fields, boulevards, squares, plazas, cemeteries). They may also be in the public domain (e.g., municipal, regional or provincial parks, roads, pedestrian networks), or in the private domain (e.g., golf courses, farms, woodlots, etc.).

Parkland Dedication (on subdivision) - under the *Local Government Act*, in some specific circumstances, the District may require land owners to dedicate (give land) up to 5% of a parcel of land for park purposes when they apply for subdivision of that parcel.

Plan – in its singular and unless otherwise stated, means the Official Community Plan of the District of Metchosin.

Proper Functioning Condition (PFC) – a condition in which adequate vegetation, landform or large woody debris is present in relation to *Riparian-wetland Areas* to:

- dissipate stream energy associated with high water flows, thereby reducing erosion and improving *water quality*;
- filter sediment, capture bedload, and aid *floodplain* development;
- improve flood-water retention and ground-water recharge;
- develop root masses that stabilize *watercourse* banks against cutting action;
- develop diverse ponding and *channel* characteristics to provide habitat and the water depth, duration and temperature necessary for fish production, waterfowl breeding, and other uses; and,
- support greater biodiversity.

For the assessment of *Proper Functioning Condition*, the *Qualified Professional* shall use the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

Qualified Professional means an applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agronomy, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in British Columbia of his or her appropriate professional organization, is acting under that organization's Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within his or her area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability

Insurance to defend any recommendations made to the municipality in court and pay the fine if convicted, and (d) who's area of expertise is recognized in the assessment

methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and (e) is acting within that particular area of expertise.

Rain Water Management Plan - a plan incorporating *rain water management facilities* used to reduce pollutants from, detain, retain, and dispose of rain water to best preserve or mimic the natural hydrologic cycle, or to incorporate sustainable design and construction practices by reusing *rain water*, on a *development* site. Public health and safety, aesthetics, maintainability, *capacity* of the existing *infrastructure* and sustainability are important characteristics of a site's *Rain Water Management Plan*.

Redevelopment - development that requires demolition or complete removal of existing structures or impervious surfaces at a site, and replacement with new development, but excludes maintenance activities such as top-layer grinding and re-paving, interior and exterior remodeling projects that do not increase the Impervious Surface area or the building footprint.

Riparian-wetland Areas - lands that are saturated or inundated at a frequency and duration sufficient to produce vegetation typically adapted for life in saturated soil conditions, or physical characteristics reflective of permanent surface or subsurface water influence. Riparian-wetland Areas include, but are not limited to, areas indicated on Map 4.

School District #62 – means Sooke School District #62, the school administrative area that serves the District of Metchosin.

Subdivision - a subdivision as defined under the *Land Title Act and/or the Strata Property Act*.

Subdivision Approving Officer - means an approving officer as appointed by the District Council under Section 77 of the *Land Title Act*.

Water Body - rivers, watercourses, sloughs, drainages including intermittent streams and seeps, and ponds, lakes, wetlands, and coastal waters.

Watercourse - a natural drainage course or source of water, whether usually containing water or not, including a lake, pond, river, stream, creek, spring, ravine, swamp and gulch and also includes a man-made depression with well-defined banks and a bed 0.6 m (2 feet) or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of .32 square km (0.12 square miles), any of which may be enclosed or in a conduit, but excludes roadside ditches.

Watershed - an area of land defined by its highest elevations from which water, such as rainfall and snowmelt, drains towards a single point. A watershed drains water into a watercourse, which drains into a larger watercourse, river, lake or ocean. Watersheds represent a defined area of land in which ecological structure, functions and processes are tightly intertwined and inextricably connected to human activities and land use.

PART 2 - ENVIRONMENTAL POLICIES

2.1 ENVIRONMENTAL MANAGEMENT

In large part, it is the varied and scenic natural environment that makes Metchosin such a desirable place to live. Rocky shorelands and sand beaches overlook the Strait of Juan de Fuca and the Olympic Mountains. Witty's Lagoon, with salt and fresh water marshes, sandy bluffs and beaches, constitutes a lagoon ecosystem of the first order. Rare plant communities flourish within the wooded uplands, and creeks and streams roll through the lowlands to the sea.

Besides providing aesthetic appeal, Metchosin's natural environment offers far-reaching and substantial benefits to the community. Coastal marshlands stabilize shorelines and nourish many types of aquatic life which are basic links in the food web sustaining commercial and sport fisheries. These marshlands also constitute an important centre of waterfowl and shorebird activity. Wooded uplands moderate surface water runoff and prevent erosion of soil, increase groundwater filtration, and trap sizable quantities of moisture. Creeks and streams help determine the quantity of water resources by transporting runoff water and replenishing underground reservoirs. Streams also nurture wetlands providing breeding, maturing and feeding habitat for many species of fish and wildlife. See Sensitive Environments, Map 4.

It is important that these benefits are recognized and that growth is managed in a way that does not impair the natural environment particularly the more sensitive eco-systems. Failure to do so could result in substantial, if not irreversible, damage in the years ahead. Without strict controls, there is potential for increased siltation of creeks and streams and the filling of channels with serious consequences for aquatic habitat and flooding.

Some protection of sensitive environments has been initiated through their acquisition as parks. Notable examples are Witty's Lagoon, Albert Head Lagoon, and Devonian and Matheson Lake Parks. Additional measures for the protection of sensitive environments will be necessary. Environmental management must go beyond establishing park areas. It is necessary to understand how natural systems function and establish a compatible relationship between human activity and the environment with emphasis on the more sensitive ecosystems. Bylaws and incentives to maintain natural vegetation, including tree cutting bylaws for purposes other than maintenance of slope stability, are important ways of maintaining the District's natural diversity and contribution as a carbon store. A variety of measures should be explored and introduced to encourage conservation of Metchosin's biodiversity and environmental heritage including education, incentives, and regulation.

2.2 OBJECTIVES

- 2.2.1 To base land use decisions on the capability of the land to support various types, scales and intensities of use.
- 2.2.2 To promote the conservation of the biodiversity of the District - the variety of natural communities, native wild species and populations, and domesticated species and populations.

- 2.2.3 To maintain creeks, streams and inland wetlands in their natural state by minimizing the impact of development.
- 2.2.4 To maintain uplands, forested lands and areas with old growth Douglas Fir in their natural state, where these lands are not within the Forest Land Reserve, by minimizing the impact of development.
- 2.2.5 To manage marine shorelands in a manner compatible with the biological and physical processes acting on and within them.
- 2.2.6 To identify and preserve sensitive natural environments for future generations and to maintain sufficient lands in their natural state so that rare and diverse plant and animal life will continue to exist and flourish.
- 2.2.7 To ensure that unstable land with erosion potential is protected from the adverse effects of development and settlement and to ensure that development is controlled in flood hazard areas.
- 2.2.8 To preserve heritage sites for future generations.
- 2.2.9 To promote the restoration of land with no agricultural potential and/or previously degraded land to wildlife habitat.
- 2.2.10 To mitigate detrimental impacts of climate change, and to reduce community greenhouse gas emissions by 33% over 2007 levels by 2020. *(Bylaw 568, 2010)*

2.3 GENERAL ENVIRONMENTAL POLICIES

(Bylaw 418, 2004)

Definition: Environmental management in Metchosin will be directed towards the preservation of a sustainable community in harmony with our Pacific Coast ecosystem. The policies of this plan have been developed in order to preserve the Sensitive Environments, as identified on Map 4, including lakes, watercourses, Riparian-wetland Areas, marine shorelands, wildlife habitat, unique and attractive vegetation, lands with erosion and flooding potential, and culturally modified heritage sites.

- 2.3.1 The Sensitive Environment policies and designations, identified on Map 4, supersede all other land use policies, and designations identified on Plan Map 3 with the exception of land located within the ALR where conflicts between agricultural and environmental objectives and policies shall be resolved in consultation and with the concurrence of the Agricultural Land Commission (ALC).
- 2.3.2 In considering proposed development, Council shall have due regard for methods to maintain the Proper Functioning Condition of Riparian-wetland Areas; and for the protection of Sensitive Environments identified on Map 4.
- 2.3.3 In exercising his/her discretion in the review of subdivisions, the Approving Officer is encouraged to require methods to maintain the Proper Functioning Condition of Riparian-wetland Areas; and for the protection of Sensitive Environments identified on Map 4.

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

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

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

2.3.5 The use of Sensitive Environments for outdoor recreational activities such as walking, hiking, bicycling, horseback riding, picnicking and nature study should be permitted by public agencies where such use will not seriously damage the environment.

2.3.6 When a Sensitive Environment is developed for recreational use, the natural landscape, vegetation and wildlife of such lands should not be disturbed except for proper access and the provision of necessary facilities.

2.3.7 Sensitive Environments under private ownership are not free and open to the public and will not necessarily be purchased by the DISTRICT or any other public agency.

2.3.8 The ongoing review and generation of accurate maps and the preparation of regulatory bylaws which implement the policies of this Section shall be undertaken based on detailed and practical field investigation.

2.3.9 The DISTRICT shall prepare and maintain an inventory of Sensitive Environments. A systematic process of review of the inventories for Map 4 shall be developed. The data collected in this inventory review process is to be forwarded to Council as an amendment to the OCP and Map 4 on an annual basis or as required. This environmental inventory research process should include but not be limited to:

- (1) native and rare species and habitat;
- (2) rare and endangered plant life;
- (3) review of introduced species and the protection of native species from introduced species;
- (4) Riparian-wetland Areas and lagoons;
- (5) unique and attractive vegetation;

Map 4 and the Inventory Review Process should inform and assist in the preparation of Development Permit Area policies and guidelines.

- 2.3.10 In an effort to achieve additional onsite open space, to reduce the impacts of development on lands subject to flooding, and/or protect environmentally sensitive areas, the implementation of alternative standards, including cluster housing and cluster subdivisions, may be considered as the situation warrants.
- 2.3.11 Owners of environmentally sensitive and floodplain lands will be encouraged to dedicate such lands for conservation purposes and receive the applicable income tax benefits made possible under Federal tax and revenue legislation. Landowners and developers will be encouraged to work with accredited conservation organizations early in the development process to identify opportunities to donate or bequeath environmentally sensitive and floodplain lands.

2.4 WATERCOURSES AND WATER BODIES:

- 2.4.1 Where possible, lands subject to flood should be used for parks, trails, open space, recreation or agricultural uses whenever such use is compatible with the maintenance of the Proper Functioning Condition and habitat of Riparian-wetland Areas.
- 2.4.2 When no other land is available, and where manufactured homes or buildings to be used for habitation, business, or the storage of goods damageable by floodwaters are to be located in any area liable to flooding, flood-proofing to standards specified by the Ministry of Water, Land and Air Protection shall be required.
- 2.4.3 Flood-proofing to less than full requirements as specified by the Ministry of Water, Land and Air Protection shall be permitted for farm dwellings on parcels greater than 8 hectares (19.8 acres) within the Agricultural Land Reserve (ALR), and for closed-sided livestock structures.
- 2.4.4 Vegetation adjacent to watercourses and water bodies should be maintained to stabilize banks, moderate water temperature to that necessary for fish and aquatic life, minimize the impacts of erosion, sedimentation and eutrophication, and to maintain overall water quality.
- 2.4.5 Dredging, filling or channelling of watercourses and water bodies, and any other activities that would adversely alter stream hydrology, the shape of the channel, or the Proper Functioning Condition of Riparian-wetland Areas, shall not be permitted.
- 2.4.6 High priority should be given to establishing linear pathways along watercourses and water bodies, consistent with the preservation and enhancement of stream bank vegetation, and for the protection of the Proper Functioning Condition of Riparian-wetland Areas, to the extent necessary to moderate water quality and quantity for aquatic life while recognizing the need to protect agricultural land. Recreational uses compatible with the preservation of watercourses and water bodies should be encouraged. The development of facilities for outdoor recreational activities such as walking, hiking, horseback riding, picnicking and nature study around Riparian-wetland Areas should be carried out by public agencies.
- 2.4.7 Provision should be made for public access to watercourses and water bodies, and for vehicle parking areas, which would not adversely affect the environment, the Proper Functioning Condition of Riparian-wetland Areas, or the adjacent residential uses.

2.5 RIPARIAN-WETLAND AREAS

- 2.5.1 Disposal of septic disposal system effluent shall not be permitted within Riparian-wetland Areas or on adjacent lands that drain directly into them, unless otherwise permitted by the Provincial Medical Health Officer.
- 2.5.2 Soil removal, compaction, dredging, filling, or dumping within Riparian-wetland Areas that adversely affects Proper Functioning Condition shall not be permitted.
- 2.5.3 Riparian-wetland Areas should be maintained as wildlife habitat, parks and/or open space, and recreational uses may be permitted whenever such use is compatible with the maintenance of the Proper Functioning Condition and of the habitat.

2.6 MARINE SHORELANDS:

Definition: Within Metchosin, there are Rocky Shores, Drift Sector Beaches, Pocket Beaches, Low- Energy Shores and Lagoon Ecosystems, as shown on Marine Shorelands, Map 5. In addition, the two types of beaches are further categorized into three distinct classes of beach based on the accretion and erosion characteristics. The combinations of shore categories and distinct beach classes produce a diverse range of marine shorelands. Most of the geotechnical and environmental concerns about shores relate to the processes of drift and accretion along the shore and the process of slope regression above the shores.

(a) General Marine Shoreland Policies:

- 2.6.1 The District of Metchosin may give consideration to the following:
 - (1) discuss with senior levels of government for coordinating future land use policies as they pertain to the management of Metchosin's marine shorelands.
 - (2) monitor shore processes with particular concern for slope regression rates, lateral drift rate and stability of Class I accretion beaches.
 - (3) determine, in conjunction with the Ministry of Environment, Lands and Parks, ways and means of undertaking:
 - (a) where desirable and feasible, a program of beach stabilization using natural nonstructural techniques, such as the planting of dune grasses where appropriate;
 - (b) beach enhancement programs wherever it is possible to upgrade a Class II beach to a Class I beach (see Definitions of beaches); and
 - (c) the removal or reduction of development intrusions not consistent with the maintenance of the shoreline.

- 2.6.2. The set back requirements specified in this Section may be increased as local conditions warrant.
- 2.6.3 The improvement of public access should be ensured in the course of land development where such access is not detrimental to Sensitive Environments.
- 2.6.4 Any desired works to be placed on foreshore lands from the mean high water mark seaward requires application to the appropriate provincial and/or federal government agency responsible.
- 2.6.5 Public recreational use of marine shorelands should be consistent with the suitability of each shore type for the proposed use.

(b) Rocky Shores:

Definition: Rocky shores are stable shores comprised of exposed bedrock with an absence of unconsolidated material at extreme low tide. Relative to other types of shores, they are low in biological productivity but rich in biotic diversity and aesthetic quality and are characterized by lichens, snails, barnacles, mussels, seaweeds, anemones and sea stars.

- 2.6.6 No building or structure shall be located and no fill shall be placed or removed from any site within 15 horizontal metres (50 feet) of mean high water on Rocky Shore slopes except where engineering and resource management studies indicate that a lesser setback is acceptable.
- 2.6.7 Although the biological capability of Rocky Shore slopes to support life is relatively low, the natural biota may provide habitat for rare species of animal life and that value should be considered with each development proposed.

(c) Drift-Sector Beaches:

Definition: A Drift-Sector is an integrated and independently operating erosion beach system which may extend for many miles in length and be separated from adjacent drift-sectors by either natural or artificial boundaries. Metchosin contains one large drift-sector extending from Weir Beach to Witty's Lagoon. A drift-sector generally contains the following three classes of beaches:

Class III Beaches are erosional beaches located at the base of coastal bluffs or cliffs from which sand and gravel is provided for accretion of Class I beaches further along the drift-sector. Class III beaches are totally submerged at high tide with no dry backshore berm.

Class II Beaches are marginal erosion beaches located at the base of coastal bluffs or cliffs from which sand and gravel is eroded providing a secondary source of beach material for accretion on Class I beaches further along the drift-sector. Class II beaches are largely submerged at high tide with only a limited amount of walkable dry backshore under such conditions.

Class I Beaches are the accretion terminals of a drift-sector where material eroded from Class II and III beaches is deposited. Class I beaches remain dry and walkable at high tide and have a large backshore berm permitting ease of public access and use. They constitute the most important recreational beaches. Biotically, beach shores are of intermediate productivity and diversity relative to the other shore types.

- 2.6.8 The use and management of the Drift-Sector Beaches should be based on the maintenance of the present natural system of erosion, transport and build up of beach material along the length of the Drift-Sector designated on Map 5.
- 2.6.9 Because the existence and maintenance of the Class I beaches are dependent on the supply of material eroded from Class II and III beaches, no bulkheading or placement of any shore protection structures will be permitted within a drift-sector except where engineering and resource management studies indicate otherwise.
- 2.6.10 To ensure that material eroded from Class II and III beaches is transported the full length of the shoreline to Class I beaches, docking or other facilities which impede the natural processes will not be permitted within drift-sectors.
- 2.6.11 Due to active slope recession with considerable sloughing and slide evidence, no building or structure will be permitted within a minimum of 60 horizontal metres (200 feet) from mean high water adjacent to Class II and Class III drift-sector beaches except where geotechnical engineering and resource management studies indicate a lesser setback is acceptable.
- 2.6.12 On the slopes adjacent to Drift Sector Beaches, no material of any kind shall be removed within a minimum of 60 horizontal metres (200 feet) landward of mean high water.
- 2.6.13 The location of the mean high water mark and the establishing of setbacks from Class II and Class III slopes should be reviewed at 5 year intervals, or as required, to determine if slope regression has placed residences at risk.

(d) Pocket Beaches:

Definition: A Pocket Beach is a sand and gravel beach along which no lateral drift of beach material takes place because it is contained between two headlands. The Pocket Beach is formed by the onshore and offshore movement of material. Pocket beaches are generally between 30.5 metres (100 feet) and 91.5 metres (300 feet) in length.

With Pocket Beaches, as with Drift-Sector Beaches, there are three classes. However, unlike the classes of Drift-Sector Beaches which are contained adjacent to one another within the Drift-Sector. Each class of Pocket Beach exists independently.

Class III Beaches are erosional beaches located at the base of coastal bluffs or cliffs with no dry backshore berm. Such beaches are totally submerged at high tide.

Class II Beaches are marginal erosion beaches located at the base of coastal bluffs or cliffs that supply the upper foreshore with a fairly heavy drift berm without creating a stable dry backshore zone above high tide.

Class I Beaches are rollback pocket beaches characterized by a backshore wetted only under extreme tide and wave conditions permitting ease of public access and use. They constitute the most important recreational class of beach.

- 2.6.14 No building or structure shall be located and no fill shall be placed or removed from any site within 15 horizontal metres (50 feet) of mean high water adjacent to Class I and Class II pocket beaches except where engineering and resource management studies indicate that a lesser setback is acceptable.
- 2.6.15 Because Class III pocket beaches are located at the base of cliffs which are subject to erosion, no building or structure, no placing or removal of fill or other material will be permitted within 15 horizontal metres (50 feet) landward of mean high water adjacent to Class III pocket beaches.
- 2.6.16 No bulkheading or placement of any shore protection structures will be permitted on Class I, Class II or Class III pocket beaches except where engineering and resource management studies indicate otherwise.

(e) Low-Energy Shore Zone

Definition: Low-Energy Shores are estuarine shores which form part or all of a cove or inlet. They may be characterized by marshy shores, shallow and muddy foreshores, and generally having low banks. As with Pocket Beaches, there are three classes of Low-Energy Shores each existing independently. However, in Metchosin, there is only one Low-Energy Shore - entirely a Class III (erosional) located at the head of Pedder Inlet.

Similar to a Lagoon Ecosystem, the estuarine shore also provides a unique biological environment. Fresh-water creeks and streams flowing into the cove or inlet offer rather unusual habitat. There is currently insufficient information available relating to the protection and preservation of the Low-Energy Shore zones. Therefore, further research is recommended.

- 2.6.17 No building or structure shall be located and no fill shall be placed or removed from any site within 15 horizontal meters (50) feet of mean high water adjacent to the Low-Energy Shore, except where engineering and resource management studies indicated that a lesser setback is acceptable.
- 2.6.18 No bulkheading or placement of any shore protection structures will be permitted on a Low-Energy Shore except where engineering and resource management studies indicate otherwise.

(f) Lagoon Ecosystems:

Definition: The central component of a Lagoon Ecosystem is a body of salt water which has been cut off from the ocean by a barrier or spit of land and which allows the formation of a sheltered biological environment. This unique environment frequently includes a salt-water marsh and estuarine area into which flows fresh water from upland creeks and streams. This combination of fresh and salt water has very high biological productivity and diversity. It offers significant aesthetic and habitat attributes.

- 2.6.19 Only such uses as limited agriculture and low intensity recreational uses, which do not require structural intrusion, will be permitted in Lagoon Ecosystems.

2.7 WILDLIFE HABITAT:

Definition: Wildlife habitats are detailed on Map 4 and include lands more suitable than other areas in Metchosin for supporting a large number and/or variety of wildlife species. They therefore require special consideration. Wildlife habitat areas are closely associated with other sensitive environments such as streams, inland wetlands and marine shorelands.

- 2.7.1 Where Wildlife Habitats coincide with lakes, creeks, streams, inland wetlands or marine shorelands, setback requirements subject to the Land Use Bylaw and development restrictions in the Subdivision Servicing Bylaw shall be strictly applied.
- 2.7.2 Maximum retention of ground cover and natural vegetation is to be ensured, and the enhancement of native wildlife habitats is to be encouraged and supported on Wildlife Habitat Lands.
- 2.7.3 An environmental study in accordance with Policy 2.3.3 will be requested in conjunction with subdivision and development proposals for land defined as Wildlife Habitat.
- 2.7.4 Use of Wildlife Habitat for passive recreation activities such as nature interpretation is to be permitted provided that such use is not harmful to or incompatible with the wildlife.

2.8 SURFACE EROSION POTENTIAL:

Definition: Lands with Surface Erosion Potential and Unstable Soils are indicated on Map 4 and include lands subject to substantial soil loss if vegetation cover is removed and lands which are liable to slope regression due to unstable steep slopes. Some Upland areas of Metchosin have slopes in excess of 30% (about 27 degrees) and some shore slopes have experienced regression of close to 5.0 metres in the past 40 years.

- 2.8.1 Use of lands classified as having Surface Erosion Potential or Unstable Soils must give strict attention to retaining natural vegetation to minimize erosion and land movement.
- 2.8.2 The regulatory bylaws prepared from this Plan shall guide development in a manner which minimizes erosion potential.
- 2.8.3 An environmental study including an assessment by a geotechnical engineer may be

requested when development is proposed on areas having slopes of 30% or greater.

2.9 UNIQUE AND ATTRACTIVE VEGETATION:

Definition: Lands identified as Unique and Attractive Vegetation on Map 4 are among the most significant biotic features of the community.

- 2.9.1 Preservation of areas of unique and attractive vegetation is encouraged.
- 2.9.2 The identification and review of unique and attractive vegetation shall be maintained as part of the Environmental Inventory review process (Section 2.3.9).

2.10 HERITAGE SITES:

Definition: Heritage Sites are culturally modified environments which should be preserved. They vary from highly significant encampment areas used by indigenous peoples to sites yielding a limited number of artifacts. In order to protect Heritage Sites, site locations are not included on any map available to the public.

- 2.10.1 Before approval of any development on any lot containing a designated heritage site, the comments and approval of the Heritage Conservation Branch should be obtained.

2.11 SAND AND GRAVEL DEPOSITS:

There are no major sand and gravel deposits suitable for extraction.

2.12 TREE COVER:

The residents of Metchosin value trees for the many environmental and aesthetic benefits they provide. Wooded areas moderate ground water runoff, limit soil erosion, increase ground water infiltration and provide wildlife habitat. Trees also contribute significantly to the variety and natural scenic beauty of Metchosin. The current tree cutting bylaw requires a permit for the cutting of trees in:

- (1) areas with soil erosion and slope instability potential,
- (2) areas subject to ponding and flooding, and
- (3) the North Bilston Watershed area

The tree cutting bylaw shall be maintained in order to minimize potential erosion and slope regression effects. See the Tree-Cutting Permit Area Map which is appended to the Tree-Cutting Permit Bylaw regulations.

- 2.12.1 Cutting of trees for land uses other than agricultural production is to be discouraged, and opportunities are to be taken to incorporate wooded areas into plans for new development retaining a buffer between agricultural and commercial or residential uses.
- 2.12.2 Council shall consider and adopt a range of measures to encourage preservation of trees such as continuing to monitor the existing Tree Cutting Permit process and extending the Tree

Cutting Bylaw to include all lands within 15 metres of the natural boundary of any creek, stream or watercourse.

2.12.3 Areas within the Forest Land Reserve are exempted from Section 2.12.

Arden Family photo, August 1919, Weir Beach

2.13 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS *(Bylaw 568, 2010)*

Addressing and mitigating the impacts of climate change is a topic that will challenge the DISTRICK in the years ahead. The Local Government Act (RSBC 1996) has made it a requirement for municipalities to incorporate community targets for reducing greenhouse gas emissions for the entire DISTRICK, and policies and actions to achieve those targets. To support of those efforts, the Province has begun an inventory process to identify the levels of emissions from various sources in each community. The process continues to be refined, and the DISTRICK is working to ensure the numbers accurately reflect both the emissions as well as the contributions that the DISTRICK's forested lands make in storing carbon, but the inventory gives the DISTRICK a starting point for monitoring its emissions. Climate change, and greenhouse gas emission reduction, is the responsibility not only of the DISTRICK's, but of each individual in the community.

While maintaining a relatively small population and limiting growth should prevent emission levels from increasing, making significant emission reductions promises to be a challenge. One of the key findings of the Community Energy and Emissions Inventory is that transportation is responsible for the majority of Metchosin's emissions. As a rural community, reducing reliance on vehicles, and use of alternate transportation (transit, cycling, carpooling, etc.) is difficult given the travelling distance and minimal transit services, but reducing unnecessary trips, sharing rides, or incorporating alternative transportation into part of a daily commute can be part of the solution. The DISTRICK has committed to becoming carbon neutral by 2012, and is working to assess and reduce its corporate emissions. Maintaining a low population is also hoped to limit greenhouse gas emissions. Furthermore, the DISTRICK will prepare a community greenhouse gas emission reduction strategy together with community consultation, to identify policies and actions that will assist the community in reaching its targets.

While it is difficult to predict the community's success, the DISTRICK has selected 33% reductions from greenhouse gas emissions by 2020 over levels recorded in 2007 as its target, consistent with the targets set by the Provincial Government as well as the CRD, in hopes of inspiring the community to act. While ambitious, it illustrates the urgency in working to change behaviours now, to create a legacy for the future, and ensure Metchosin retains its character and value for subsequent generations.

2.13.1 The DISTRICK will prepare, in consultation with the community, a community greenhouse gas emissions strategy outlining policies and actions directed to achieving its objective of a 33% reduction over 2007 emission levels by 2020. After it is prepared, the strategy will be updated as necessary in response to new ideas, or information.

2.14 BILSTON FLOODPLAIN DEVELOPMENT PERMIT AREA: (Bylaw 418, 2004)

2.14.1 Designation (Natural Environment, Natural Hazard)

The *Local Government Act* provides that an Official Community Plan may designate lands as Development Permit Areas for protection from hazardous conditions, and for protection of the natural environment. The *Local Government Act* further provides that the lands so designated shall not be altered in any way, or subdivided, and structures shall not be built or added to within the lands designated as a Development Permit Area, until a Development Permit has been issued by the local government.

All lands within the upper 200-year floodplain of Bilston and Metchosin Creeks, as defined in the Bilston Creek Flood Hazard Assessment of September 1994 by Stanley Associates Engineering, are hereby designated as a Development Permit Area, for the protection of development from hazardous conditions pursuant to Section 919.1(1)(b) of the *Local Government Act*, and for the protection of the natural environment, its ecosystems and biological diversity pursuant to Section 919.1(1)(a) of the *Local Government Act*. These lands are generally shown on Map 6 as the Bilston Floodplain Development Permit Area, and are also identified in “Appendix 3 - Bilston Creek 200-Year Flood Elevations.”

2.14.2 Special Conditions (Justification)

As a result of major flooding over the years, Bilston Creek and its tributaries have been the subject of many hydrological reports and engineering studies. Together, these reports demonstrate the need for enhanced regulations and policies for protecting the Bilston Creek 200-year floodplain by controlling rain water runoff, and mitigating the adverse impacts on the floodplain area. The most recent of these studies, the BC Ministry of Environment’s Report, the “Bilston Creek Flood Hazard Assessment September 1994” by Stanley Associates Engineering Ltd, has provided general descriptions of the problems, reviewed the drainage situation and proposed design solutions.

The upper Bilston Creek Floodplain is characterized by lands that may be prone to recurring flooding, resulting in erosion, sedimentation and diminished water quality (both to groundwater and aquatic systems) and habitat, and having a negative impact upon properties. Activities that result in erosion and sedimentation, the removal of vegetation, dumping of refuse and other activities (both natural and man-made), and increases in Effective Impervious Area within the upper Bilston Creek Floodplain, may increase the effects of flooding and reduce habitat value for aquatic species. Because the upper Bilston Creek Floodplain, above Glen Forest Way, was included in the previous ‘no-subdivision’ moratorium area first established by the Capital Regional District, and is the most immediately vulnerable area receiving drainage from the upper catchment area of the Bilston Creek watershed, it is being designated as a Development Permit Area for the protection of flooding.

Bilston Creek also provides sensitive native vegetation, wildlife habitat and water features, which are important for the protection of a fish-bearing watercourse and for the natural character of Metchosin. Building of structures or roads, or substantial land clearing or disturbance could harm the functions of these natural systems, and diminish their rural character. Measures have been, and should continue to be, put in place to mitigate flooding problems and to maintain the Proper Functioning Condition of Riparian-wetland Areas.

Council has established the following objectives and guidelines with respect to this Development Permit Area.

2.14.3 Objectives

- (1) To regulate development in the upper 200-year floodplain so as to protect the properties and habitat features from the potential impacts of flooding.
- (2) To match post-development flows to pre-development flows, such that there is no increase in the volumes or rates of flows in receiving Riparian-wetland Areas.
- (3) To maintain current ground water levels and groundwater recharge systems.
- (4) To minimize or eliminate the introduction of contaminants into rain water, so as to protect the water quality of Riparian-wetland Areas and groundwater supplies.
- (5) To ensure effective sediment and erosion control measures are used in all new development and redevelopment.
- (6) To promote the use of integrated methods of rain water management that match site-specific conditions and balance environmental, economic and social considerations.
- (7) To employ the principles and practices of the federal/provincial Guidelines and Best Management Practices concerning rain water management and other applicable guidelines as they are released.

2.14.4 Guidelines

Development Permits issued in the Bilston Floodplain Development Permit Area shall be in accordance with the following:

Land Alteration

- (1) Unless otherwise exempted under Section 2.13.9, no land alteration, subdivision, or building (inclusively referred to as ‘development’) shall occur unless:
 - (a) the Proper Functioning Condition of Riparian-wetland Areas is sustained, and
 - (b) the proposed development will not unduly result in, or otherwise be subject to, the potential risk of flooding as determined by the report of a Professional Engineer under Section 2.13(5), to the satisfaction of the DISTRICT.
- (2) All areas proposed for land alteration shall be clearly demarcated by plan, and flagged on-site, prior to approval of the Development Permit.
- (3) Compaction of soils and removal of vegetation, especially trees, shall be minimized. A disturbed site will be re-vegetated using water-retentive plant species indigenous to the site, or other non-invasive plants suitable to maintain the Proper Functioning Condition of adjacent watercourses and/or Riparian-wetland Areas.
- (4) Stumps should be left in place where practical to provide some soil stabilizing influence until alternative vegetation is established.
- (5) The Development Permit may designate and specify where necessary, a buffer zone within

which land alteration or structures may be prohibited, or limited with certain conditions adhered to, in accordance with the recommendations of a Professional Engineer subject to Section 2.13.5.

- (6) Adverse impacts on water quality - that is, on temperature, suspended solids, nutrients, and toxins – shall be minimized throughout land alteration, subdivision and/or building activities. Nutrient-rich run-off water will be prevented from entering water features from residential or commercial developments or agricultural activities.
- (7) Erosion and sediment control measures for the proposed development during and after construction and/or land altering activities will be specified in the permit.
- (8) Individual lots, buildings, structures and Impervious Surfaces shall be designed and situated to minimize alteration of natural site features, to improve surface-to-ground infiltration, and to protect and sustain the Proper Functioning Condition of Riparian-wetland Areas.
- (9) For subdivisions, mechanisms such as the registration of restrictive covenants, clustered housing and/or the dedication of parks and trails may be utilized, to ensure new lots, building sites, parks and trails, roads, and services are configured in a manner that sustains the Proper Functioning Condition of Watercourses and Riparian-wetland Areas, and to promote surface-to-ground infiltration of drainage.
- (10) Measures to conserve domestic and irrigation water, including bio-retention cells (rain gardens), infiltration trenches, rain barrels and cisterns, and roof-top storage will be identified and encouraged.
- (11) The DISTRICT may require the applicant to register a statutory right-of-way in a format acceptable to the DISTRICT, to address overland flow arising from lots or from beyond lots, which crosses into adjacent parcels, into a municipal storm drainage system, or into watercourses.
- (12) Development Permits issued with regard to road and driveway construction in this area will ensure that:
 - (a) watercourse crossings are located so as to minimize disturbance of water feature banks, channels, Riparian-wetland Areas, and vegetation cover;
 - (b) bridges are used instead of culverts for crossings of fish-bearing watercourses, wherever possible; and
 - (c) where culverts are used, their size will be large enough to accommodate 200-year flood conditions. Culverts should be placed to allow unrestricted movement of fish in both directions. Where desirable, culverts may be designed to retard low flows and encourage in-stream storage of water.

2.14.5 Professional Engineer's Report to Assess Potential Flooding

- (1) Where a Geotechnical Report certifies that land with a potential flooding hazard area may be used safely for the use intended, the issuance of a Development Permit may be conditional

upon the implementation of all conditions contained in the Report respecting siting, structural design, maintenance or planting of vegetation, placement of fill, the installation of rain water management facilities, and the replacement of storage volumes based on the 200-year flood level.

2.14.6 **Municipal Response**

The DISTRICT should:

- (1) evaluate the feasibility of purchasing, protecting, and/or dedicating flood-prone or otherwise environmentally sensitive lands for use as park, open space, trails, forest reserve, or greenbelt;
- (2) support programs to monitor both surface and ground water to establish patterns of change;
- (3) work with proximate agencies to construct flood-control measures such as ponds and wetlands along watercourses using low-elevation dams or weirs;
- (4) encourage appropriate agencies to monitor and regulate activities outside the municipal boundaries which have affected or could affect the flow and/or quality of the water in Bilston Creek.

2.14.7 **Exemptions:**

- (1) Development Permits are not required for the approval of development in the Bilston Floodplain Development Permit Area where a BC Land Surveyor or Professional Engineer has confirmed by submission of a statement and plan to the DISTRICT that the development is located not less than 600 mm above the 200-year flood plain elevation of Bilston Creek and its tributaries. The “Upstream Elevation” provided in “Appendix 3 - Bilston Creek 200-Year Flood Elevations,” shall be used as a reference to calculate the 200-year flood plain elevation.
- (2) Development Permits are not required for the approval of subdivisions in the Bilston Floodplain Development Permit Area where the DISTRICT is satisfied that all of the following conditions are addressed prior to development:
 - (a) a Report by a Qualified Professional has been prepared that satisfies the objectives and guidelines for this DPA under Section 2.13.5;
 - (b) a Geotechnical Report has been prepared pursuant to the DISTRICT’s “Geotechnical Guidelines” that satisfies the objectives and guidelines for this DPA under Section 2.13.6;
 - (c) a Rain Water Management Plan is prepared in accordance with Section 2.9.2 of *Metchosin Protection and Management of Rain Water Bylaw No. 467, 2004* that satisfies the objectives and guidelines for this DPA under Section 2.13.4(6).
- (3) Development Permits are not required in the Bilston Floodplain Development Permit Area for the following activities:
 - (a) Habitat improvement activities undertaken by the DISTRICT, the Ministry of Water,

Land and Air Protection, or other agencies approved by the DISTRICT to conduct such work. Habitat improvement activities may include programs to remove invasive species.

- (b) Any construction on a lot, replacement of an existing building, or alteration to an existing building, where a Qualified Professional has provided certification that there will be no increase in the Effective Impervious Area on that lot, and/or that post-development rain water runoff rates and volumes are within 90% of the pre-development rates and volumes.
- (c) Site disturbances and construction in relation to the preparation of a building location, and/or services, where the cumulative total area of the disturbed surface and construction does not exceed 10 m² in a given calendar year.
- (d) Routine landscaping for residential purposes where the total area of new landscaping does not exceed 100 m² in any calendar year.
- (e) Works required by the Provincial Emergency Program, the RCMP, a Provincial Ministry or the DISTRICT as a response to an emergency.
- (g) Works initiated by the DISTRICT for the purpose of maintaining existing infrastructure, enhancing the Proper Functioning Condition of Riparian-wetland Areas, monitoring and collecting stream and/or hydrometric data, and/or to mitigate flooding.
- (h) The removal of soil that is exempted from the requirements of a Soil Removal Permit under the provisions of Bylaw No. 402 and Bylaw No. 465.
- (f) The deposit of soil that is exempted from the requirements of a Soil Deposit Permit under the provisions of Bylaw No. 402 and Bylaw No. 465.
- (g) The cutting and removal of trees that is exempted from the requirements of a Tree Cutting Permit under the provisions of Tree Management Bylaw No. 287.

2.15 CENTRE MOUNTAIN DEVELOPMENT PERMIT AREA: (Bylaws 443, 2003 & 508, 2006)

2.15.1 Designation:

In accordance with the Local Government Act Section 919.1 (1), an official community plan may designate development areas for the following purposes:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions; and,
- (f) establishment of objectives for the form and character of commercial, industrial or multifamily residential development.

The following guidelines and those contained in Section 2.13 and Part 8 of the Official Community Plan shall apply to the Area specified within the Official Community Plan on Map #6. Where land is subject to more than one Development Permit Area designation, a single development permit is required addressing all conditions. The application will be subject to the requirements of all applicable development permit guidelines, including any covenants registered on title.

2.15.2 Special Conditions (Justification):

The Centre Mountain area is located in the northeast sector of Metchosin. It contains a valley bottom where Metchosin Creek flows. Centre Mountain is a main feature of the topography and has some craggy steep slopes. This is a very natural and picturesque area. Any development in this area should be carefully designed to reflect and not detract from the natural features. Simple elegant design should reflect the natural theme with the use of vaulted ceilings, large open rooms, using a post and beam or heavy timber construction and natural stone. For the purpose of issuing Development Permits in accordance with Part 26, Division 9 of the Local Government Act, the Development Permit Criteria contained within the Official Community Plan and the following guidelines shall apply in those areas designated for the protection of the natural environment, its ecosystems and biological diversity, for the protection of development from hazardous conditions also for the establishment of objectives for the form and character of commercial development.

In accordance with Section 920 of the Local Government Act, Council may issue Development Permits that vary the District of Metchosin's Zoning Bylaw or other bylaw enacted under Part 26 and Division 7 or 11 of the Act.

2.15.3 Requirements:

The DISTRICT shall require the following information to be submitted with Development Permit applications, as relevant to the project being considered:

- (1) Legal information, including copies of the current state of certificate title, copies of all statutory rights-of-way and covenants;
- (2) Detailed development information, including conceptual site plans, elevations, grading plans and landscape plans. All plans and drawings are to be prepared by a suitable professional experienced in the appropriate discipline.
- (3) Development data, including site area, site coverage, floor space, parking requirements, number of units, fire fighting access routes, etc.;
- (4) Detailed servicing information, including existing and proposed water, hydro, gas, sanitary and storm water sewer servicing;
- (5) Detailed site context information, including sketches, profile drawings or photographs of the proposed development in relation to the site and/or neighbourhood;

- (6) Transportation Study, including traffic patterns, sound attenuation measures, buffers and traffic flows;
- (7) Infrastructure Analysis, including evaluation of local infrastructure capacity;
- (8) Public Facilities Evaluation, including inventory of public facilities such as schools, churches and parks, and future demand estimates;
- (9) Environmental Assessment, including inventories of native vegetation, wildlife and habitat, tree cutting, retention and replacement plans, required blasting and evaluation of potential impacts.

2.15.4 Site Criteria:

Site Plans should depict those areas that may be dedicated or otherwise preserved for public use. Natural areas containing significant community features such as watercourses, rock bluffs, mountaintops or other natural features significant to the community or region should be protected and retained in their natural state for the use and enjoyment of visiting guests and the public. Constructed or man-made features will reflect the natural environment. Man-made features or buildings shall not be visually intrusive to views on-site or off-site from or into the development and shall not 'pierce' natural ridge lines or be located on top of natural bluffs or mountain tops where visual pollution may occur. Watercourses or other naturally unique features worthy of preservation shall not be altered or otherwise detrimentally impacted. Various protection techniques may be incorporated including, but not limited to, outright purchase, donation to an organization dedicated to preservation of natural areas, dedication as park, use of restrictive covenants, etc. Those areas that may be subject to flooding, rockslide or movement or other natural hazards should be identified and retained in their natural state and remain free from development.

2.15.5 Building Form:

Buildings should compliment their natural rural setting and be constructed of logs or heavy square timbers, in a post and beam style of construction with high open ceilings. Rural rustic features should be encouraged, consisting of such natural materials such as river rock or fieldstone fireplaces or other features made of rock, wood or natural slate. Simple elegant design should be a hallmark of the development. The roof of buildings should consist of steep pitches, dormers and should be constructed to reflect natural shakes or slate in keeping with the rustic image. Buildings should reflect the following:

- Buildings should be sited to take advantage of the natural area and not pierce view corridors of natural ridge lines and maximize views both on and off-site.
- Rooftop equipment shall not be permitted.
- Flat roofs are not permitted. The roof of all buildings shall be designed in a visually interesting manner and broken up through the use of variable architectural design features.
- The exterior of all buildings shall be tied together by common building themes, colours, materials and finishing. A visually attractive appearance must be provided by using a combination of fenestration, finishing and landscaping.
- Exterior building material indigenous to the natural theme of the West Coast is encouraged. Use of natural rock, heavy timber and logs is encouraged.
- Attractive view corridors into and away from all buildings must be identified and maintained.
- Loading, outdoor storage areas and service equipment and corridors must be located away from the clientele and public using the buildings and be screened from view using natural landscaping and man-made features or a combination thereof.
- Exterior lighting of the building or of other man-made features such as pools and walkways shall be indirect ground oriented and not create any glare while providing for public safety.

The foregoing guidelines and those contained within section 2.13 of this Official Community Plan apply to the following four lots:

Lot 5, Section 108, Metchosin District, Plan VIP54839, PID 018-034-179;

Lot 6, Section 94, Metchosin District, Plan VIP54839, PID 018-034-187;

Lot 7, Section 93, Metchosin District, Plan VIP54839, PID 018-034-195;

Lot 8, Sections 96 & 97, Metchosin District, Plan VIP54839, PID 018-034-209

as indicated in shading within this plan:



2.16 SHORELAND SLOPES DEVELOPMENT PERMIT AREAS:

The Municipal Act provides that a community plan may designate development areas to be protected from hazardous conditions. The Municipal Act further provides that in such areas land shall not be altered in any way or subdivided and structures not be built or added to until a Development Permit has been issued. Council has established the following designation, special conditions, and guidelines.

2.16.1 Designation:

(Bylaw 418, 2004)

The 1993 Hazard Land Management Plan has identified areas of the Metchosin shoreland slopes as having erosion, land sloughing and drainage problems.

The Shoreland Slopes areas are shown on Map 6 Shoreline Slopes DPA, and are hereby designated as areas for the protection of development from hazardous conditions pursuant to Section 919.1(1)(b) of the Local Government Act.

The Plan has identified three Shoreland Slope classification zones, based on the degree of slope instability and surface erosion potential. Slopes classified as zone 2 and 3 are slopes with the greatest potential for sloughing, slumping and debris flows and have been included in the Development Permit Area.

2.16.2 Special Conditions:

The major concern is that lands, particularly in the Park Drive - Farhill Road area, have experienced a dramatic rise in ground water levels due to adjacent developments during the last two decades. Other areas of the Shoreland slopes have experienced significant slope erosion in the past. There is a community desire to mitigate any further development-related impacts on the marine shorelands.

2.16.3 Policies

Development Permits issued shall be in accordance with the following:

- (1) The construction or alteration of buildings on existing lots shall be permitted subject to the Building Permit process when Council is satisfied that the Development Permit Guidelines (Section 2.14.4) have been met, and, when required, Council is satisfied with the Engineer's Report (Section 2.14.5).
- (2) Where a Development Permit is applied for in conjunction with an application for subdivision approval, rezoning, or both, the Development Permit shall be conditional on the successful completion of those other permits and shall lapse if the subdivision or rezoning is not approved.

2.16.4 Guidelines:

- (1) All applications for new development in the Development Permit Area shall be required to have an Engineer's Report (described below).
- (2) Removal of vegetation shall be minimized.
- (3) House construction, regrading, and excavation of fill (including for road building) is not permitted within 60 metres of the edge of the slope except where geotechnical engineering and resource management studies indicate that a lesser setback is acceptable.

2.16.5 **Engineer's Report:**

Before a development permit is issued, the applicant shall be required to furnish a report at his\her expense from a registered professional engineer with geotechnical experience which will certify that the proposed development will produce no adverse impacts on the shoreland slopes and will not place buildings or structures in danger of slope slippage.

The Engineer's Report shall demonstrate that consideration has been given to the following:

- (1) (a) siting and setbacks of development structures, roads, and services,
(b) minimizing paving and impervious materials, and,
(c) implementing infiltration techniques so as to limit runoff;
- (2) designing runoff detention ponds, drainage works, or sediment traps or basins to reduce the flow of runoff and silt during land clearing and construction.
- (3) development near shoreland slopes must address the impact of surface water on slope stability, vegetation and soils, and make recommendations to remedy that already damaged; and
- (4) removal of trees (with a valid tree-cutting permit) or other vegetation should be allowed only where necessary and where alternate vegetation and/or erosion control measures are established. If possible, stumps should be left in place to provide some soil stabilizing influence until alternative vegetation is established. Plans delineating extent of vegetation/tree removal (location, species and diameter of trees) and location of proposed construction, excavation and/or blasting, may be required.

The DISTRICT, at its discretion, may also submit the Engineer's Report to review by a second Engineer at the applicant's expense, and/or directly to the Ministry of Environment for their comments.

2.16.6 **Municipal Response**

The DISTRICT should:

- (1) evaluate the feasibility of purchasing environmentally sensitive shorelands for use as park, forest reserve, or greenbelt;
- (2) initiate programs to monitor both surface and ground water to establish patterns of change;
- (3) work with proximate agencies to establish erosion and land sloughing control measures.

2.17 METCHOSIN DEVELOPMENT APPROVAL INFORMATION AREA (*Bylaw 479, 2004*)

2.17.1 Authorization

Section 920.01(1) of the *Local Government Act* allows for an Official Community Plan to:

- specify circumstances in which development approval information may be required,
- designate areas for which development approval information may be required, and
- designate areas for which, in specified circumstances, development approval information may be required.

2.17.2 Designation

All of the lands within the Bilston Floodplain Development Permit Area, as shown in Map 6, Bilston Floodplain DPA, are hereby designated as a Development Approval Information Area.

2.17.3 Objectives

The objectives of this Development Approval Information Area designation are to:

- (a) Protect the quality of groundwater and aquifers within the lands against possible pollution from land development;
- (b) Protect the Proper Functioning Condition of all Riparian-wetland Areas, watercourses and water bodies within the lands; and,
- (c) Preserve and enhance the natural environment, including its sensitive ecosystems, habitat and bio-diversity of the lands, and to minimize the effect of development on the lands undergoing development and adjoining lands especially with respect to siting of roads, driveways, potential erosion and water drainage problems.

2.17.4 Justification

The collection of specific Development Approval Information is necessary while considering development of these lands, to ensure the DISTRICT is provided with complete information to properly assess and mitigate conditions caused by that development, and its impact on the natural environment, the Proper Functioning Condition of Riparian-wetland Areas, and the safety and supply of groundwater resources. The collection of Development Approval Information is necessary for the DISTRICT to undertake informed decisions in its role of reviewing development applications.

2.17.5 Circumstances and Information Required

Further to the information specified within the Development Permit Areas as designated by this Official Community Plan, the following information may be required for consideration of a zoning bylaw amendment, a Development Permit, or a Temporary Commercial or Industrial Use Permit:

On-site Sewage & Rain Water Disposal

- (1) The applicant may be required to provide a report at his/her expense prepared by a Professional Engineer or Geoscientist, registered in the province of British Columbia with experience in hydrogeological engineering and pedology, which assesses the proposed development site's on-site sewage and rain water disposal capabilities, and provides recommendations and/or conclusions as to the suitability of the soil and local site conditions for the purpose of disposing rain water and sewage on-site, such that the integrity and quality of water in any underlying aquifer is not compromised, and such that there is no loss of Proper Functioning Condition of any Riparian-wetland Areas, watercourses, or water bodies that would arise from the development.

Water Quality

- (2) The applicant may be required to provide a report at his/her expense certified by a Professional Engineer or Geoscientist, registered in the province of British Columbia and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, for any proposed development of lands that already contains, or is proposed to include, any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation, (B.C. Reg. 375/96). The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of any underlying aquifer, and/or any loss of the Proper Functioning Condition of Riparian-wetland Areas, watercourses, or water bodies. The report shall address site design, and Best Management Practices for sewage and hazardous materials handling, storage, clean-up and disposal. The report shall also include an assessment of the proposed on-site sewage disposal system(s) and provide recommendations and/or conclusions as to the suitability of the system and soil conditions for the proposed development. Specified mitigation measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. The report must specify conditions and works required to appropriately collect and discharge rain water runoff as part of these developments, may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high risk land uses or activities or to specify other restrictions on use of the property, and recommendations for on-going monitoring, operations and maintenance of the treatment system.

Assessment of Rain Water Runoff

- (3) The applicant may be required to furnish a report at his/her expense certified by a Professional Engineer or Geoscientist, registered in the province of British Columbia and experienced in storm drainage investigations and rain water source controls, with recommendations to meet or exceed the following criteria:
 - (a) the proposed development has been assessed for all events up to the predicted 1:200-year storm event, and it is confirmed this development will produce no alteration to the pre-development hydrograph for that site by maintaining at least 90% of the pre-development rain water runoff rates and volumes throughout and after the development, and
 - (b) the rain water runoff resulting from this proposed development will not contribute to higher flood elevations or increased erosion within the lands being developed or any point downstream of the development, based on the predicted 1:200-year storm event.

Assessment of Proper Functioning Condition (PFC)

- (4) The applicant may be required to furnish a report at his/her expense certified by a Qualified Professional with experience in hydrology and stream ecology, for the assessment of Proper Functioning Condition of any Riparian-wetland Areas, watercourses, or water bodies within the development site or downstream from the development site, with recommendations to meet or exceed the following criteria and objectives:
 - (a) The rain water runoff resulting from this proposed development will not contribute to a loss of Proper Functioning Condition of any Riparian-wetland Areas, watercourses and/or water bodies within the lands, or downstream of the lands, based on the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).
 - (b) To establish pre-development baseline data of (i) rain water runoff rates and volumes, (ii) water quality, and (iii) the Proper Functioning Condition of any Riparian-wetland Areas, watercourses and/or water bodies within the lands, or downstream of the lands, based on the principles and assessment methods defined in A User Guide to Assessing Proper Functioning Condition (PFC) and the Supporting Science for Lotic Areas TR-1737-15 1998 or A User Guide to Assessing Proper Functioning Condition and the Supporting Science for Lentic Areas TR-1737-16 1999 (USDI, Bureau of Land Management and USDA Forest Service).

Assessment under the B.C. Riparian Areas Regulation

- (5) The applicant may be required to furnish an Assessment Report at his/her expense certified by a Qualified Professional, as defined by and meeting the intent of the Riparian Areas Regulation (the Regulation), with recommendations to meet or exceed the following criteria and objectives:
 - (a) That the Qualified Professional is qualified to conduct the Assessment Report in accordance with the Regulation,
 - (b) That the Assessment Methods have been followed in accordance with the Regulation,
 - (c) That in the opinion of the Qualified Professional, the proposed development will cause no harmful alteration, destruction, or disruption of natural features, functions and conditions (as defined by the Regulation) that support fish life processes in the riparian assessment area.

Confirmation of 200-year Floodplain

- (6) For consideration of development applications for properties located within the Bilston Floodplain Development Permit Area, a contour plan prepared by a BC Land Surveyor or Professional Engineer shall be submitted to the DISTRICT identifying the extent of the 200-year floodplain of Bilston Creek and its tributaries located within the property, and the corresponding maximum elevation of the 200-year floodplain, based on Figure 11 and Figure 12 of the BC Environment report entitled “Bilston Creek Flood Hazard Assessment September 1994” prepared by Stanley Associates Engineering Ltd. The plan shall be submitted in both paper and digital format (ESRI-compatible ‘.dxf’ or ‘.dwg’ UTM NAD83).

Geotechnical Assessment for Lands Subject to Flooding

- (7) For consideration of development applications for properties located within the Bilston Floodplain Development Permit Area, the applicant may be required to furnish a geotechnical report at his/her expense, in accordance with the DISTRICT's Geotechnical Assessment Guidelines as adopted through this Plan, sealed by a Professional Engineer with experience in the assessment of geotechnical hazards to life and property resulting from potential flooding.
- (8) A report required under 2.17.5(7) shall be completed with certification that:
 - (a) the land may be used safely for the intended development over the projected life of the development, taking into account adjacent land uses; and
 - (b) measures regarding the siting and design of structures or works, placement of fill, and maintenance or planting of vegetation, specified in the assessment, can and will be taken to ensure the development and its associated land uses are able to safely withstand the hazard.

PART 3 - AGRICULTURE

3.1 BACKGROUND

Agricultural production in Metchosin began in the early 1850s when the first homesteaders established a 121 hectare (300 acre) farm between Witty's Lagoon and the site now occupied by St. Mary's Church. Other homesteaders soon followed, cultivating potatoes, vegetables, strawberries and tree fruits and establishing prosperous dairy, pig and sheep ranching enterprises. The Robert Weir family, one of the largest landowners in these early times, raised Southdown sheep numbering close to 1000, while the Gaven family established a herd of quality Jerseys. In the late 1890s, the Metchosin Farmers Institute was formed to provide a unified voice for the farming community and to generally improve the conditions of rural life.

As on the Saanich Peninsula and in the Victoria area, the agricultural soils of Metchosin were developed from glacial and marine deposits. These soils are among the best on Vancouver Island, yet production has been somewhat limited by high water tables or low moisture-holding capacity. Productivity can be substantially enhanced with irrigation systems and the development of alternative farming methods which are particularly suited to individual crops.

Over the past half century, farmland has been subdivided into smaller and smaller holdings with much of the land being used for non-agricultural purposes. Approximately 75% of lands in the Agricultural Land Reserve (ALR) are less than 4 hectares (9.9 acres) in size.

In response to the decline in farming in the province and the subdivision of productive farmland for non-farm use, the British Columbia Land Commission Act was enacted in 1974. That Act, since replaced by the Agricultural Land Commission Act, constituted the legislative basis of the ALR. The ALR is best described as provincial zoning which identifies good agricultural land, protects it from the encroachment of non-agricultural development, and limits the use of land within the Reserve to agricultural and other uses which do not diminish the capability to produce crops. The ALR in Metchosin is shown on Agricultural Land Reserve, Map 7, and Table 3 details the location and area of the major Reserve holdings. In addition to the provincial protection on the size of farm holdings, the Plan commits to retain the existing size of agricultural parcels.

Many of the economic, social and physical factors associated with the historical decline of agriculture are within the jurisdiction of senior levels of government. Maintaining low provincial tax farm exemptions is one of the important factors in retaining hobby and part-time farm enterprises in Metchosin. There are also some factors which are influenced by local governments, individual farmers with innovation and the support of the community as a whole. This Plan outlines some of the opportunities for increasing the viability of local agricultural enterprises.

Recently, there has been an increase in viable, smaller lot farming operations in Metchosin. This trend has coincided with a rise in organic farming and specialty product or niche farming. Organic farming practices are encouraged for all small and large scale agricultural enterprises. Diversification of agricultural products and production methods are essential to the future success of farming in Metchosin. Another factor which will contribute to a viable agricultural practice in Metchosin is the recognition of new markets and the utilization of the direct access to local markets.

3.2 OBJECTIVES

- 3.2.1 To recognize and reinforce the agricultural character of Metchosin.
- 3.2.2 To preserve and protect agricultural land for future generations.
- 3.2.3 To encourage and provide opportunity for lifestyles based on agricultural enterprises.
- 3.2.4 To minimize negative impacts on agriculture from non-agricultural use of land.
- 3.2.5 To prevent reduction in parcel size of agricultural land.
- 3.2.6 To remove obstacles to viable agricultural enterprise while addressing policies and regulations for the protection of Sensitive Environments.
- 3.2.7 To support and encourage Federal and Provincial programs for increasing the viability of local farm enterprises.
- 3.2.8 To encourage installation of environmentally sound irrigation and drainage systems to upgrade the productivity of agricultural land.
- 3.2.9 To encourage wise agricultural practices including sound soil management, crop rotation, waste management and water conservation.
- 3.2.10 To promote the use of organic farming methods wherever possible.
- 3.2.11 To promote the use of biological control methods for pest management.

	<u>Hectares</u>	<u>Acres</u>
(1) Lomax	19	46
(2) Happy Valley - Brookview	7	17
(3) Briarwood Lane to Weir Beach	639	1578
(4) Rocky Point Rd. and East Sooke Rd.	13	31
(5) Pedder Bay	19	47
(6) William Head	9	22
(7) Battersby and Rocky Point Rd.	79	195
(8) Rocky Point	157	387
(9) South Battersby	15	38
(10) Duke Rd.	16	39
(11) Albert Head	27	67
(12) Metchosin Rd.	32	79
(13) Sooke Rd.	7	17
(14) Sooke Rd. and Kangaroo Rd.	<u>31</u>	<u>76</u>
TOTAL	1070	2639

3.3 POLICIES

Metchosin is recognized as a rural community. Agricultural practices contribute significantly to the attraction of the community and help define the rural lifestyle. The wise and thoughtful interaction between the various rural and agricultural land uses is important to the overall sense of Metchosin as a rural community.

Definition of Rural: The open land, pastures, farming and grazing lands are the foundation of the community and are complemented by large tracts of uplands land, residential areas, forests, walking and riding trails and park land. The fragile interdependence between these primary rural uses is essential to Metchosin and is considered a non-renewable regional resource which shall be protected.

Definition of Agricultural Areas: The Agricultural designation on Plan Map 3 identifies areas considered suitable for agricultural uses.

- 3.3.1 In preparing bylaws and evaluating any non-agricultural development, adverse impacts on the future viability of agricultural land must be minimized with preference given to maintaining productive agricultural enterprise.
- 3.3.2 The development of new farms and the diversification of existing farming is encouraged on agricultural lands.
- 3.3.3 Intensive agricultural land should be buffered to minimize impacts on residential and commercial areas.
- 3.3.4 Consolidation of small parcels of agricultural land into larger, more viable agricultural units, is to be encouraged.
- 3.3.5 Land in the ALR may be used for public open spaces or recreation where its use will not harm future

agricultural use of the land.

3.3.6 Lands within the ALR are subject to the Agricultural Land Commission Act, with respect to the use and subdivision of such lands, and to the Soil Conservation Act with respect to the removal of soil and the placement of fill.

3.3.7 In the Agricultural designation:

- (1) the minimum parcel size shall be 4 hectares (9.9 acres); and
- (2) Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision; therefore, for the purpose of the Bare Land Strata Regulations, the average lot size shall not be less than 4 hectares (9.9 acres), and no lot less than the average lot size shall be created by a strata plan;

and no subdivision of ALR land shall be permitted unless the land is

- (3) excluded from the ALR, or
- (4) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, or
- (5) exempted by the Agricultural Land Commission Act.

While the Agricultural Land Commission may indicate approval of, or no objection to, this Plan, the Commission must consider each application on its own merit under the mandate of the Agricultural Land Commission Act and is not obliged to approve applications that comply with the minimum lot size or density of this land use designation.

3.3.8 The District of Metchosin will encourage senior levels of government to implement environmentally sound irrigation and drainage programs in order to increase the productivity of agricultural land where this is compatible with the objectives of preservation of wildlife habitats and sensitive environments.

3.3.9 As detailed in the Commercial and Institutional sections of this Plan, the existing activity at the intersection of Metchosin and Happy Valley Roads is recognized as the commercial-institutional focus of Metchosin. The majority of this land is currently in the ALR and therefore is subject to the Agricultural Land Commission Act. However, those lands designated as Village on Plan Map 3 should be considered appropriate for non-farm use or exclusion from the ALR upon application by the owner or the District of Metchosin, subject to

- (1) agricultural viability of adjacent farmland not being impaired, and
- (2) compliance with the policies in Section 7.3, and in particular, Policy 7.3.7.

(Bylaw 565, 2010)

3.3.10 As specified in Section 9.1 Industrial, the existing concrete pipe manufacturing plant located on Lombard Drive is permitted to remain. However, because of its location within the ALR, it should be ensured that any change does not impair the viability of adjacent farmland. This same requirement shall apply to any future Commercial development which may be permitted within the ALR.

3.3.11 The maximum density shall not exceed one dwelling unit per lot except:

- (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.

3.3.12 Only one secondary suite shall be permitted per parcel subject to the Land Use Bylaw.

Fraser Farmhouse "Glengarry", built c.1870. Photo: Doug Smith

The Field Homestead on Happy Valley Road c.1912

PART 4 - FORESTRY

(Bylaw 568, 2010)

4.1 BACKGROUND

In 2004 the Province repealed the *Forest Land Reserve Act*. At that time the Province introduced the *Private Managed Forest Land Act*. The *Act* applies to all private land that is classed as managed forest land by BC Assessment, except managed forest land in a tree farm licence area, woodlot licence area or a community forest agreement area. Land that was previously protected under the Forest Land Reserve can now be removed by the owner for a fee and sold for uses other than forestry. The DISTRICT contains privately owned land that was formerly within the Forest Land Reserve, and is now under the *Private Managed Forest Land Act*, indicated on Map 7.

Notwithstanding the provincial legislation, forestry is not considered conducive with the community's desire for preservation of a natural, rural lifestyle. Therefore, clear-cutting of trees for land uses other than agricultural production is discouraged. Accordingly, the DISTRICT has continued to designate the Private Managed Forest lands for Upland uses, consistent with the surrounding area, as an expression of its preference that the land be used for purposes other than forestry.

4.2 POLICIES

- 4.2.1 Lands subject to the *Private Managed Forest Land Act* may be sustained solely for forest management activity relating to timber production and harvesting of primary forest products, consistent with provisions of the *Act*. Associated secondary activities such as sawmilling, lumber manufacturing and dry land log sorting operations shall not be permitted.
- 4.2.2 As the Plan commits to maintaining uplands, forested lands and areas with old growth Douglas Fir in their natural state (Section 2.2.4) and encourages the preservation of trees (Section 2.12), the inclusion of additional lands under the *Private Managed Forest Land Act* will not be supported.

PART 5 - PARKS

5.1 BACKGROUND

In recent years there has been a significant increase in demand for outdoor recreation for a number of reasons including growth in population, increase in personal income, greater leisure time and a change in attitudes towards recreation and the natural environment. Trends show the demand for outdoor recreation will continue.

Metchosin's rural nature and its scenic and varied natural environment offer recreational and scenic amenities for both local residents and the greater regional population. The Upland areas are suitable for hiking and wildlife observation; the lowlands have potential for a diverse range of outdoor recreational activities; and the approximately 42 kilometres (26 miles) of coastline (excluding islands), have substantial potential for a variety of recreational uses.

In addition to the privately held lands which have recreational value, there are numerous publicly owned lands within Metchosin. The Galloping Goose Regional Park Corridor is a multiple user corridor which acts as a park and regional transit corridor. The Greater Victoria Water District currently owns land in Metchosin with recreation potential. The Federal Government, through its many institutions and agencies, also owns vast quantities of land. Access to specific properties and possible acquisition of surplus lands will be pursued.

To meet different needs, there will be four types of parks each with a distinct purpose;

- (1) significant blocks of parkland and open space with natural features,
- (2) lands designated as a Sensitive Environment,
- (3) a trail system throughout Metchosin for multiple user groups, ie. horse riders, cyclists and hikers, and,
- (4) regional and local parks and sites of scenic and historic interest as listed on Established and Potential Parks, Map 8.

5.2 OBJECTIVES

- 5.2.1 To provide local parks, trail systems and recreation facilities for future needs.
- 5.2.2 To place a high priority on the acquisition and development of a marine park system.
- 5.2.3 To ensure areas with high recreation potential are identified before development and acquired before costs become prohibitive.
- 5.2.4 To develop parks in ways that protect the natural features and habitats and are not detrimental to the natural environment.
- 5.2.5 To increase accessibility to local and regional parks and open space.
- 5.2.6 To provide access over the trail system, where practical, for fire protection services and emergency equipment.

5.3 POLICIES

Definition: Established and Potential Parks Map 8 designates parks and lands as Local Park, Potential Major Park and Established Regional Park. These lands have a high capacity for active or passive recreation use and are potentially available for such use. Local Park is defined as lands acquired and managed by the DISTRICT and may consist of moderate-sized blocks of park land as well as linear parks often developed for trail purposes. Lands identified as Potential Major Park are very large parcels usually in federal or provincial ownership. Established Regional Park refers to parks owned and/or managed by the Capital Regional District.

- 5.3.1 During the Plan period, the need for additional local parks should be monitored and facilities provided as demand warrants.
- 5.3.2 The provisions of the *Local Government Act* and Land Title Act should be used where possible to obtain land for community open space and public access. All lands should be conveyed in a condition satisfactory for park use.
- 5.3.3 In considering parks acquisition as a result of subdivision proposals, Council may require the dedication of land as park land for any of the following reasons:
- (1) the land is or includes a designated heritage site;
 - (2) the land has features which are attractive or environmentally sensitive, for example, stands of trees, native vegetation, wildlife habitat, bodies of water and wetlands;
 - (3) the land is a viewpoint; or
 - (4) there is an opportunity to expand or provide additional access to an existing or potential park on adjoining properties;
- even if the land is not shown as park on Map 8 or identified in the Metchosin Parks and Recreation Master Plan or a local area plan or Plan policy.
- 5.3.4 When land is being subdivided, 5% of the land, or money in lieu of land, will be obtained following Section 941 of the *Local Government Act*. Money should generally be obtained only when it is desirable to purchase park land in a different location, or when the 5% park dedication would be less than 1,500 m² (16,150 square feet) and there are no opportunities for:
- (1) expanding an existing or potential park on adjoining properties;
 - (2) adding land area adjacent to an existing recreational or community service facility;
 - (3) acquiring land adjacent to a watercourse, lake, swamp, ocean or other Sensitive Environment identified on Map 4; or
 - (4) establishing a community facility for recreational use such as playing fields, tennis courts, basketball courts, etc.

- 5.3.5 The acquisition and development of parks, view points, and linear systems should follow the guidelines contained in Metchosin Parks and Recreation Master Plan, Volume I (amended 1994) and Metchosin Community Trail Network Master Plan detailed in Appendix 1 and 4 respectively.
Bylaw 568, 2010
- 5.3.6 All of Devonian Regional Park and part of Witty's Lagoon Regional Park are within the ALR and therefore any use must conform with the Agricultural Land Commission Act.
- 5.3.7 Lands identified as Potential Major Park but under private ownership are not free and open to the public and will not necessarily be purchased by any public agency.
- 5.3.8 Waterfront access signs may be erected so that the recreational potential of existing beaches will be increased.
- 5.3.9 In the development of parks and trails, natural landscape, flora and fauna should not be disturbed more than is necessary to permit access or facilities required for active and passive recreational uses.
- 5.3.10 Any structural or landscaping improvements of parks should be designed and maintained to enhance the natural amenities and in aesthetic harmony with adjacent land uses.
- 5.3.11 Parking should be restricted to environmentally insensitive areas adjacent to the park and should be developed and buffered from adjacent land uses particularly residential uses and should complement the aesthetics of the surroundings.
- 5.3.12 Existing and proposed parks should be developed to maximize the number and type of potential uses without aesthetically or physically harming the site through over-use.
- 5.3.13 Any future park should be buffered from adjacent development to eliminate any incompatible noise or visual impacts.
- 5.3.14 Buffer zones should be created to protect farmland from public trespass when parks are proposed adjacent to agricultural land.
- 5.3.15 A trail network should be developed through Metchosin linking parks and community focal points. The cooperation of government agencies and the general public is encouraged. The existing network and details of proposed additions to the network and associated priorities are provided in the Metchosin Community Trail Network Master Plan in Appendix 4. Waterfront access and creekside trails are considered especially important.
(Bylaw 568, 2010)
- 5.3.16 The cooperation of the appropriate federal agencies should be sought to establish a system of beaches, beach trails and view points on Department of National Defence lands within Metchosin.

Indian dugout canoes at Becher Bay with Ron Weir c.1921

Dam at Witty's Lagoon Park, built by Charles Mcleod.
Photo: Doug Smith, 1986.

PART 6 - RESIDENTIAL

6.1 BACKGROUND

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.

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.

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.

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 population of 6170 in the year 2007.

The analysis of population in Section 1.5 indicates that these projections are reasonable. The anticipated projection of development would be feasible utilizing existing vacant lots and those lands with development potential. It should be noted that the average rate of new residential development in the first 7 years of the OCP has been slightly slower than the average for the 20-year Plan.

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.

6.2 OBJECTIVES

- 6.2.1 To ensure a type, scale, intensity and rate of residential development which maintains the rural character of Metchosin and preserves the scenic qualities of the woodlands, forests, meadows, hill tops and unique land forms.
- 6.2.2 To provide residential development according to the capability of the land to support different types, scales and densities of development.
- 6.2.3 To discourage further residential development on agricultural lands and minimize the adverse

impacts of existing residential development on agricultural lands.

- 6.2.4 To intersperse existing concentrations of residential development on small parcels with larger holdings in order to encourage diversity in settlement patterns.
- 6.2.5 To integrate residential development with the natural variety in terrain, view potential and natural vegetation.
- 6.2.6 To ensure a scale and form of future development minimizing demand for extensive community services.
- 6.2.7 To provide opportunity for a range of lifestyles based on a rural agricultural community.
- 6.2.8 To provide opportunity for a range of housing types, size, prices and tenure consistent with maintaining a rural community.
- 6.2.9 In Upland areas, to increase public access to recreational amenities in ways that do not encroach on residents and private landowners.
- 6.2.10 To permit residential development only where an adequate quantity and quality of water is demonstrated and where soil conditions are suitable for the satisfactory long term operation of septic disposal systems.

6.3 GENERAL RESIDENTIAL POLICIES

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

- 6.3.1 The maximum density in residential areas shall not exceed one dwelling unit per parcel, subject to the Land Use Bylaw.
- 6.3.2 One secondary suite may be permitted per dwelling unit subject to the Land Use Bylaw.
- 6.3.3 Development of residential areas may be permitted only when adequate water quantity and quality is proven and soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.
- 6.3.4 The Subdivision Bylaw should establish a ratio of lot depth to width in order to prevent very long parcels with small road frontages.
- 6.3.5 Council does not consider it to be in the public interest for parcels smaller than the minimum specified in the Plan to be created by a bare land strata subdivision.
- 6.3.6 Affordable housing shall be encouraged in Metchosin and shall consist of the following policies:
 - (1) One secondary suite per dwelling unit shall be permitted in all residential designations subject to the Land Use Bylaw.

- (2) Manufactured homes shall be permitted as the principal dwelling unit in all residential designations subject to the Land Use Bylaw and the Building Bylaw.
- (3) Home businesses shall be a permitted use in all residential designations in order to assist home owners to supplement household income through home businesses as defined by the Land Use Bylaw.
- (4) Community care facilities tending to 6 or fewer adults are permitted in the principal dwelling in all residential designations.

6.4 RURAL RESIDENTIAL 1:

Definition: Lands designated Rural Residential 1 on Plan Map 3 include lands generally bounded by Metchosin Road, Witty's Lagoon and Albert Head. The use of land designated Rural Residential 1 is to be single-family residential with septic disposal systems.

- 6.4.1 Subdivision in the Rural Residential 1 designation requires 0.4 hectare (1 acre) where a community water supply is utilized and 0.8 hectare (2 acres) where private wells are utilized to ensure no conflict between water supply and septic disposal systems effluent. For the purposes of the Bare Land Strata Regulations, the average lot size shall not be less than 0.4 hectare (1 acre) using a community water supply, and 0.8 hectare (2 acres) where private wells are utilized and no lot less than the average lot sizes shall be created by a strata plan.
- 6.4.2 Bylaws should minimize conflicts between residential and agricultural land uses through the requirement of appropriate buffers.

6.5 RURAL RESIDENTIAL 2:

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

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

6.6 RURAL:

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

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

6.7 UPLANDS:

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

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

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

6.8 AMENITY DEVELOPMENT

The primary benefits to the community of entertaining proposals through the following amenity development provisions include the ability to secure more environmentally sound development patterns while preserving Metchosisin's rural nature, minimize adverse impacts of development on existing residents, restrain growth in municipal costs particularly the reduced maintenance cost associated with shorter infrastructure networks, provide amenities in the form of additional recreational assets such as parks and nature preserves which otherwise would not be acquired, and to increase certainty in sustaining neighbourhood population, land use and quality of life.

The principles contained in this section are intended as guidelines and may be modified under exceptional circumstances by amendment of the Plan.

Definition: All lands, excepting those in the Agricultural Land Reserve, may be considered for amendment of the Plan designation and rezoning to the Amenity Designation/Zone for the purpose of subdividing utilizing variable lot sizes provided that no less than 25% of the gross area is dedicated for public amenity purposes and provided that there is no increase in density or number of lots to be created by the subdivision other than that specified in Section 6.8.2(4)(b).

6.8.1 Property Eligibility Criteria:

- (1) All property, excepting that which is within the Agricultural Land Reserve, is eligible provided that it is large enough to allow subdivision under the existing zoning.
- (2) The land shall have been subject to sound environmental stewardship practices. Where land has been degraded through inappropriate use, exceptional justification for consideration would be required.
- (3) There shall be significant value in the amenity lands in terms of environmental and/or recreational and/or sustainable community renewable resource use.
- (4) Owners of adjacent properties are encouraged to plan and develop their lands jointly in order to maximize opportunities for environmental and community benefits.

6.8.2 Planning Principles:

- (1) Environmental Conservation:
 - (a) Assessment of environmental, cultural, historical and recreational values shall be the responsibility of the developer. Council may request that specialized studies be undertaken.
 - (b) The development should adapt to the natural environment without major alteration to it.
 - (c) Sound engineering practices should be used to control surface runoff, prevent effluent discharge into watercourses and minimize the possibility of an increase in peak flows or decrease in low flows of any creek.
 - (d) Lands adjacent to roads, trails and parks should remain as naturally vegetated buffer zones so

that visibility of the developed portion of lots remains minimal.

- (e) Landscape management should be undertaken to preserve viewsapes of particular importance.

(2) Amenity Lands:

- (a) Amenity lands, described as significant areas of not less than 25% of the total area of the lands to be developed, shall be dedicated as parkland through registration of the plan of subdivision.
- (b) It will be demonstrated that the amenity lands have significance for environmental protection and/or recreation in the form of parks, trails, or playgrounds. The criteria includes the value of the area for protecting biodiversity, preserving larger ecosystems, connection to other reserve areas, existing habitat condition, extension or maintenance of suitable trail networks, public access to viewpoints, maintenance of the viewscape, and public access to park and reserve areas.

(3) Services:

- (a) When locating and constructing roads, every effort should be made to preserve the native vegetation and rock outcroppings. Roads should fit within topographical and ecological constraints and access to lands beyond should be secured through alternative routes.
- (b) Where available, adequate fire protection infrastructure should be provided by the developer.
- (c) Construction of trails should be the financial responsibility of the developer. Trails shall be connected to the regional trail system where possible. Existing trails should be retained, but minor routing changes may be acceptable.

(4) Development Design:

- (a) Subdivision layouts should include a variety of lot sizes to provide flexibility in site planning by adjusting to the topography and ecology and to provide areas for public amenity use while maintaining the rural patchwork which characterizes Metchosin. Lots of less than 8,000 m² (2 ac) shall not be permitted.
- (b) For the purposes of determining the density permitted, a simple mathematical calculation of dividing the lot area by the minimum lot size of the existing zoning shall be used. This method will not take into consideration the area that would normally be required for public roads, trail or park dedications if the land were subdivided under the existing zoning. This will likely result in a small increase in lot yield. However, the simplicity of this method along with the incentive provided to the developer are deemed to be in the community's best interest.
- (c) Individual lots could include environmentally protected areas subject to conservation covenants held by the DISTRICT and/or an established independent trust organization.

(5) Land Use:

- (a) Land uses including home businesses and animal husbandry should usually be restricted to those uses appropriate to the smallest lot in the subdivision which typically would be those associated with Rural Residential 2 zoning. Exceptions may be allowed, however, where the nature of the environment and topography permit other uses which would not be a nuisance to the neighbourhood and which would enhance Metchosin's character as a working rural community.
- (b) Specific land use regulations would be applied through the particular Land Use Bylaw amendment required for each development.

The Blinkhorn Farmhouse. First homesteader's dwelling in Metchosin, c.1851.

Herbert Hammond had this home built on Pears Road, c.1915.

PART 7: COMMERCIAL

(Bylaw 565, 2010)

7.1 BACKGROUND

Commercial activity in Metchosin has been largely limited to the corner of Happy Valley and Metchosin Roads. This site, which is the location of the "general store", the original church, school and community hall also provides a historical focus for the community. Over time, other commercial outlets have been opened across from the general store and the school. It is now recognized as the Metchosin Village Centre.

There is also a demand for commercial activities generally known as "home businesses". Generally, these are small-scale endeavours involving such activities as pottery, small-scale weaving, arts and crafts, home daycare, small appliance repair, professional office functions and roadside sales of farm goods.

With controls in place, home businesses can be compatible with a rural community. Such businesses can be of benefit to residents by increasing local employment opportunities and by providing services to residents. Over time, home businesses may grow in size and scale to the extent that they must move to an area designated for commercial activities. This process of transition from a "home business" to a full-fledged commercial activity is important in order to retain the residential and rural nature of the non-commercially designated areas.

7.1.1 VILLAGE CENTRE

The Village Centre is a compact area, and the community vision for this area is that it remains a compact community and cultural core that provides services and recreation opportunities primarily to local residents. The role of the Village Centre is therefore not limited to the provision of commercial services, but rather a diversity of institutional, recreational and commercial uses. Much of the land is included within the Agricultural Land Reserve. The compact boundaries of the Village designation are intended to concentrate commercial and institutional uses, to reduce the impact, and potentially enhance the viability of agricultural properties within and surrounding the Village. New development can occur within this framework, but growth is expected to be limited. Preservation and enhancement of the rural landscape and existing trees and wooded areas will be a key value and criterion applied to any new development or change in use, along with the need to respect and support adjacent agricultural activities, and reflect the District's greenhouse gas emission reduction targets and related energy and water conservation strategies. Any new developments will be included in, and guided by the Village Centre Development Permit Area and associated guidelines. In addition to addressing design, the development permit area is intended to help the District reduce greenhouse gas emissions, and conserve energy and water. Furthermore, lands within the ALR are subject to the *Agricultural Land Commission Act*. Any new development for a commercial or other use not permitted by the *Agricultural Land Commission Act* will require approval by the Agricultural Land Commission.

(Bylaw 568, 2010)

7.2 OBJECTIVES

- 7.2.1 To recognize existing commercial activity in the "village" and to provide for limited expansion within this compact area.
- 7.2.2 To provide opportunities for home businesses, compatible with maintaining a rural community.

- 7.2.3 To prevent ribbon commercial development.
- 7.2.4 To discourage commercial land uses in conflict with the rural and agricultural character of the community and which would likely impose undue servicing burdens on the tax payer.
- 7.2.5 To permit commercial development only where an adequate community water supply is demonstrated and where soil conditions are suitable for the satisfactory long term operation of septic disposal systems.

7.3 POLICIES

Definition: Lands designated Village on Plan Map 3 shall be used for a mix of complementary commercial, community institutional, and residential uses that reinforce the Village as the community’s cultural core, commercial centre and recreational hub. Commercial purposes include retail stores, offices, household services and associated repairs, business services and community services. Community uses include community facilities, private and public schools. Residential uses (one dwelling unit per parcel) are permitted in single-family dwellings, or within a mixed-use building.

- 7.3.1 Existing commercial and institutional activity located near the corner of Metchosin and Happy Valley Roads is recognized and encouraged to remain the community focus of Metchosin.
- 7.3.2 Expansion and strengthening of the Village is encouraged within lands designated Village. Within this designation, a variety of complementary and compatible land uses are permitted, including commercial, institutional and residential. Any proposed new development must be consistent with Metchosin’s rural character.
- 7.3.3 The focus of commercial development is intended to be oriented toward local residential demand, including small-scale retail uses, and local professional offices. Mixed use buildings up to a maximum of two storeys are permitted with a combination of commercial, institutional and residential uses.
(Bylaw 568, 2010)
- 7.3.4 One residential dwelling unit is permitted per lot, plus one secondary suite, to be provided either through a single family dwelling, or within a mixed use building, subject to the Land Use Bylaw.
(Bylaw 568, 2010)
- 7.3.5 Much of the land is included within the Agricultural Land Reserve. The compact boundaries of the Village designation are intended to concentrate commercial and institutional uses, to reduce the impact, and potentially enhance the viability of agricultural properties within and surrounding the Village. Uses proposed within the Village must be considered within the context of impacts on the viability of adjacent ALR lands and active farms.
- 7.3.6 The Village designation is not intended to permit any industrial use, big box format or warehouse retail uses, drive-thru restaurants, strip clubs or tourist-oriented attractions.

- 7.3.7 Proposed new development within the Village is subject to the following considerations:
- 1) Consistency with the desire for the Village to remain compact;
 - 2) Consistency with the rural character of the District, and the Village Centre Development Permit guidelines;
 - 3) Demonstrated need for the proposed use or services in the community;
 - 4) Consistency with the District's greenhouse gas emission reduction targets and any associated policies, actions or strategies;
 - 5) Compatibility with surrounding ALR lands and/or farm activities; and,
 - 6) Preservation and enhancement of existing wooded areas and rural landscape.
- 7.3.8 New commercial development within the Village designation is subject to a development permit in accordance with Section 919.1 (1) (f), (h), (i), and (j) of the *Local Government Act*. Any properties designated Village must be included in the Village Centre Development Permit Area.
(Bylaw 568, 2010)
- 7.3.9 Commercial development outside the Village is discouraged.
- 7.3.10 Subject to land use controls, the sale of agricultural products and limited commercial uses should be permitted through home businesses. Land use controls should be designed to:
- 1) Prevent commercial activity that would generate excessive traffic;
 - 2) Limit commercial type signs;
 - 3) Limit the number of persons engaged in the activity;
 - 4) Limit the size of the activity;
 - 5) Discourage unenclosed, outdoor storage; and
 - 6) Prevent occupations likely to have injurious effects on neighbouring properties in terms of noise, smells, vibrations or unsightly conditions.
- 7.3.11 Notwithstanding Policy 7.3.9, Council may issue permits for temporary commercial use in all designations as shown on Plan Map 3, in accordance with Section 921 of the *Local Government Act*. Any temporary building or structure shall be in keeping with the rural style of Metchosin.
- 7.3.12 In implementing this Plan, any expansion in commercial activity is to be consistent with the rural character of Metchosin.

7.4 VILLAGE CENTRE DEVELOPMENT PERMIT AREA

(Bylaw 565, 2010)

Section 919.1 (1)(f) of the *Local Government Act* states that a community plan may designate areas for the establishment of objectives and the provision of form and character guidelines for commercial development. In such areas, land shall not be subdivided and the construction of, or addition to, a commercial structure shall not begin without a Development Permit. In addition, Sections 919.1 (1) (h), (i), and (j) of the *Local Government Act* permit a development permit area to be designated for the establishment of objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions. Council has therefore established the following designation, conditions and guidelines. (Bylaw 568, 2010)

7.4.1 Designation:

The area shown on the Village Centre Development Permit Area, Map 10, is designated for the establishment of objectives and the provision of guidelines for the following purposes:

- the form and character of commercial development;
- to promote energy conservation;
- to promote water conservation; and,
- to promote the reduction of greenhouse gas emissions.

7.4.2 Special Conditions:

The conditions justifying the foregoing designation are:

- 1) The desire to maintain the rural streetscape, where the trees and landscaping, and not the buildings or parking, are the dominant feature;
- 2) The visibility of the proposed commercial development, and the associated parking, from roads which are well-travelled;
- 3) The importance of ensuring that commercial development is compatible with and contributes to the rural character of the community;
- 4) The Village's role as a gathering place for residents, and the need to ensure commercial buildings recognize the importance of this function and further enhance this role through building form and character;
- 5) The area is home to some of the community's valued heritage landmarks, including the old schoolhouse, Metchosin school, and St. Mary the Virgin church. The Development Permit process is needed to ensure new buildings are sensitive to the character of these assets, and their significance to the community; and,
- 6) The desire to encourage water and energy conservation, green building standards, and reduce greenhouse gas emissions.

7.4.3 Guidelines:

The Metchosin Village Centre, while the commercial, cultural and recreational hub of the community, is still true to its rural and agricultural roots. While there is the potential for some limited expansion, this is not to be at the expense of the rural atmosphere that is the pride of the community. The guidelines are not intended to advocate one building type or architectural style – variety is valued – but rather a consistency in authenticity and quality that reflects the character of the District. Landscaping – and in particular the preservation of existing trees – is intended to be a dominant feature of any development. Finally, the objectives of conserving water and energy, and reducing greenhouse gas emissions, consistent with the District’s targets, policies and strategies, should be incorporated into each development. *(Note: Illustrations shown are not intended to be replicated, but are sample designs of interpretations of rural character that may be appropriate in the Village depending on the context).*

- 1) Buildings should be sited in a way that promotes connectivity with adjacent uses, without bringing the buildings too close to the front lot line as to impact on the predominantly rural streetscape where trees and landscaping, not buildings, are the dominant feature.
- 2) Buildings and parking are to be screened with landscaping to eliminate the impact of the building, use, and/or the parking on the streetscape and on neighbouring uses, without impairing sight lines, and safe ingress and egress from the property or compromising the desire for connectivity between compatible uses.
- 3) Appropriate locations for parking will be assessed on a site-specific basis. Pervious, permeable or porous parking surfaces will be required to conserve water, retain and support vegetation, and address the management of rain water and run-off.
- 4) Linkages that connect to existing or planned trails through the Village and provide connectivity with immediately adjacent properties are essential, fostering an environment that encourages walking, biking and alternative modes of transportation.
- 5) Each development must provide for decorative outdoor furniture (e.g. benches, bike racks, hitching posts, refuse containers, etc.) that supports the gathering function of the Village Centre, encourages the use of proposed or existing trails, and promotes alternative modes of transportation.
- 6) Hand-crafted signs, particularly wood signs of professional quality are encouraged, including hanging signs. Front lighting is preferred, and backlit signs, as well as neon or flashing signs are not permitted. Double-sided hanging signs are permitted.
- 7) Exterior storage, service and refuse areas shall be landscaped and buffered so as to minimize intrusions on adjacent uses.
- 8) General two-storey height limit for all buildings.



- 9) The use of wood, stone and natural exterior finishing materials is encouraged, such as post and beam construction, exposed beams, open frame, board and batten, clapboard, shingles, shakes, and stone, unless otherwise prohibited for safety reasons, or inconsistent with green building standards, greenhouse gas emission or energy conservation objectives.
- 10) Elements such as pitched rooflines, gables, dormers and overhangs, as well as green or living roofs, are encouraged.

- 11) Porches are encouraged in part to facilitate the role of the Village as a gathering place, and to provide a public area that is sheltered from rain.



- 12) Attention should be paid to the character of windows, doors and entranceways. Window details such as wide casings, double-hung sash windows and true divide muntins are considered appropriate.

- 13) Contemporary west-coast style architecture, such as the Metchosin municipal hall, as well as the My-Chosen Café are noted as examples of newer developments that make a positive contribution to the character of the Village without adhering to one uniform design theme.

- 14) Each development is required to incorporate features, materials and/or designs that promote water and energy conservation, and reduce greenhouse gas emissions. Efforts are encouraged to include, but not necessarily be limited to:

- Orientation of buildings for solar energy gain;
- Landscaping that provides for light penetration in winter, and cooling shade in the summer;
- Use of native plants and landscaping that requires less water;
- Drainage by infiltration, and minimizing impervious areas;
- Natural ventilation; and,
- Green building standards.

- 15) Applications for new development will be required to include a summary of factors incorporated into the building and site design that address water and energy conservation, and reduce greenhouse gas emissions.



- 16) A landscape plan by a professional landscape architect may be required as part of the development permit process.

- 17) Where possible, building are encouraged to be painted in autumn colours.

- 18) Any exterior lighting of buildings shall be installed to minimize light pollution of the night sky. Any lighting not attached to a building, if required, must also aim to minimize light pollution of the night sky, and employ solar or energy conservation technologies.

7.4.4 **Exemptions:**

(Bylaw 568, 2010)

Internal renovations or land alterations within the Village Centre Development Permit Area shall not require a Development Permit.

Hardie Store (until 1921).

Clay Store, Happy Valley and Metchosin Roads, c.1930.

PART 8 - COMMERCIAL RECREATION

8.1 BACKGROUND

Commercial Recreation facilities are intended primarily for visitors and include marina facilities, lodges, resorts, campsites and golf courses. Location of these recreation facilities within a rural community is closely related to the natural beauty of an area or a specific natural attraction.

A number of commercial recreation facilities are located in Metchosin such as a resort adjacent to Weir Beach overlooking Parry Bay, a marina in Pedder Bay providing access to prime sport fishing waters off Beechey Head, and golf courses.

8.2 OBJECTIVES

- 8.2.1 To reinforce the community's function as a major recreational area and respond to the future need for additional commercial recreation facilities compatible with the rural character and natural environment.
- 8.2.2 To permit commercial recreational development only where an adequate community water supply is demonstrated and where soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

8.3 POLICIES

Definition: Lands designated Commercial Recreation on Plan Map 3 shall be used for marinas, lodges, resorts, camp-sites, golf courses, horse riding stables and other similar facilities.

- 8.3.1 Commercial Recreation uses in compliance with the Environmental Management policies of this Plan may be permitted at appropriate locations throughout Metchosin.
- 8.3.2 In preparing regulatory bylaws and reviewing proposals for commercial recreation facilities, Council shall consider the following:
 - (1) the compatibility of the bulk, scale, type and intensity of the proposed development with existing and proposed land and water uses;
 - (2) the compatibility of the proposed building design and exterior materials with the natural environment;
 - (3) the compatibility of the proposed development with the maintenance of the rural atmosphere of the community;
 - (4) the impact of the proposed development on the natural environment ensuring the minimum disturbance of trees, vegetation and the natural landscape;

- (5) the adequacy of existing and proposed vehicular access points and on-site parking facilities;
 - (6) the adequacy of existing roads, water supply, septic and other service systems required to accommodate the proposed development;
 - (7) the adequacy of proposed screening and buffering of noise, light and undesirable visual effects associated with the proposed development;
 - (8) the adequacy of proposed storage and garbage disposal facilities; and
 - (9) the proposed design and type of signs.
- 8.3.3 Any development of marine facilities shall take into account the Marine Shorelands policies contained in Section 2.1, Environmental Management.
- 8.3.4 The maximum density of suites in a lodge, recreational cabins, and campsites should not exceed 15 units per hectare (6 per acre) subject to the Land Use Bylaw.
- 8.3.5 Adequate buffers should be provided between Commercial Recreation uses and adjacent residential uses. Such buffers should consist of grass strips and appropriate trees and shrubs.

PART 9 - INDUSTRIAL

9.1 BACKGROUND

Industrial activity within Metchosin is limited at present to a sawmill, a shakemill, a concrete pipe manufacturing plant and a log booming operation. A limited amount of "clean" light industry of a small scale servicing the local area may be desirable providing it does not have substantial impact on the rural character and natural environment of Metchosin.

9.2 OBJECTIVES

- 9.2.1 To encourage industrial land uses that are not disruptive of the natural environment and rural character of the community.

9.3 POLICIES

Definition: Lands designated as Industrial on the Plan Map 3 shall be predominantly used for non-noxious and non-offensive industries providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing or repairing of goods or materials.

- 9.3.1 Industrial use may be permitted if it relates to the natural resource base and does not adversely impact the character of the community. When approving an industrial use, Council shall take into account the Commercial Recreation policies of Section 8.3.2.
- 9.3.2 Location of individual industrial uses should be considered in light of the potential for adverse effects on adjacent properties which shall include, but not be limited to the following factors:
- (1) noise,
 - (2) vibration,
 - (3) smoke,
 - (4) particulate matter,
 - (5) odour,
 - (6) toxic matter,
 - (7) fire and explosive hazards,
 - (8) glare and heat.
- 9.3.3 Motorized vehicle impact on lands within the ALR must be minimized with adequate access and off-street parking.
- 9.3.4 Adequate setbacks, screens and safety buffers should be required of an industrial development whenever undesirable noise, light, or visual effects may emanate from the development or ancillary uses.
- 9.3.5 Only industry that can be adequately serviced by on-site effluent disposal systems shall be permitted.

Lee Field on logging cart, handmade by Chester Field.

PART 10 - TRANSPORTATION

10.1 BACKGROUND

The existing transportation system serving Metchosin consists of a network of highways and roads and multiple use non-motorized trails. The transportation network consists of:

(1) Arterial Highways:

Provincial Trunk Highway - Route 14, which extends from Colwood to Port Renfrew and passes through the Northwest corner of the community.

(2) Secondary Highways:

- (a) Metchosin Road,
- (b) Happy Valley Road (Metchosin Road to Rocky Point Road),
- (c) Rocky Point Road (Happy Valley to East Sooke Road), and
- (d) East Sooke Road.

(3) Major Roads:

- (a) Happy Valley Road (Rocky Point to municipal boundary), which provides an alternative North-South link between Rocky Point Road and Route 14 (Sooke Road);
- (b) Kangaroo Road, which provides an East-West link between Rocky Point Road and Route 14 (Sooke Road).

(4) Collector Roads:

- (a) William Head Road,
- (b) Lindholm Road,
- (c) Duke Road,
- (d) Lombard Drive,
- (e) Pears Road, Sundance Drive, Glen Forest Way (Happy Valley Road to Sundance Drive).

(5) Local Roads:

Local Roads provide access to neighbourhoods throughout the District.

The existing road system has sufficient capacity to deal with the present vehicular transportation demands. Since most roads are narrow and winding, safe travel through the community dictates relatively slow speeds, but this is not a disservice to the community.

The expected increase in recreational traffic combined with anticipated large population growth immediately to the north will significantly reduce the time frame for demanded improvements to the community's major roads. Demands from those outside Metchosin (for access routes to recreational areas) has to be made compatible with the requirements of agricultural activities and community residents. Proposed Major and Collector Roads are indicated on Road Network, Map 9. A new road is proposed to connect with a new North-South Secondary Highway within Colwood and Langford which would provide direct access to the existing intersection of Rocky Point Road and Happy Valley Road. Such a route

would remove most recreational traffic from Happy Valley Road and Metchosin Road and from the Village Centre. Since the Olympic View Golf Course obstructs the proposed alignment of the Millstream Road extension into Metchosin, a new alignment may be necessary if this section is to be built. The Ministry of Transportation and Highways has proposed in its "Major Street Network" plan of 1984 to link Duke Road and Neild Road through to Sooke Road and link Leefield Road through to Sooke Road. The community has expressed concern about this plan. Further work by the Ministry of Transportation and Highways is required to substantiate the need for such roads, decide construction dates and define the precise locations of these roads. The approval of the Provincial Agricultural Land Commission will be necessary for highway right of ways on the ALR.

Some residents have expressed a desire for improved transit service. An efficient public transit system would offer certain benefits to the entire community especially in terms of energy conservation and convenience. However, it must be recognized that this service cannot be provided at high levels of convenience without the support of urban population levels. Metchosin residents will continue to live in a largely rural area with low density residential development and therefore should expect only modest improvements in transit service.

The "Galloping Goose Regional Park Corridor" passes North to South through the area from Happy Valley Road towards Rocky Point Road then westward towards Sooke. This right of way, acquired by the Provincial Government, and under licence of occupation to the CRD, has significant potential as a safe, enjoyable corridor for pedestrians, cyclists, equestrians and future public transit. This Corridor is one portion of an extensive trail network throughout the community. It is the intention of the Plan to continue to provide multi-user trails as part of the overall transportation system.

10.2 OBJECTIVES

- 10.2.1 To provide and maintain a safe and convenient transportation system throughout the community.
- 10.2.2 To improve public transportation services.
- 10.2.3 To minimize the impacts of through traffic on existing and future development.
- 10.2.4 To minimize the number and length of new roads required to meet the demands of community development.
- 10.2.5 To minimize the impact on the existing agricultural and residential community and the natural environment when determining the alignment of any new roadway.
- 10.2.6 To protect the "Galloping Goose Regional Park Corridor" right of way for public recreational and transit use.
- 10.2.7 To acquire an adequate network of pedestrian, equestrian and cycling trails in Metchosin through the subdivision process, and to encourage pedestrian, equestrian and cycling uses throughout the transportation network.
- 10.2.8 To protect existing unconstructed road rights of way for future trail networks.
- 10.2.9 Where practical, to provide access over the trail network for fire protection services and emergency equipment.

10.2.10 To reduce CO₂ emissions and other atmospheric pollution due to transportation.

10.3 POLICIES

- 10.3.1 With the exception of arterial and secondary highways, all components of the transportation system should be regarded as community roads with the primary function of intra-community traffic movement and access to abutting properties.
- 10.3.2 Intersections of local roads with major roads and direct access from abutting properties onto major roads should be limited. Four-way intersections are preferred to offset "T" intersections.
- 10.3.3 A high standard of maintenance should be provided for all roads with particular attention given to major roads and collector roads. Improvements should be provided where necessary, but vehicle lanes should not be widened without demonstrated traffic and safety needs.
- 10.3.4 All new roads and modifications to roads should follow specifications outlined in Road Classification Table 4.
- 10.3.5 Present transit services should be reviewed with transit authorities to determine whether changes could be made to better serve the community and whether any additional services can be provided to Metchosin as development takes place in Colwood and Langford.
- 10.3.6 New road patterns and improvements should be suited to the provision of an efficient transit system taking into account existing and proposed residential and commercial development. Provision of walking facilities and paved passenger standing areas on all transit routes should be a long-term objective.
- 10.3.7 Subdivision applications and other development proposals should provide trail corridors for pedestrians, cyclists and equestrians as alternative means of transportation to various facilities and points of interest including but not limited to schools, parks, shopping and transit stops.
- 10.3.8 Provision should be made for safe movement of pedestrians, cyclists and equestrians along all major and collector roads. Wherever possible, this will be encouraged by providing a wider shoulder on existing and proposed roads.
- 10.3.9 The "Galloping Goose Regional Park Corridor" right of way should remain as a public recreational and transit corridor.

Table 4 - Road Classification

ROAD TYPE	R.O.W. WIDTH	RESPONSIBLE AGENCY	SERVICE FUNCTION	PRINCIPLES OF INTERSECTION AND ACCESS CONTROL
Arterial Highways	30 m (100')	Province	Carrying substantial volume of inter-regional traffic at high speed. Offering optimum mobility for through traffic, with limited service to adjacent lands.	Where appropriate, connects to a freeway. Generally connects to Secondary roads. Restricted connections to all other roads. Access to adjacent land is controlled.
Secondary Highways	25 m (80')	Provincial and Municipality	Carrying significant volume of inter-municipal traffic at moderate speeds. Offering good mobility for through traffic, with minimum service to adjacent land.	Where appropriate, connects to a trunk highway. Generally connects to major and collector roads. Restricted connections to local roads. Direct access to abutting properties is controlled.
Major Roads	25 m (80')	Municipality	Carrying significant volume of intra-municipal traffic at moderate speeds. Offering mobility for through traffic, with some service to adjacent land.	Where appropriate, will connect to trunk and/or secondary highways. Generally connects to major, secondary and collector roads. Limited connections to local roads. Direct access to abutting properties is restricted.
Collector Roads	20 m (66')	Municipality	Providing collection and distribution of significant neighbourhood traffic volumes at modest speeds. Offering fair mobility for through traffic, while providing good service to adjacent land.	Generally connects to major collector and local "A" roads. Limited connections to local "B" roads. Some direct access to abutting properties is permitted.
Local "A" Roads	20m (66')	Municipality	Providing access to adjacent land and collection and distribution of moderate neighbourhood traffic volumes; at modest speeds. Offering limited mobility for through traffic, while providing good service to adjacent land.	Generally connects to collector and local "B" roads. Limited connections to major roads. Direct access is permitted to all abutting properties.
Local "B" Roads	20 m (66')	Municipality	Providing access to abutting properties and carrying light traffic volumes at low speeds. A no-through road providing excellent service to abutting land.	Generally connects to local "A" roads and limited connections to collector and major roads. Direct access is permitted to all abutting properties.
Local "C" Roads	20 m (66')	Municipality	Short, dead-end residential roads carrying very light traffic at very low speeds. No transit or school bus service.	Generally connects to local "A" or "B" roads and limited connections to collector and major roads. Direct access is permitted to all abutting properties.

Arden family photo, c.1926.

Ed Marcotte with Mules at Albert Head, c.1935.

PART 11 - INSTITUTIONAL

11.1 BACKGROUND

(Bylaw 568, 2010)

As indicated on Community Services & Institutional, Map 10, Metchosin contains a variety of institutional land uses. The Department of National Defence (D.N.D.) owns lands at Albert Head, Mary Hill and Rocky Point. Other institutional uses include the federally-held William Head Institution. As well, there is the educational facility, the Lester B. Pearson College of the Pacific.

The D.N.D. has the largest land holdings within the community acquired in the early 1950's for national security. Currently, Rocky Point remains an active arsenal for the military in the Pacific Regions and Albert Head/Mary Hill are the sites of militia training activities.

William Head Institution is a federal penitentiary operated by the Correctional Service of Canada, and it is the only federal institution on Vancouver Island. These institutional uses have been generally acceptable to and compatible with other uses within the community. They constitute a source of local employment, and their presence has been significant in ensuring the preservation of unique marine shorelands with very high recreation potential.

Lester B. Pearson College of the Pacific, covering 31 hectares (77 acres), is located adjacent to D.N.D. lands on Pedder Bay. It is one of 13 United World Colleges and schools (and the only one in Canada) offering an International Baccalaureate diploma with approximately 200 students from 100 countries. The school is also host to the Metchosin International Summer School of the Arts during the summer break.

The Federal government periodically re-evaluates the use of institutional lands and may consider disposing of some surplus lands. Because marine shorelands are a limited recreational resource and Metchosin's variety of marine shore environments is ideally suited for a range of recreational uses, senior governments are urged to decide if the public interest might be better served by allowing access to those marine shorelands presently closed to the public. Also, because of the increased regional and local population and the increased demand for recreational areas, it is suggested that the evaluation of lands for disposal occur in the near future.

In addition to lands and uses within the Major Institutional designations, Plan Map 3 also identifies a number of Community Institutional lands and uses. These designations consist of community facilities, private and public schools and other institutional uses not associated directly with senior levels of government. These uses are also noted on Community Services & Institutional, Map 10.

11.2 OBJECTIVES

- 11.2.1 To ensure compatibility of Major and Community Institutional land uses with other uses.
- 11.2.2 To provide public access to, and encourage recreational use of, the unique marine shore resources presently within the bounds of institutional lands.

11.3 POLICIES

Definition: Lands designated as Major Institutional on Map 3 are used by the Federal Government predominately as the sites for major institutional uses. Lands designated as Community Institutional on Map 3 are predominantly sites for Community Institutional uses such as community facilities, and private and public schools.

- 11.3.1 Any further development or major modifications of existing development on Major and Community Institutional lands should respect the goals, objectives and policies of this Plan including, if applicable, their status as an ALR.
- 11.3.2 If the Federal Government relocates the institutions and uses at Albert Head, William Head, Mary Hill, Rocky Point and Bentinck Island, it is urged that this land be designated a marine park and that the DISTRICT be given the right of first refusal.
- 11.3.3 Until the re-evaluation and disposal of Federal Institutional lands, every consideration should be given to creating public access and recreational opportunity along the costal portion of such lands.

William Head Quarantine Station until 1956.
Now the location of William Head Penitentiary.

PART 12 - COMMUNITY SERVICES

12.1 BACKGROUND

The level and quality of Community Services should be evaluated on an ongoing basis. It is the intent of the Plan that the level of Community Services be limited due to the dispersed nature of the population of the community. The provision of necessary community services should be done as economically as possible with costs incurred being shared by residents commensurate with benefits gained from improved levels of services.

12.2 MUNICIPAL HALL

(Bylaw 568, 2010)

The DISTRICT's Municipal Hall was built in 1999 and is situated on 4.45 ha of land. In addition to the Municipal Hall and works area, the municipal grounds include the Pioneer Museum, cricket pitch, pavilion, riding ring, bike park, Community House, Fire Hall, emergency operations centre and a native plant garden. The land is also home to the Metchosin Farmers' Market, as well as community celebrations such as Metchosin Day.

12.2.1 Future public buildings should be close to the Municipal Hall, Metchosin Elementary School and the Community Hall near the intersection of Metchosin and Happy Valley Roads.

12.3 SCHOOLS

(Bylaw 568, 2010)

The Sooke School District #62 is responsible for providing public educational facilities for Metchosin. Hans Helgesen Elementary School is the only public elementary school in the community offering instruction to students from Kindergarten to Grade 6. In 2009, the school had an enrolment and operational capacity of 175 for students in grades 1 through 6, plus a further capacity for 100 kindergarten students, at a time when kindergarten was a half-day program. Total enrolment, including kindergarten, has ranged from 188 to 253 between 2002 and 2009. Some areas of Metchosin are within the Happy Valley Elementary School catchment area – a school located beyond Metchosin's borders in Langford. A program called "Gateway to the Trades" for students in Grade 10 and 11 at Belmont Secondary School operates at the former Metchosin Elementary School, which was closed as an elementary school in 2003. The enrolment for the trades program varies each term, but averages about 80 to 90 students. There are no middle or secondary schools within Metchosin at present. Students generally attend Dunsmuir Middle School and Belmont Senior Secondary Schools in Colwood and Langford respectively, but this may change when two planned secondary schools are constructed in Colwood's Royal Bay area and on the former Glen Lake Elementary site. No new schools are planned for Metchosin. It is recommended that a close liaison be maintained between the Sooke School District and the District of Metchosin to ensure that demands for further educational facilities and programs are monitored.

West Mont school is an independent school that offers a Montessori program from preschool to Grade 8. It has 100 students from Kindergarten through grade 8 (April, 2010), and maximum enrolment is 125.

12.3.1 Close ties should be maintained between the Sooke School District and the District of

Metchosin over the Plan period to monitor and plan for future school facilities.

12.4 FIRE PROTECTION

Fire protection services are provided on a volunteer basis by the Metchosin Fire Department located on Happy Valley Road. There is a deficiency in availability of water for fire fighting and an insufficient number of hydrants. Much of the community is not served by a community water system.

12.5 LAW ENFORCEMENT

Law enforcement in Metchosin is provided primarily by the Colwood R.C.M.P., with a small portion, to the west of Kangaroo Road, served by the Sooke R.C.M.P. This service is provided at the expense of the Attorney General's Department for communities with fewer than 5,000 persons.

As the projected population increase for Metchosin over the Plan period is low, it is anticipated that the R.C.M.P. will continue to provide law enforcement. No provision for enforcement facilities within Metchosin is currently required.

12.6 METCHOSIN FARM - BOYS AND GIRLS CLUB CAMP *(Bylaw 568, 2010)*

Metchosin Farm, as it has been referred to in previous Plans, has been home to Boys & Girls Clubs of Greater Victoria programs since the DISTRICT incorporated in 1984. The property was formerly owned by the Provincial Government but in 2003 the property was purchased by the Boys & Girls Club Services. The property was redesignated Community Institutional in 2008, and is used to provide a variety of programs for the Boys and Girls Club, as well as other institutions and groups.

12.7 MUSEUMS *(Bylaw 568, 2010)*

Metchosin is home to museums in its Village Centre – the Metchosin School Museum at 4475 Happy Valley Road and the Metchosin Pioneer Museum at 4450 Happy Valley Road. The School Museum is a one-room schoolhouse that was originally opened in 1872 on a parcel of land donated by Mr. John Witty. The schoolhouse served continuously for 42 years. Today it contains artifacts, photographs and stories from Metchosin's pioneer families. The Pioneer Museum is located on the municipal grounds. It includes a stagecoach that served the community to deliver mail, household goods and people, as well as other artifacts, farm implements and memorabilia.

12.8 METCHOSIN ARTS AND CULTURAL CENTRE *(Bylaw 568, 2010)*

A portion of the former Metchosin Elementary School became home to the Metchosin Arts and Cultural Centre in 2008, including studio and gallery space, as well as the offices of the West Shore Arts Council. It is operated by the Metchosin Arts and Cultural Center Association which was founded in December, 2007.

12.9 COMMUNITY HALL

The property for the site of the Metchosin Community Hall was deeded to the residents of Metchosin on February 9th, 1889, by Mr. William Fisher. The land of approximately .2 ha (.5 acres) is at the intersection of Metchosin, Happy Valley and William Head Roads. The first hall was erected in 1889 being replaced in 1940 by the existing hall which remains one of the main community gathering points. The land and building are held in trust by 3 trustees for the residents of Metchosin for their use.

12.10 CHURCHES

(Bylaw 568, 2010)

The Anglican Church of St. Mary the Virgin was constructed in 1873 next to the school erected the previous year. The church is the .8 hectare (2 acres) site donated by John Witty for the community school, church and cemetery. The church is the third oldest Anglican Church on Vancouver Island.

The limited size of the existing St. Mary's Church required the construction of a new one on Metchosin Road across from the Metchosin Golf Course. The existing historical church has been retained and is designated as a Heritage site.

The Catholic Church of St. Thomas was built in 1927 at the same time as three other identical churches in locations thought to become future city centres: Sooke, Langford and View Royal. The Metchosin centre so chosen was on Rocky Point Road across from a general store, post office, feed store and gas station with the (old line) CNR railway station on Walpole Road near by.

Father Leterme supervised construction of all four churches, and, while the others have been replaced by larger buildings, St. Thomas remains as constructed.

12.11 WATER SUPPLY

Domestic water within Metchosin is obtained from private wells and a piped water system administered by the Greater Victoria Water District. Sooke reservoir and other GVWD reservoirs are the sources of this piped water, and the extent of the community water system is indicated on Community Services & Institutional Map 10. The continued expansion of this system is encouraged.

A water strategy should be developed by the municipality to guide future development, determine the quantity and quality of water sources, and determine the impact that current development is having on existing water sources.

12.11.1 Before subdivision approval, the developer must prove the availability of sufficient water to adequately support the project.

12.12 SEWAGE AND SOLID WASTE DISPOSAL

There is no community sewage disposal system within Metchosin. All waste is currently disposed of by private septic disposal systems. There are no existing or proposed waste water treatment and solid waste disposal sites in Metchosin.

Recycling is a valuable alternative to disposal. There currently is a recycling station on the Municipal property. The continued use of this station is encouraged.

12.12.1 The District of Metchosin should continue to encourage the investigation and use of new technology involving sewage disposal techniques.

12.12.2 No building permit is to be issued unless the proposed sewage disposal system has been approved by the Medical Health Officer.

12.13 RAIN WATER MANAGEMENT

(Bylaw 418, 2004)

Development proposals should give careful consideration to rain water drainage.

12.13.1 Objectives

1. To ensure development proposals give careful consideration to rain water drainage and management.
2. To develop and implement Rain Water Management Guidelines to mitigate potential flood hazards, protect the Proper Functioning Condition of Riparian-wetland Areas and provide for groundwater recharge.

12.13.2 Policies

1. In new subdivisions and other development, close scrutiny should be paid to the handling of storm water drainage and the downstream effects of the development. Contaminants must not be introduced into water bodies, watercourses or the sea.
2. The DISTRICT supports the creation and implementation of “Rain Water Management Guidelines,” along with amendments to its bylaw standards, providing specifications for rain water management to reflect the objectives stated in this Plan.
3. The DISTRICT will work with the Capital Regional District and neighboring municipalities with regard to undertaking rain water management planning where drainage basins overlap jurisdictional boundaries.
4. The DISTRICT supports the creation and implementation of integrated rain water management plans for its drainage basin areas over the next five (5) years, subject to budget.

St. Mary's Church, built 1873.

Metchosin School, c.1949.

PART 13 - IMPLEMENTATION

13.1 PREPARATION OF PLAN

This Official Community Plan is the result of a coordinated effort by the District of Metchosin and the residents of Metchosin. If the Plan is to have any effect, its objectives and policies must be implemented. The various means by which the objectives and policies of this Plan may be achieved are outlined below. This Plan was prepared with the assistance of local residents through workshops and public meetings. To reflect the desires of local residents, citizen involvement should be maintained.

13.2 REGULATORY BYLAWS

The Land Use and Subdivision Bylaws are two of the most important administrative tools for implementing this Plan. Land Use Bylaws reflect and refine the policies of a Plan by establishing detailed standards and guidelines. Similarly, Subdivision Bylaws specify servicing requirements for subdivisions. To effectively implement this Plan, the existing Land Use and Subdivision Bylaws will be continually revised to conform with this Plan and any amendments. The District of Metchosin should involve local residents in the formulation of regulatory bylaws, Community Plan amendments and long-term budgets.

13.3 FINANCING DEVELOPMENT

Costs incurred in developing and improving community facilities consistent with this Plan should be shared by existing residents commensurate with benefits gained. The rate and scale of development should not place an unwarranted financial burden on the existing residents. Tax stabilization measures should therefore be considered prior to the approval of major development projects.

It is anticipated that, in the future, Development Cost Charges (DCCs) may be required to recover some of the infrastructure capital costs. When Council decides to pursue this option, it will establish DCCs for drainage, roads, and park acquisition based on the anticipated capital costs of major municipal roads, community parks, and drainage works.

13.4 PARK ACQUISITION PROGRAM

Additional park lands will be required over time. Therefore, suitable blocks, view points and linear park areas have been recommended in the Plan.

- 13.4.1 In order to increase the number of Community Park facilities, a Community Park acquisition program should be maintained.

13.5 PLAN AMENDMENTS AND REVIEW

As growth takes place in Metchosin and conditions change, this Plan will need to be reviewed and updated so that it remains a viable and effective tool for guiding growth and development. In addition to amendments and the mandated public review of the Official Community Plan every five years, there should be a number of further studies which will inform and assist in the development of guidelines and

policies. Most of the studies listed in Section 13.5.3 have already been listed in the preceding sections.

- 13.5.1 The policies of this Plan should be clarified, detailed and amplified by amendments formulated as necessary. Amendments are to be in keeping with the spirit of this Plan.
- 13.5.2 This Official Community Plan is to be reviewed at intervals of not more than five years to determine progress towards achieving the purpose of the Plan and to determine whether revisions are necessary.
- 13.5.3 The list of further studies which should be undertaken or required by Council shall include, but not be limited to, the following:
- (1) The Sustainable Development Strategy or Sustainable Community Strategy not described in this document. To be started in 1996, through a Municipal Affairs' Planning Grant, and adopted by Council when complete.
 - (2) General Environmental Information or Studies to assess possible impacts of a proposed development on the surrounding environment outlined in Section 2.3.3. To be provided by the proponent prior to the subdivision or development application.
 - (3) The Bilston Watershed Action Strategy outlined in Section 2.3.8. To be completed and adopted by Council through an inter-governmental consortium and a Municipal Affairs' Planning Grant by October 1995.
 - (4) Watershed Action Strategies for other watersheds as necessary outlined in Section 2.3.8. To be completed and adopted by Council either independently or through an inter-governmental consortium, as required.
 - (5) Sensitive Environment Inventory, outlined in Section 2.3.9, has been adopted by Council. To be updated and amended by Council as required.
 - (6) Shoreland Slope Engineering and Resource Management Studies to permit a variation in policies relating to permitted minimum building setbacks (Sections 2.6 and 2.14), and the placement of shore protection structures (Sections 2.6.4, 2.6.11, and 2.14.6). To be completed and/or adopted by Council as required.
 - (7) Slope Regression studies to determine whether residences in Class II and Class III slopes are at risk (Section 2.6.8). To be completed and adopted by Council at five-year intervals or as required.
 - (8) Beach Stabilization feasibility program using natural nonstructural techniques, Section 2.6.13(3). To be completed jointly by Council and Ministry of Environment, Lands and Parks as required and adopted by the Council.
 - (9) Bilston Watershed Development Permit Area Engineer's Report to confirm that a proposed development in Development Permit Areas will produce no net increase in peak run, no net reduction in summer low flows, and minimal adverse impacts on water quality. Described in Section 2.13. To be completed by a certified professional engineer at proponents' expense, prior to issuance of a Development Permit.

- (10) Metchosin Parks and Recreation Master Plan to be reviewed and revised every five years or as required and subject to Section 5.2.
- (11) General Long-Term Municipal Fiscal Analysis to be completed and adopted by Council at five-year intervals or as required.
- (12) Environmental assessment and impact study for management of the Low-Energy Shore located at the head of Pedder Inlet.

13.6 RELATIONSHIP WITH OTHER GOVERNMENT AGENCIES

Other governments and agencies with jurisdiction in the area have an impact on the realization of this Plan. Examples include the DND, the B.C. Ministries of Transportation and Highways, Agriculture, and Municipal Affairs; Environment Canada; B.C.Hydro; and the Greater Victoria Water District. The District of Metchosin recognizes these various interests and encourages coordination and cooperation with other governments and agencies in the implementation of this Plan.

PART 14 – METCHOSIN REGIONAL CONTEXT STATEMENT

(Bylaw 659, 2020)

VISION

The District of Metchosin's OCP supports and is consistent with the vision expressed in the RGS, in part by enshrining several of the same objectives, including:

- Protecting the integrity of rural communities
- Protecting, conserving and managing ecosystem health
- Fostering a resilient food and agriculture system.

The District's OCP also supports the other objectives through measures appropriate to its size as a small rural community of approximately 5,000 people. The District's OCP demonstrates Metchosin's commitment to regional sustainability, including the actions and decisions the District continues to take to limit growth and retain Metchosin's role and character as a rural municipality.

The OCP notes that the District's first OCP (in 1986) emphasized the maintenance of an agricultural economy, the upgrading of regional parks and open spaces and the provision of residential development on moderate to large sized parcels. These objectives remain unchanged today and the OCP is well aligned with the regional growth strategy.

Growth Projections

The OCP contains policies that support the growth projections contained in Table 1. 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. The most recent 2016 Census shows a declining population in Metchosin. Between 1996 and 2016 the District's population (as per the federal Census) decreased by 1 person. The decline comes at the same time that neighbouring municipalities of Sooke, Colwood and Langford grew by 49%, 22% and 102% respectively.

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.

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.

14.1 MANAGING AND BALANCING GROWTH

14.1.1 Keep Urban Settlement Compact

This section of the RGS is not applicable, as the District does not have, nor does it intend to have any urban settlement. The District's land uses are included in Map 3 of the OCP and are compatible with the RGS Map 3a designations.

RGS Designations	OCP Designations
Rural/Residential Policy Lands	Uplands, Rural, Rural Residential, Commercial Recreational, Industrial, Community Institutional, Major Institutional, Village
Renewable Resource Lands	Agriculture, Major Institutional, Uplands
Capital Green Lands	Park and Public Space

14.1.2 Protect Integrity of Rural Communities

The policies of Metchosin's OCP collectively act to achieve this objective. The importance of maintaining Metchosin's rural integrity, which includes its agricultural land base, while protecting the natural environment, is emphasized throughout the OCP. The following policies combine to protect the integrity of Metchosin as a rural community:

- Provide a range of lifestyles based on a rural agricultural community (6.2.7, 3.2.3)
- Scale, intensity, and form of residential uses which maintains the rural character (6.2.1)
- Permitting farming in almost all land designations, including rural residential lands (6.7.2)
- Providing for buffers between agricultural and residential land uses to minimize conflicts between agricultural and residential uses (6.4.2)
- Lot area minimums of 2 and 4 hectares in the majority of the District, and policy limiting expansion of smaller 0.8 ha lots to limit growth (6.5)
- Scale and form of development that minimizes demand for extensive community services (6.2.6)
- Discourage commercial land uses in conflict with rural and agricultural character of the community and would impose undue servicing burdens on the taxpayer (7.2.4)
- Sensitive Environment policies and designations supersede all other land use policies with the exception of land within the ALR (2.3.1)

The District complements its land use designations with strong policies identifying that there is no sewer in Metchosin (planned or existing) (12.12), and a requirement for all development to have long-term suitable septic disposal sites, consistent with its location outside the Regional Urban Containment Policy Area boundary. By minimizing development and prohibiting sewer these policies support the RGS target of ensuring 95% of new dwelling units are located within the regional urban containment policy area.

14.2 ENVIRONMENT AND INFRASTRUCTURE

14.2.1 Protect, Conserve and Manage Ecosystem Health

A key aspect of preserving the rural character of the community is retaining, protecting and conserving our natural environment. Metchosin continues to work on preserving greenspaces and protecting sensitive environments through a variety of approaches, including partnerships with First Nations, the federal government, other local governments and non-profit conservation organizations. The OCP, particularly in Part 2, includes a number of environmental policies and guidelines to protect environmental features, including sensitive vegetation and wildlife habitat, steep slopes, riparian and marine areas, areas subject to erosion, forested areas, rare and endangered plants and ecosystems, and tree cover. Mechanisms such as Development Permit Areas (2.14, 2.16) and Development Approval Information Areas (2.17), amenity zoning and conservation covenants continue to be utilized as tools to protect these unique and sensitive features.

The OCP supports additional protection of lands, and requires sound environmental practices, including:

- an amenity policy (6.8) that provides opportunities to preserve significant recreational and environmentally sensitive assets which may not otherwise be acquired
- Sensitive Environment policies and designations supersede all other land use policies with the exception of land within the ALR (2.3.1)
- Regard for proper functioning condition of riparian wetland areas, and protection of sensitive environments when considering development (2.3.2)

The District is blessed with several regionally significant parks, as identified in the Regional Growth Strategy – Witty’s Lagoon, Albert Head Lagoon, Devonian Park, Matheson Lake Park and Sooke Hills Wilderness Regional Park – as well as smaller municipal parks that are designated within the capital green lands designation. The OCP designates and protects these areas as Park and Public Open Space. The CRD has already acquired significant lands within the District to complete the Sea-to-Sea Green/Blue Belt through Metchosin. The District will continue to investigate and evaluate opportunities to protect or acquire adjacent lands.

The regional Galloping Goose trail also runs through the District, connecting Metchosin to neighbouring Sooke and Langford. The regional growth strategy targets of completing the regional trail network are not applicable for the District.

The principles of the District’s Rainwater management bylaw are also referenced in the OCP, and the two work in tandem to maintain natural drainage, address surface water and healthy groundwater resources and protect the proper functioning condition of our riparian areas. (12.13). Together the two bylaws help the District continue to reduce contaminants to fresh and marine water bodies, consistent with the RGS target.

14.2.2 Manage Regional Infrastructure Services Sustainably

Water quality and quantity have long been concerns of Metchosin; the District was serviced with piped water well before incorporation. Parts of Metchosin rely upon vulnerable aquifers and low water sources that are often marginally adequate for fire suppression needs, especially within the context of a “high” to “extreme” interface fire hazard regime. Improved flows and access to water sources for fire suppression are therefore essential to protect life and property. Piped water service is also needed to improve the arability of Metchosin’s agricultural land base, which is important for the local and regional economy.

Section 12.11 of the OCP therefore supports the expansion of a community water system to existing residents, a policy that has been in place since 1996, and is intended to be available to service both the existing population, and the limited growth contemplated by and consistent with the OCP. The population anticipated by the OCP, and the associated land use policies, have remained consistent and in effect since 1996. That these densities remain unchanged after more than 20 years is evidence of the District’s commitment to maintaining the rural character and integrity of Metchosin. District bylaws do not require the extension of community water; however, the District remains committed to community water as an option to ensure appropriate levels of water quality and quantity for residents.

The OCP promotes responsible extension of water services, including the development of a water strategy to determine the quantity and quality of water sources (12.11), and assess the impact that current development is having on existing water sources. Confirmation of the availability of sufficient water is a requirement of any subdivision approval. Where any extensions of the regional system are requested, benefitting users are

required to bear the full cost of the water extension. This requirement has limited the extension of water, and over the past 10 years, few new areas of the District have been serviced. Limited new connections have been made as properties subdivide. In total, only 47 water meters have been added in the District in the past 10 years; similar growth patterns would therefore be likely to add less than 100 new connections to the system over the next 20 years. The CRD operates the Juan de Fuca water distribution system, and reviews and approves all extension requests, and prepares the associated long-term capital plans for expansion. The District participates on the Juan de Fuca Water Distribution Commission that oversees the water distribution service. The District works with the CRD to contribute to long-term plans for the water infrastructure, taking into account conservation of land, water and energy resources, and the impacts of climate change and natural hazards, consistent with the RGS targets.

The OCP also confirms that there is no community sewage disposal or treatment plants in the District, and includes a policy that only permits residential development where soil conditions are suitable for long-term operation of septic disposal systems (6.3.3). All residential designations identified in the OCP include a reference to the permitted use of a single-family dwelling **with an individual septic disposal field**. Section 12.12 of the OCP acknowledges that Metchosin is not serviced by a community sewage disposal system and that all sewage waste generated with the District is to be disposed of by private septic disposal systems. Section 12.12.2 further states that no building permit is to be issued unless the proposed sewage disposal system has been approved (*note that the Health Authority is responsible for ensuring sewage systems are certified to meet the Sewerage System Regulation*). These policies emphasize that the District does not support the extension of sewers or any regional treatment of sewerage in the municipality. Furthermore, Metchosin does not support the connection of any of its lands to sewers located outside the municipal boundary. This is consistent with the RGS policy that limits urban sewers to the Urban Containment Policy Area.

Given that the District has no sewer infrastructure, and does not deliver water service, the District does not have any utility or infrastructure long-term capital plans, so the RGS target relating to long-term capital plans for major infrastructure are not applicable to the District.

14.3. HOUSING AND COMMUNITY

14.3.1 Create Safe and Complete Communities

The RGS notes that the characteristics of a complete community are highly dependent on context and that outside the Urban Containment Policy Area, the criteria and targets set out for complete communities does not apply to the Rural/Rural Residential Policy Area. Given the rural nature of the District, the District's OCP helps to encourage complete communities through supporting active transportation modes to connect to the District's Village Centre, as well as to the neighbouring communities of Sooke, Langford and Colwood where a greater array of commercial and work opportunities exist. The District's OCP supports a range of home-based businesses to allow opportunities to work at home and provide local services to the community while minimizing the need to commute or travel. Home businesses help contribute to the target of a jobs/population ration of 0.36 in the West Shore, as referenced in the RGS.

The District's OCP is consistent with the RGS with regards to identifying hazards and ensuring uses are safe and has development permit areas established in areas with steep slopes (Section 2.16) and flooding (Section 2.14).

14.3.2 Improve Housing Affordability

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 increased 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.

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.

14.4. TRANSPORTATION

14.4.1 Improve Multi-Modal Connectivity and Mobility

While growth or major trip-generating uses are not planned for the District, the District's OCP supports transit and active transportation. Ongoing discussions are held with adjacent municipalities to link networks for active transportation, not only within the community, but to the transportation hubs in Langford and Colwood. The District's OCP is supportive of public transit (10.2.2), while acknowledging that transit service cannot be provided at high levels of convenience without the support of urban population levels that the District will not attain.

The OCP includes policies that support multi-modal connectivity locally and regionally, and contributes to the aspirational target of having a regional transportation system that sees 42% of all trips made by walking, cycling and transit:

- Support public transportation (10.2.2)
- Protect the Galloping Goose regional trail for public recreational use (10.2.6)
- Seeks to acquire a network of pedestrian, equestrian and cycling trails and to encourage pedestrian, equestrian and cycling uses throughout the transportation network. (10.2.7)
- Continue to review transit services with transit authorities to determine whether changes could be made to better serve the community and whether any additional services can be provided to Metchosin as development continues in Colwood and Langford. (10.3.5)
- Provision of walking facilities and paved passenger standing areas on all transit routes should be a long-term objective. (10.3.6)
- Provide trail corridors for pedestrians, cyclists and equestrians as alternative means of transportation to various facilities and points of interest through subdivision and other development applications (10.3.7)
- Continue to provide for safe movement of pedestrians, cyclists and equestrians along all major and collector roads. Wherever possible, this will be encouraged by providing a wider shoulder on existing and proposed roads. (10.3.8)

14.5 ECONOMIC DEVELOPMENT

14.5.1 Realize the Region's Economic Potential

The District continues to work collaboratively on regional economic development considerations with its neighbouring First Nation, Scia'new. Aside from existing institutions, such as William Head Penitentiary, Pearson College and Albert Head (DND lands), the District's OCP promotes local-serving commercial uses within its Village Centre, consistent with the RGS. Home businesses are supported in the OCP that are compatible with the District's rural character (Section 7.2.2). Maintaining and supporting the District's local servicing businesses contributes toward the target of a jobs/population ratio of 0.36 in the West Shore, as referenced in the RGS.

14.6 FOOD SYSTEMS

14.6.1 Foster a Resilient Food and Agriculture System

Metchosin's OCP actively promotes the District's agricultural economy, and policies throughout the OCP encourage and support food production and agriculture. Farming is encouraged in virtually every zone, including residential zones, to foster resilience and food production. The OCP also outlines some opportunities for increasing the viability of local agricultural enterprises, including small and large scale organic farming and niche farming.

Policies that help contribute to the RGS targets of increasing the amount of land in crop production for food by 5,000 ha include:

- Permitting farming in almost all land designations, including rural residential lands (6.7.2)
- Providing for buffers between agricultural and residential land uses to minimize conflicts between agricultural and residential uses (6.4.2)
- Acknowledging the District's regional role in providing much of the productive agricultural land within the Capital Regional District yielding food for the local market. (1.1)
- Supporting the sharing and marketing of local food through a weekly farmer's market held at Municipal Hall (12.2) which is overseen by the Metchosin Producers' Association.
- The District will consider an agricultural strategy for Metchosin including an inventory of the existing agricultural activities in the District, and strategies and targets to increase the amount of land in crop production for food during the District's next OCP update, in order to align with the RGS targets over time.

14.7 CLIMATE ACTION

14.7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

The District continues to work on reducing CO₂ emissions and atmospheric pollution, and the OCP includes policies to prioritize this work including:

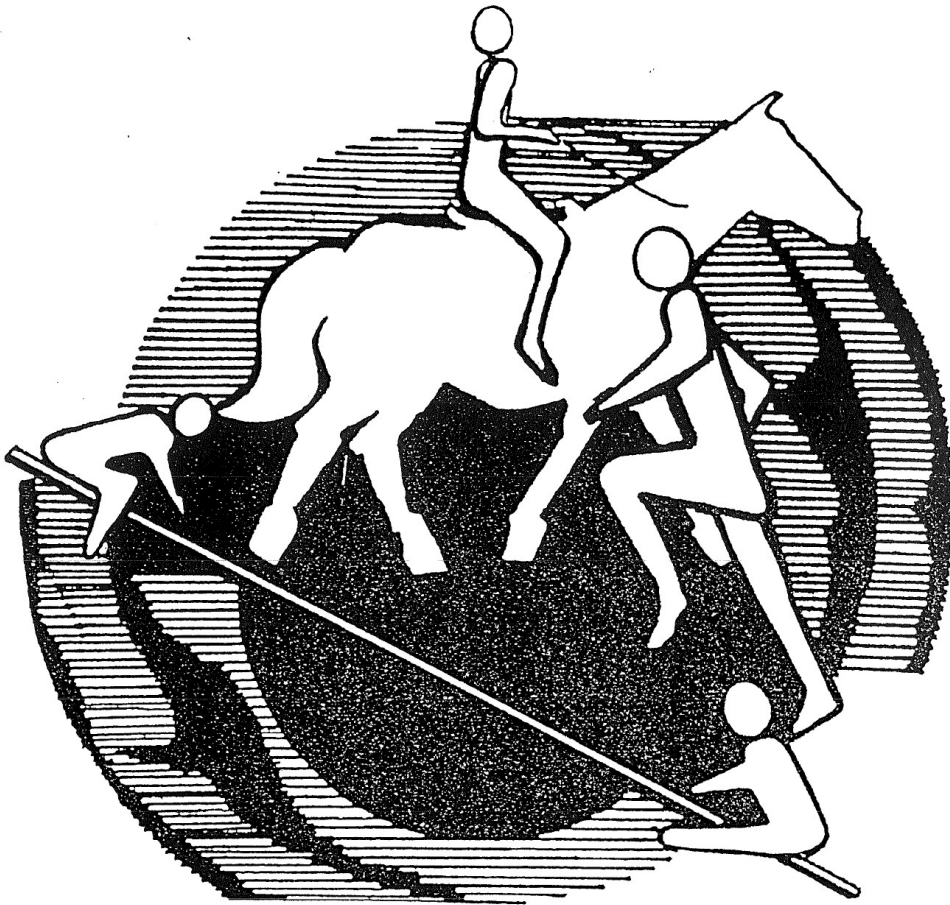
- reduce CO₂ emissions and other atmospheric pollution due to transportation (10.2.10) including providing for safe movement of pedestrians, cyclists and equestrians along all major and collector roads (10.2.8) as well as providing infrastructure for electric vehicle charging within the Village Centre;

- The OCP notes the objectives of conserving water and energy, and reducing greenhouse gas emissions in its Village Centre through a development permit area (7.4) that requires new development to address water and energy conservation, and greenhouse gas reductions through site and building design;
- The District's OCP (2.13) also references the contributions the District's forested lands make in storing carbon;
- The District has a target in the OCP (2.13.1) to reduce greenhouse gas emissions by 33% over 2007 emission levels by 2020, consistent with the RGS target for 2020, and helping to work toward the 2038 target of a 61% reduction.
- Continued protection of greenspaces through various means to help mitigate climate change.

14.8 IMPLEMENTATION

The District of Metchosin is committed to forming partnerships with the Capital Regional District, its member municipalities and other jurisdictions to achieve the mutual objectives of the RGS. The District acknowledges the importance of working collaboratively with these jurisdictions, and is committed to achieving common goals and resolving disagreements within a cooperative framework.

RGS OBJECTIVES	APPLICABLE	OCP SECTIONS	OCP CONTENT
1.0 Managing and Balancing Growth			
1.1 Keep Urban Settlement Compact	n/a	MAP 3	Land Use Map
1.2 Protect the Integrity of Rural Communities	Yes	6.2.7, 3.2.3 12.12	Range of lifestyles based on rural agricultural community Avoid sewers that will lead to urban areas Minimize impacts to natural environment
		Section 2	Scale and form of uses that minimize demand for services
		6.2.1, 6.2.6	Discourage land uses in conflict with rural/agricultural character
		7.2.4	Minimum lot sizes of 2 and 4 ha, limited expansion of 0.8 ha lots
		6.5	
2.0 Environment and Infrastructure			
2.1 Protect, Conserve and Manage Ecosystem Health	Yes	Map 3 Section 2 12.13	Identify regionally significant parks Restore, protect and enhance healthy ecosystems Management of surface water, drainage, groundwater
		6.8	Amenity policy to protect significant sensitive areas and recreational lands
	Yes	12.11	Water policy and community water system expansion
2.2 Manage Regional Infrastructure Services Sustainably		12.12, 12.9.2, 10.2.4, 6.3.3 12.12	No community sewer, and support for dwellings on septic as permitted uses Solid waste
3.0 Housing and Community			
3.1 Create Safe and Complete Communities	Part	2.14, 2.16	Shoreland Slopes and Bilston Floodplain Development Permit Areas
3.2 Improve Housing Affordability	Yes	6.3.6	Affordable housing through detached and secondary suites, residential care facilities Housing needs analysis
4.0 Transportation			
4.1 Improve Multi-Modal Connectivity and Mobility	Yes	10.2.2, 10.3.5, 10.3.6 10.2.6	Support for transit Protect the Galloping Goose for public recreational use
		10.2.7, 10.3.7, 10.3.8	Acquire a network of pedestrian, equestrian and cycling trails, and support movement along all major and collector roads
5.0 Economic Development			
5.1 Realize the Region's Economic Potential	Yes	7.2.2	Support home businesses compatible with District's rural character
6.0 Food Systems			
6.1 Foster a Resilient Food and Agriculture System	Yes	6.7.2 6.4.2	Permit farming in most land use designation Provide buffers between agricultural and residential land uses to minimize conflicts
		1.1	Acknowledge the District's role in providing agricultural land for the region, and food for the local market
7.0 Climate Action			
7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions	Yes	10.3.8, 2.13 7.4	Protect forested areas that help mitigate emissions, and store carbon Village Centre Development permit area to reduce greenhouse gases
		10.2.8, 10.2.10	Reduce emissions due to transportation



DISTRICT OF METCHOSIN
METCHOSIN PARKS AND RECREATION
MASTER PLAN

VOLUME I

Appendix 1
To
**Metchosin Official Community
Plan Bylaw No. 258**

Metchosin Official Community Plan Bylaw No. 258

APPENDIX 1

METCHOSIN PARKS & RECREATION MASTER PLAN, VOLUME I

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I. INTRODUCTION

The role of Metchosin has evolved, over the years, from an agricultural centre to a residential community for young families. Nevertheless, a rural lifestyle is still the major reason why people move to, and live in, Metchosin.

This Plan has brought together information on the District's population, its growth and the natural environment, added details on resident and user group needs for recreation space and facilities and assessed these needs relative to financial limitations. Ideas from the community through a series of open meetings and interviews have formed the basis for many of the plan's policies and proposals.

It is recommended that this Plan be appended to the District's Official Community Plan to ensure that actions on parks and recreation remain in step with community development.

The figures, numbers and quantities presented are approximate. Designations for public use of private lands should not be interpreted as a commitment on behalf of the District of Metchosin to undertake specific programs and projects. Instead, they are presented as suggestions should development of these lands be permitted at some time in the future.

A. Metchosin's Past

In early January of 1849, the British Government was persuaded to grant the whole of Vancouver Island to the Hudson's Bay Company for a conditional period of ten years to encourage colonization.

The following year James Douglas, acting on behalf of the Bay, negotiated a purchase agreement with Quoite-To Kay Num and Tly-a-Hum of the Ka-Ky-Aakan Indian tribe of the Coast Salish Indians for

"the whole of the lands situate and lying between Point Albert (Albert Head) and the inlet of Whoyung (Pedder Bay), on the Straits of Juan de Fuca and the snow-covered mountains in the interior of the Island, so as to embrace the whole tract or District of Metchosin, from the coast to these said mountains".¹

The purchase price was £43 worth of blankets. While land values have risen since that time, much has remained the same. As Sir Douglas was to write to his daughter:

¹*Footprints: Pioneer Families of the Metchosin District*. Metchosin School Museum, 1983. p. 17-18.

"Metchosin looked its best, the beautiful slopes, the richly tinted foliage, the bright clear sky, the warm sunshine, the glassy smooth sea and the grand mountains in the distance, formed a combination of indescribable beauty. I felt an exhilaration of mind which led me to wander away through the woods towards the white cliffs bordering the sea from whence I contemplated its placid waters with delight."¹

During these early times, residents had direct ties to the agricultural community and so the landscape was available as a recreational resource. However, as early as 1910, subdivision into smaller parcels began until today nearly 75% of the agricultural lands are less than 4 hectares in size.

During past years, Metchosin's population has taken some large leaps but always the community has maintained its agricultural interests.

Estimates have placed the District's population at 1,240 in 1961. An average increase of 4.4% per year brought the population to 1,720 in 1971. Between 1971 and 1976 Metchosin's growth rate of 12.9% per year was the highest in the Capital Region, adding nearly 1,300 people and bringing the population to 2,980 in 1976.

Since 1976, the community has had a modest growth rate, a reflection of a downturn in local economies across the Capital Region. The current population is estimated at 3,500 people, but is expected to rise to 5,500 by the turn of the century.

B. A Community Perspective

Metchosin is a small rural district on the shoulder of a complex urban centre. Residents may have close ties to the community and its rural base; however, most employment opportunities are located outside Metchosin's borders. Constant, easy commuting between city and district creates strong leisure ties to Greater Victoria. Families are willing to travel to Victoria to participate in many of the educational, entertainment and social activities that are part and parcel of everyday life. Most residents live in single family residences on relatively large lots. Much of the adult population's leisure time is spent responding to the demands of private homes and spaces while much of the younger population is contained or confined within these same private lands.

The push-pull mechanism between city and home results in an intrinsically urban lifestyle within an agricultural environment. Clearly, residents perceive that they have the best of both worlds. Municipal resources for parks and recreation should be directed towards maintaining and enhancing the rural environment. Leisure-time activities should support the commuting family, recognizing that some members have neither the means, nor the ability to commute. Use and appreciation of the rural landscape should be encouraged.

If the aim is to encourage those forms of recreation that appeal to major sections of the population, it becomes important to develop a picture of the average family unit and how it compares to the community as a whole. In doing so, general statistics are brought together to create a community profile. This profile becomes a starting point when identifying the need for new or expanded recreation services. If the population does not exist to respond to a recreation service, the service will be under-subscribed.

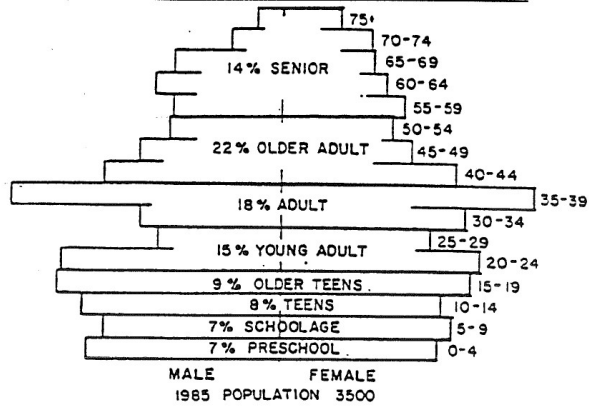
Almost everyone in Metchosin is part of a family unit and, true to an urban lifestyle, families are small. Almost a third have no children at home, a reflection of the fact that 30% of the population is 45 years of age or older. Most of the remainder have one or two children, with only 11% of the families having three or more offspring. 40% of the women in Metchosin's family units work outside the home and an additional 7% of the families are headed by single parents. Both statistics have implications for the timing and provision of after-

school and summer time recreation programs.

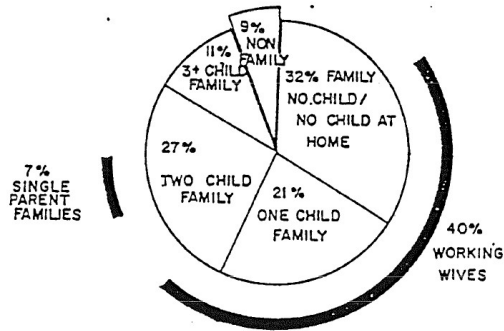
Only 3% of the total labour force of 1,500 is engaged in farming or related occupations, but 35% are women. Many residents employed outside the District spend between 40 and 60 minutes each day commuting. Young people fare slightly better with 45% spending between 35 minutes and 1 hour daily on buses going to and from school.

Most people own their own houses, with 90% of the houses being single family dwellings. One fifth of the residents have lived in their homes for less than one year, while 22% have not moved in the last 10 years.

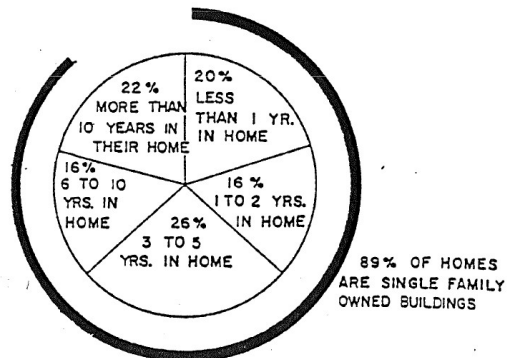
Community Profile



At Home



The Family



SOURCE: CANADA CENSUS, 1981

C. Metchosa to 2001

The District's Official Community Plan indicates that the next fifteen years will bring another 2,000 people to Metchosa, pushing the population to 5,500. About one third of this increase will be accommodated on existing vacant lands and the rest in new subdivisions. Clearly, while densities in Metchosa will remain low, the continued subdivision of lands is shrinking the recreation resource potential of the community, while at the same time, an increased population will put increased pressure on existing recreation lands and facilities.

Futurists are unanimous in their predictions that leisure activities will become an increasingly valued part of everyday life. New technologies will create additional free time on and off the job, trends toward shorter work weeks will be initiated and residents will develop an increased awareness of the benefits of exercise, adult education and social interaction.

In Metchosa, it is fair to assume that the home and family will continue to be awarded large pieces of leisure time. As more free time is given to people, people will give more time to their home-life. However, as densities in the community increase, so will the demand for an increased milieu for social interaction. Facilities and spaces not needed now will be required in the future for a larger, more diverse population.

Many of the community's traditional recreation activities are directly related to and dependent upon the agricultural land base. With future growth, this land base will become an increasingly scarce resource. Some existing recreation activities will be displaced and those that continue will come under increasing pressure. Residents see the rural atmosphere as the primary contributor to their quality of life. Care needs to be taken to ensure that through this period of growth, the agricultural and rural landscape and its traditional recreational use are preserved and enhanced.

II. PARKS AND RECREATION OPPORTUNITIES

A balance needs to be struck between the complex recreation demands of residents, and the need to maintain a rural atmosphere during a time when nearly sixty new families will be introduced to the community each year.

The challenge in developing this parks and recreation master plan is to maximize the use of all resources in the community in order to:

1. resolve existing recreation supply shortages;
2. expand recreation opportunities; and
3. meet future recreation needs.

C. Outdoor Recreation and Parks

Parks are provided by a municipality to meet local recreation needs with the intent of improving life for residents and their families.

Land acquisition by Metchosin's Council can only be justified if the facilities and spaces provided respond to the general welfare of the community and not to the special welfare of a few enthusiasts. Similarly, while land acquisition for a non-local benefit can be endorsed by Council, it should not be provided in a time of limited funding if it were to put the needs of non-residents in a more preferred position relative to the needs of residents.

Within Metchosin, existing recreational activities take place on lands under the jurisdiction of a number of government agencies. It becomes important to examine which agencies are meeting local recreation needs and then to determine how these services can be enhanced and protected in the years to come. The local needs of current and future residents should be identified and a land base acquired or negotiated to meet these existing and potential demands.

In the context of this Plan, a park is defined to be a piece of land or water which has been specifically identified but not necessarily prepared for public use. Trails which are linear parks will be discussed on page 1.10 of this volume.

In most instances, private close-to-home spaces provide children with playgrounds and pastimes, precluding the need for neighborhood tot lots and play parks. The Albert Head area, where densities are higher and families tend to be slightly larger, is the exception. In much the same way, playing fields provided by Sooke School District #62 at Metchosin and Hans Helgesen Schools meet the active recreation needs of most of the District's community and sports groups. Local demand for greenbelts and nature parks are met by the Capital Regional District's Regional Park System.

Metchosin's financial participation in the regional outdoor sports facilities operated by the Juan de Fuca Parks and Recreation Commission is limited. While a number of first-rate ball diamonds and sports fields are offered by the Juan de Fuca Commission, a referendum decision during the mid 1970's rejected tax support to these outdoor facilities by all areas in Metchosin except the Albert Head area. Albert Head's contribution to these facilities was approximately \$8,300 in 1986. Although the remainder of Metchosin did not choose to support

these facilities through taxes, it does not necessarily follow that residents do not use the facilities. The question of equitable tax support for the Commission's outside facilities should be examined relative to use patterns and services rendered.

Environmental deterioration of Matheson Lake's northeast end is evidence of the community's demand for fresh water swimming out-stripping the environment's supply. This shortfall will become more pronounced as the community grows and as Matheson Lake comes under increased regional pressure.

In looking at the supply of existing parks and recreation opportunities, a number of facilities should be developed to meet the needs of existing and potential residents. As land costs tend to rise more rapidly than development costs, a land acquisition program should have priority in the allocation of scarce resources during the first five years of this Plan.

However, these facilities should not be developed if their long term care and operation present a hardship to the community or a particular user group. A decision to develop any one of these facilities should be premised on the resources of the municipal budget, capital costs involved for the project, year-to-year maintenance and operating costs of the proposed facility, the potential for cost recovery, and the ability of user or community groups to underwrite costs and undertake maintenance on a long term basis.

The following lands, facilities and processes are recommended for community action. Land acquisition can take place through a variety of methods including park or trail dedication through subdivision development, purchase, long and short term leases, and agreements with other levels of government. Acquisition of privately owned land is not contemplated within the time frame of the current capital expenditure program.

1. Section 25, Metchosin District, should be acquired and developed to provide contained trails. The acquisition should come forward as a gift from the Province.
2. Section 28, Metchosin District, should be acquired and developed to provide a link between the abandoned CN Rail right-of-way and the Rocky Point area. The acquisition should come forward as a gift from the Province.
3. Section 95, Metchosin District, should be acquired to provide a link to the Westcoast Highway (Sooke Road). The acquisition should come forward as a gift from the Province.
4. Remainder of Sections 62 and 66, Goldstream District, should be acquired and developed for trail and park use. The acquisitions should come forward as a gift from the Province.
5. Metchosin Mountain, peak and lower peak located on Section 67A, Metchosin District, should be acquired as viewpoints as they afford excellent views of Metchosin, Straits of Juan de Fuca and the Olympic Mountains.
6. Blinkhorn Lake property, Sections 105 and 110, Metchosin District, should be acquired for park and trail purposes. The property, presently owned by the Greater Victoria Water District, may be surplus to its needs. It should be donated by the Water District to the community.
7. Mount Helmcken, open east slope of the peak located on Section 40, Goldstream District, should be acquired as a viewpoint as it provides excellent views to the east and the south.

8. Buck Hill, Section 63, Goldstream District, should be acquired as a viewpoint. It is the highest hill in the District north of Sooke Road providing good views of the Sooke Basin.
9. Montreul Hill, located on Section 40, Metchosin District, should be acquired as a viewpoint to afford views of Pedder Bay, Juan de Fuca Straits, the Olympic Mountains and parts of Metchosin.
10. Mount Ash, located on Section 120, Metchosin District, should be acquired as a viewpoint. Views range from Victoria to Sooke.
11. Garibaldi Hill, located on Section 50, Metchosin District, should be acquired as a viewpoint for the Straits of Juan de Fuca and the Olympic Mountains. This hill is located on the Rocky Point Ammunitions Depot property owned by the Department of National Defence.
12. Mary Hill, located on parts of Section 31, 36, 37 and 56, Metchosin District, should be acquired to provide views of the Olympic Mountains and the Straits of Juan de Fuca. The property is owned by the Department of National Defence, but is used only for limited training. There has been some discussion that the property may be declared surplus in the near future and may be available for acquisition by other levels of government.
13. Church Hill, located on Section 66, Metchosin District, should be acquired as a viewpoint to provide views of the Straits of Juan de Fuca and the Olympics. This hill is located on the Rocky Point Ammunitions Depot property owned by the Department of National Defence.
14. Glinz Lake, located on Sections 56 and 57, Goldstream District, should be acquired.
15. Pedder Bay Beach, located on Section 56, Metchosin District, should be acquired for recreational purposes. This beach is part of the Mary Hill property (described above) owned by the Department of National Defence. If the property is declared surplus to DND's needs, a specific effort should be made to acquire Pedder Bay Beach.
16. Eemdyck Passage and Edye Point Beach, located on the southeast of Rocky Point, should be acquired as park. The property is part of the Rocky Point Ammunitions Depot owned by the Department of National Defence. This area includes several beaches, meadow shorelands, a diked creek forming a fresh-water pond at shoreside, as well as archaeological sites. The entire Pass and Bentinck Island complex have valuable park potential and represent a unique recreational opportunity.
17. Bentinck Island, located off the southeast shore of Rocky Point, should be acquired along with Eemdyck Pass. Bentinck Island offers varied shoreline types with several beaches which represent an unusual and incomparable setting of island seascape. The Island is an example of a rare environment which should be preserved. Bentinck Island is part of the Rocky Point Ammunitions Depot property owned by the Department of National Defence.
18. Whirl Bay Beach, located on Sections 54 and 55, Metchosin District, should be acquired for park purposes. There are two beaches within the Shelter Cove area of the Bay providing a sand beach and a cobble and gravel beach with park-like tree and meadow shorelands. The area provides high recreational aesthetic values at the lower beach walking tides within this scenic cove. Whirl Bay is also located on the Rocky Point Ammunitions Depot property owned by the Department of National Defence.

19. A plan should be developed for use and capital construction on the Municipal Hall lands. Administrative or municipal uses should have the highest priority followed by interim recreation uses.
20. A multi-use site of 2 to 4 hectares should be acquired to meet the existing needs of sports, equestrian and agricultural groups. The intent would be to provide a small-scale community fairground.
21. A 0.5 to 1.5 hectare park site should be acquired in the Albert Head subdivision to incorporate such family oriented facilities as a minor play-ground equipment.

D. Regional Parks

The Capital Regional District's Regional Park System provides residents with Devonian, Witty's Lagoon and Albert Head Parks; a total of 70 hectares emphasizing nature-based recreation experiences. In addition to these three parks, the Capital Regional District has proposed acquisition of Helmcken Mountain, Rocky Point - Bentinck Island, the abandoned CN Rail right-of-way and appropriation of Matheson Lake Provincial Park. The scope and extent of these proposed acquisitions stand as a tribute to the natural beauty of the community. Regional Park's mandate for protection of the natural environment will provide a much needed buffer to the impending loss of traditional recreation lands as residential subdivision occurs.

However, in the context of service delivery, the Regional Park System emphasizes the recreation needs of a more urban Greater Victoria population over the needs of local rural residents. While the demographics of the Capital Regional District may support this emphasis, the actual use patterns within Metchosin's parks, particularly in the wet-weather months, may not. Many of the community's recreation needs are nature based and their provision within a Regional Park setting would not be in conflict with the system's mandate. A means should be provided for local residents to establish communication and so ensure responsive treatment by the Regional Park System.

Council should ensure that the development and designation of Regional Parks in Metchosin does not outstrip the community's ability to supply or upgrade ancillary services such as roadways nor should it contribute through increased regional use, to the deterioration of an existing local recreation resource such as Matheson Lake.

It is recommended that Council formally approach the Capital Regional District's Regional Parks Committee with the following concerns:

1. that system and site plans for Regional Parks reflect local benefit where there is no conflict between local recreation needs and the Regional Park mandate;
2. that system and site plans for Regional Parks accommodate local use patterns on existing and newly acquired regional parks when these local uses are not in conflict with the Regional Park mandate;
3. that the designation and development of Regional Parks in Metchosin take into consideration the ability of the municipality to provide ancillary services.

E. Local and Regional Trails

While trails can serve both hikers and horse riders it is evident that horse riders are the largest advocate group for a comprehensive trail network. The importance of this system is a reflection of Metchosin's rural lot sizes and the inclination of some homeowners to award time and money to equestrian activities.

The CRD's Regional Park System has proposed the acquisition and development of the abandoned CN Rail right-of-way as a trail trunk line extending twenty miles from Victoria to Sooke. This proposal has been approved in principle by the Provincial Government who have ownership. The trail's development concept will be premised on the needs of a Greater Victoria user population rather than on a local perspective. The intent of the trunk line will be to link key regional parks through a multi-use recreation corridor. Under the proposal,

the CRD's Regional Park System would be responsible for development, maintenance and policing of this recreational trunk line. While this proposed trail trunk line would provide Metchosin with a much needed link to Colwood, Langford and Sooke, there is also a need for an internal system of local trails.

The comprehensive network of local trails proposed in this Plan would provide residents with important links across the community as well as direct access to a rural environment. Local trails would be established by the District to meet three local objectives:

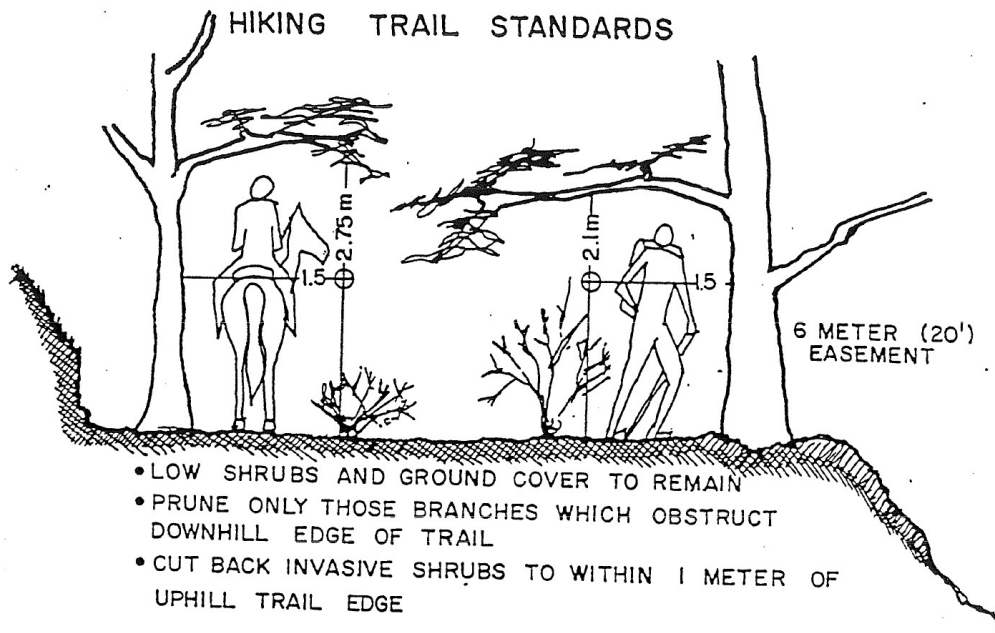
1. to link points of interest in Metchosin;
2. lessen potential conflict between horse riders and road traffic; and
3. support and enhance Metchosin's rural lifestyle.

Most of the existing local trails in Metchosin operate through the courtesy of private landowners. As the process for outright acquisition of these trails may be a lengthy and, at times, difficult task, every effort should be made to respect the rights of these property owners through reasonable and controlled day-to-day use. Techniques for acquisition of the local trail network include parkland dedication and cash-in-lieu funds through the subdivisions approval process, or gifts-in-kind donated to the District and registered through Revenue Canada.

Dedication and development of local trails should conform to the minimum standards. Trails in hazardous environments or across bare rock should be prohibited.

The designation, development, maintenance and policing of local trails is both time-consuming and labour intensive. The proposed trail network cannot be attained without coordinated and formalized assistance from Metchosin's equestrians. A structured advisory committee should be formed as an assisting body to the Public Relations, Transit and Parks Committee. The responsibilities and terms of reference for this proposed Committee as well as standards for trail designation and development are outlined in Volume 2 - Plan Implementation.

Hiking Trail Standards



F. Indoor Recreation and Facilities

In the main, indoor recreation facilities and programs are provided to residents by the Juan de Fuca Parks and Recreation Commission. The municipal commitment to this regional authority has its historical basis in a series of referendum decisions made in the 1970's.

Household contributions to support the Commission's indoor facilities and programs in 1986 represented a per capita tax of \$40.00 for the Albert Head area residents and \$32.00 for residents in the remainder of Metchosin.

<u>Juan de Fuca Commission Facilities</u>	<u>Tax Requisition 1986</u>
Curling Rink	\$34,128
Ice Arena (Supported by Albert Head residents only)	5,725
Centennial Pool	34,493
Senior's Activity Centre	40,649
Community Recreation/ Education Programs	<u>7,236</u>
TOTAL	\$122,231

Fiscal and programming responsibility to the community's taxpayer is maintained by a 25% Metchosin representation on the Commission as is legislated by the Capital Regional District's Bylaw #300. The Commission meets monthly to deliberate on matters of policy and operations.

The extent of Metchosin's actual per capita participation in the facilities operated and maintained by the Commission is unknown. However, it is assumed that those residents who wish to use a major public recreational facility, like a skating rink, would use the Juan de Fuca facilities simply because they are close at hand; all facilities are sited at Juan de Fuca Park approximately 30 to 40 minutes travel time, round trip. None of the Juan de Fuca facilities are operating at maximum capacity at the moment, although some learn-to-swim sessions at the pool are in high demand. It is not anticipated that growth in the regional community will necessitate the construction of additional major facilities within the planning period of this Plan. However, should Colwood and Langford construct a sewer system, residential densities may increase to a level which would necessitate an additional swimming pool. Metchosin tax participation in any additional capital construction would not be committed by the original referenda and should be deliberated on by Council and if necessary referred to public referendum.

Metchosin has no municipally-owned indoor recreation facilities; however, the potential to accommodate local activities or events within the community is shared by a number of agencies.

Metchosin Elementary School, Metchosin Community Hall and St. Mary's Anglican Church all respond to the

community's need for public recreation space; each acts to address a particular set of needs within the district.

The community recreation and community education programs sponsored by the Juan de Fuca Commission operate in the main from Metchosin School. Sooke School District offers use of the school's classrooms, gymnasium and library to residents at a low cost after school, in the evenings and on weekends. Scheduling is handled by the Commission's booking clerk. Hans Helgesen School, while available for community use, is not used, a reflection of its more distant location and small scale facilities.

St. Mary's Church provides space in its parish hall for a number of activities including a successful and well attended preschool program, an after-school bible class and youth activity nights. In addition to these programs, the church sponsors a number of traditional community events such as the Lily Luncheon and the Blackberry Festival. These events are welcomed and well attended by local residents.

Metchosin Community Hall has been sited at the intersection of Metchosin and Happy Valley Roads for over 100 years. The present building was constructed in the early 1940's largely through volunteer time and materials. It stands as a tribute to the ability of Metchosin's residents to respond to a community need. The hall is administered through an appointed Board of Trustees and a volunteer Hall Committee. Unfortunately, the hall has a limited life span. There are indications that major repairs will have to occur in the near future and it has not been conclusively established whether these repairs will significantly add to the building's life span or can be cost-effectively accomplished.

Metchosin Council should approach the Metchosin Hall Committee with its interest in maintaining the concept of a community hall. The intent would be to ensure that Metchosin's traditions are not lost for future generations.

G. Community Recreational & Educational Programs

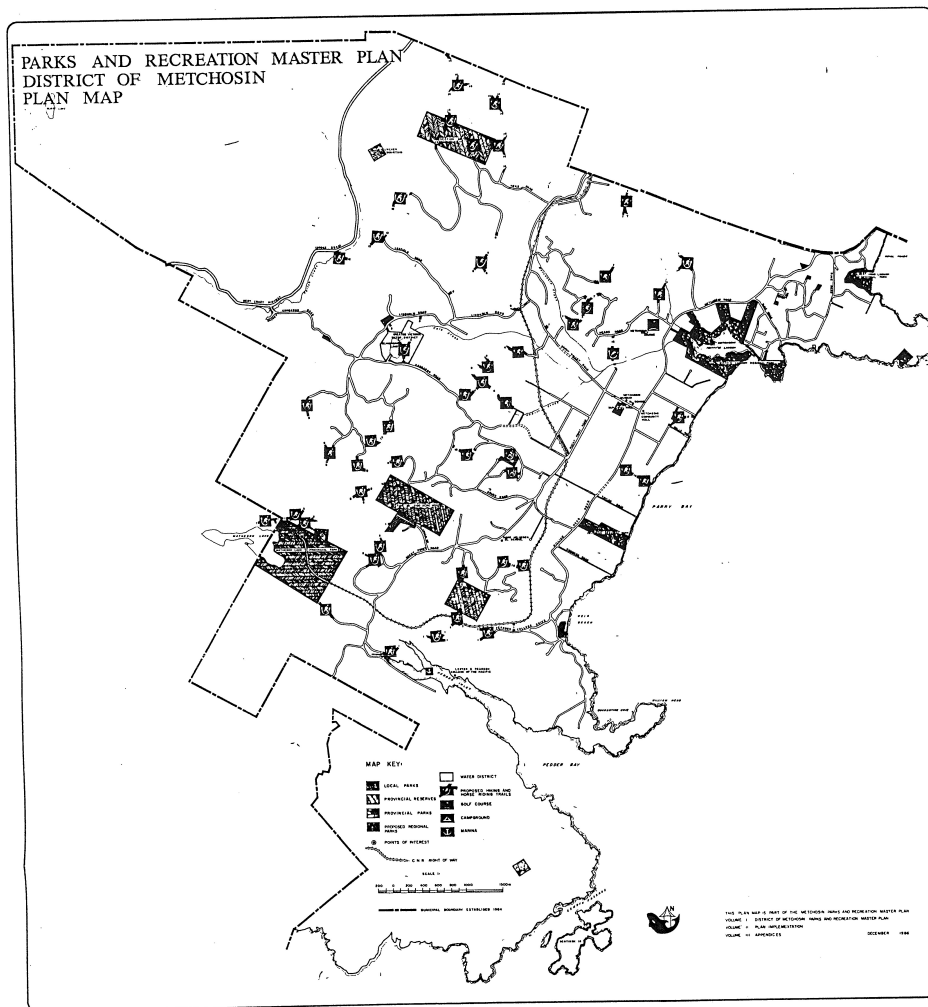
Programs are offered by the Sooke School District, the Juan de Fuca Commission and a variety of volunteer clubs ranging from the Metchosin Pony Club to 4-H.

The Commission, with its School Board Joint-Use Agreement, is the booking agent for the after-hours programming of Metchosin School. Programs are designed and promoted under the guidance of the Commission's volunteer Metchosin Recreation Committee. This Committee's mandate is to encourage development of quality recreation opportunities within Metchosin to meet the needs of residents of all ages. Programs offered include fitness classes, drop-in sports, gymnastics, painting and preschool classes.

In addition to these local programs, the Commission also offers a large variety of programs within Colwood and Langford, as does Sooke School District's Continuing Education Department. Although there has been no effort by these agencies to isolate Metchosin's participation in programs, a survey conducted by Juan de Fuca concluded that time and distance does place a barrier on participation rates. Nearly 60% of respondents of a Commission sponsored telephone survey, conducted in 1983, indicated a 20 to 30 minute upper limit for round trip travel to recreation opportunities.

In order to meet the financial commitment of large homes on large lots, many families require two incomes. After a workday extended by commuting, many people have neither the time nor energy to become involved in organized recreation. Travel to and from an out-of-community program is often a greater time commitment than the program itself. When a half-hour, learn to swim class involves 40 minutes travel time, the overall benefit of the class maybe reduced.

The solution appears to be to offer a more varied slate of close-to-home programs. However, the ability to offer these programs is limited by the available facilities in the community and by the cost-of-use for these existing facilities. The answer appears to be a coordinated approach to facility scheduling and an increased emphasis on the use of volunteers in organizing and instructing programs. This proposal could be implemented by the Juan de Fuca Commission's Metchosin Recreation Committee under expanded terms of reference. There also appears to be a need to experiment in programs specifically tailored to Metchosin lifestyles and reflecting Metchosin interests. Programs that originate from existing local clubs should be coordinated and sponsored through those clubs. Weekend workshops aimed at the adult homeowner and hobby farmer may attract interest as might programs designed around the non-mobile teens who have limited access to out-of-community facilities during the weekends.



Appendix 2 – Geotechnical Guidelines

A report is required to confirm that the land may be used safely for the use intended and subdivided without an undue risk of hazards. The report will be prepared at the cost of the subdivider by an engineer with qualifications and experience in geotechnical engineering.

The geotechnical site investigations and the report of the engineer shall be prepared and certified in accordance with good engineering practice. The engineer will :

- (1) certify the land is safe for the use intended;
- (2) certify the suitability of the land for the use intended;
- (3) prescribe the precise conditions with which the land can be developed safely for the subdivision and the use intended.

The report and a duplicate copy (suitable for copying) will be provided to the District for consideration of a development application.

If the engineer's report identifies any hazards or site conditions which, in the opinion of the engineer, may impact the subdivision or the safe development of the land or an adjacent property, the report together with a covenant may be required to be registered on the title of the property using the form of agreement of the District of Metchosin for such covenants.

The engineer will inspect the property and supervise the site investigations to ensure that the report will address the following minimum criteria :

- 1) Identify any natural hazards which may affect the development of the subdivision;
 - flooding
 - ground water flows
 - mud flows
 - erosion
 - subsidence
 - land slip
 - earthquake
 - avalanche

- 2) Identify and mitigate against any potential risks of development by providing :
 - specific recommendations for any further geotechnical investigations and ongoing supervision;
 - identify any restrictions of the use of the land or buildings;
 - recommend the removal of any incompetent, contaminated or suspect soils.
- 3) Evaluate the plan of the subdivision using municipal bylaws, subdivision policies, and Development Permit Area guidelines of the O.C.P. to determine the suitability of the land to accommodate the development.
- 4) Establish safe setback lines from any watercourse, steep slopes or hazard areas to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of the engineer, be caused by the natural hazards of flooding, erosion, land slip, rock fall, subsidence, earthquake, mud flows or any combination thereof.
- 5) Quantify the risks of geotechnical failure.
- 6) Certify the land is *safe for the use intended* with a probability of failure of less than 10 percent in 50 years.

The engineer's report must summarize and clearly state all relevant restrictions, conditions and/or limitations of the development of the land.

The report shall also provide a statement which acknowledges that the District of Metchosin may rely upon the engineer's recommendations for the subdivision/ development application when making a decision on any approvals related to the development.

Appendix 3 – Bilston Creek 200-Year Flood Elevations

June 21, 2004

File No: 011205-20 (02)

N:\Mun\011205-20\02\Metchosin June 21.DOC

Jay Bradley
District of Metchosin
4450 Happy Valley Rd
Victoria, BC V9C 3Z3

Dear Mr. Bradley:

RE: BILSTON CREEK FLOOD ELEVATIONS

As requested, we have prepared a table of flood elevations for the properties along Bilston Creek from the Langford boundary downstream to Metchosin Road. The attached table provides 200 year flood elevations for the upstream and downstream property lines for each property that would be affected by the flood.

We have tried to include all the properties that may be laterally affected, but without good topography it is possible some have been included or excluded incorrectly, i.e the lateral properties are low enough that the extent of the floodplain may affect them and this has not been indicated, or the properties are high enough to be totally above the flood plain but a flood elevation has been incorrectly indicated. In this case the flood elevation would be below the ground elevation.

The safe minimum habitable flood elevation may be calculated by interpolating between the upstream and downstream flood elevations provided. To establish the safe floor elevation (underside of the floor structure) a freeboard allowance of 600 mm must be added to the flood elevations provided.

Note that for the section downstream from Glen Forest Way the flood elevations are approximate and the values should be checked as being reasonable by the surveyor who establishes the building elevations at the site.

We trust this has provided the information that you require.

Yours truly,
FOCUS

Bruce Kenning, P.Eng.
Project Manager

Enclosure: Table 1 – Bilston Creek Flood Elevations

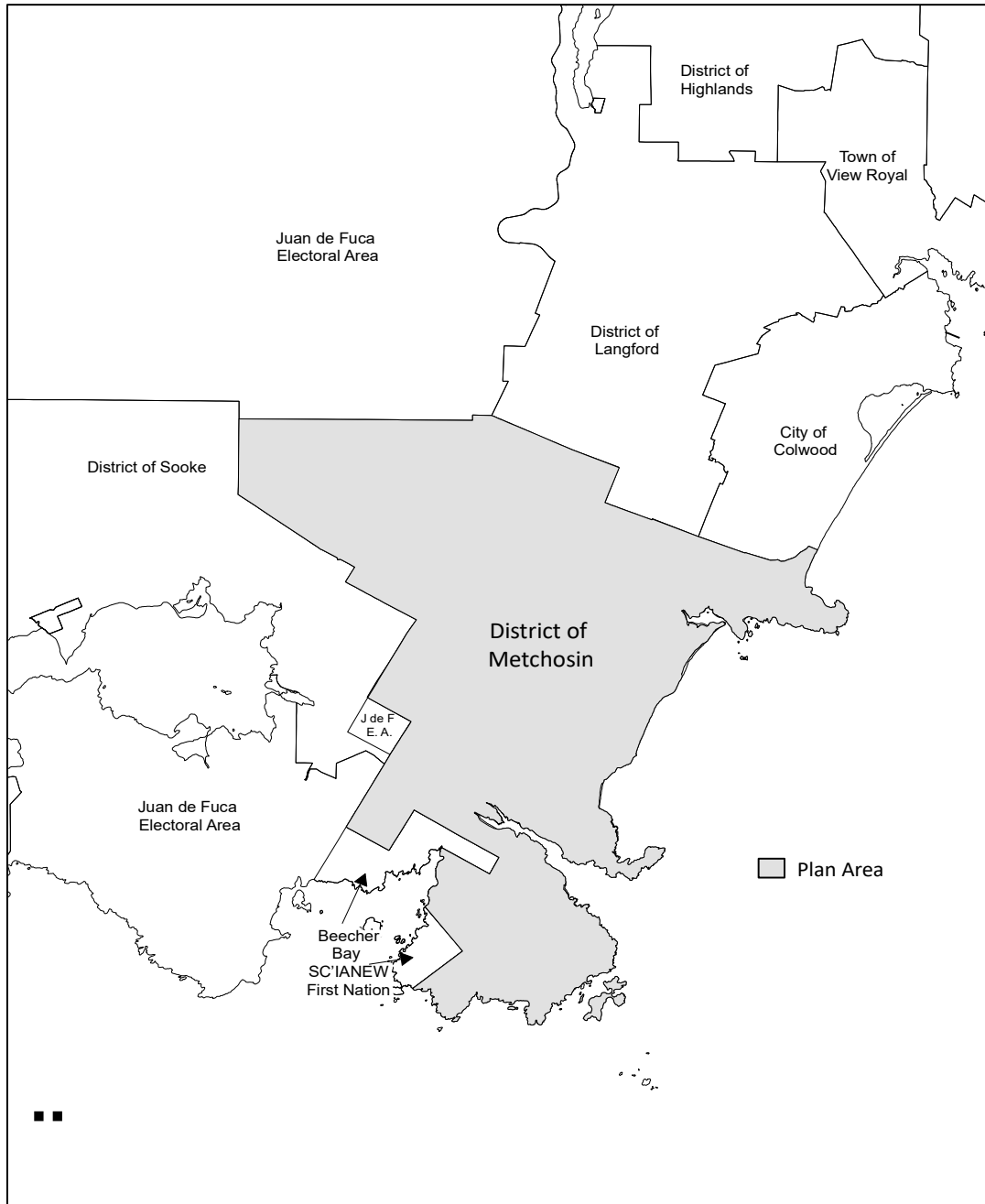
NOTES:

1. Flood elevations are based on the Bilston Creek Flood Hazard Assessment Report by Stanley Associates Engineering Ltd. September 1994.
2. Shaded values are approximate and require field confirmation of the reasonableness of the flood elevation by the surveyor responsible for the building layout.
3. A freeboard allowance of the 600 mm to the underside of the minimum habitable floor elevation is to be added to the tabulated values.

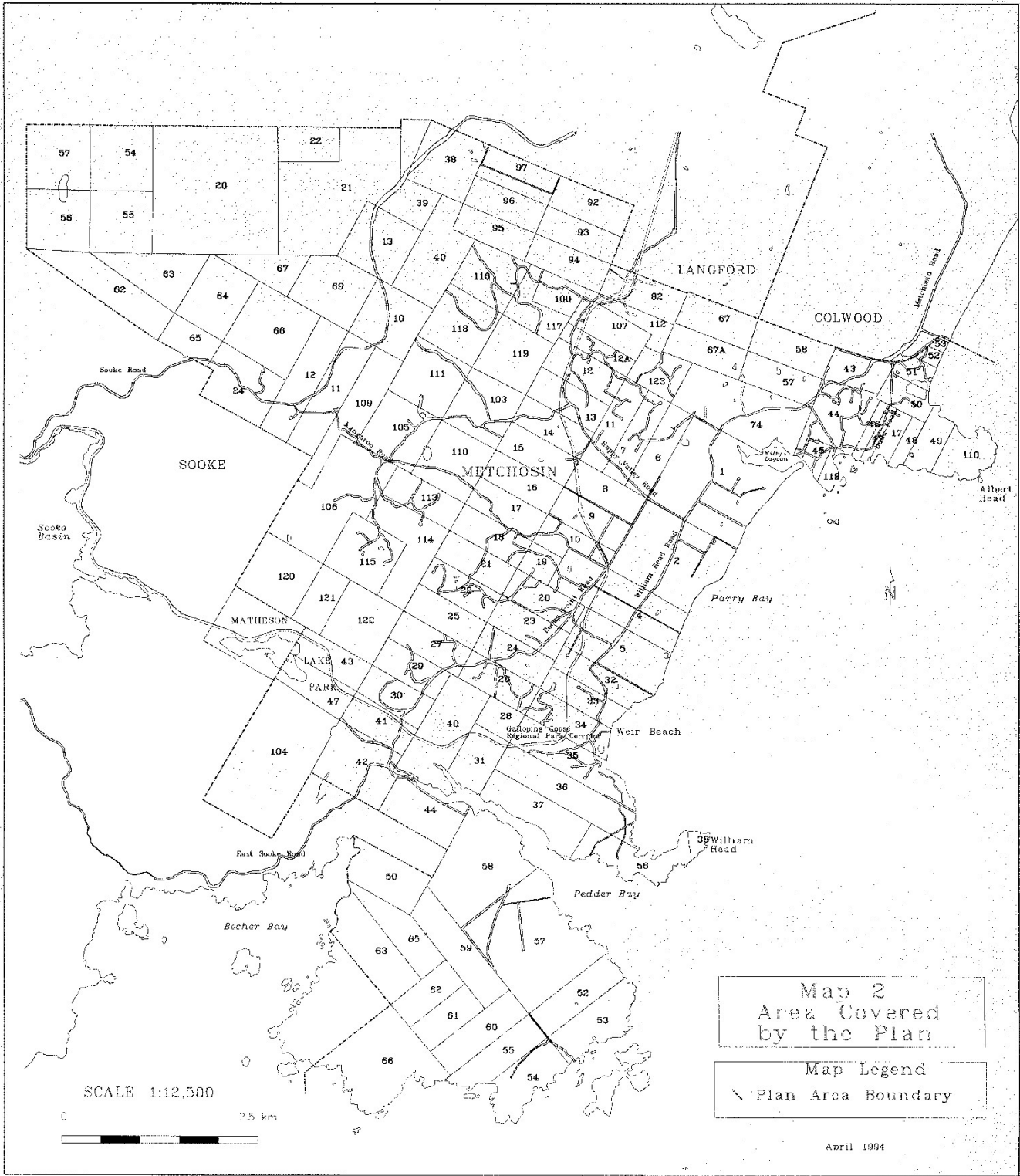
TABLE 1: BILSTON CREEK 200 YEAR FLOOD ELEVATIONS		
ADDRESS	UPSTREAM ELEVATION (m)	DOWNSTREAM ELEVATION (m)
4205 BILSTON PLACE	34.7	34.6
4209 BILSTON PLACE	35.1	34.7
995 BROOKVIEW DRIVE	47.9	45.7
1050 BROOKVIEW DRIVE	48.4	47.9
1058 BROOKVIEW DRIVE	48.9	48.4
1066 BROOKVIEW DRIVE	49.3	48.9
1070 BROOKVIEW DRIVE	49.8	49.3
1078 BROOKVIEW DRIVE	50.7	49.8
1082 BROOKVIEW DRIVE	51.4	50.7
1092 BROOKVIEW DRIVE	52.0	51.4
4032 CHALISTER WAY	54.78	54.71
4052 CHALISTER WAY	54.71	54.43
4072 CHALISTER WAY	54.43	54.37
4080 CHALISTER WAY	54.37	54.23
1085 DERRIEN PLACE	38.4	37.3
1086 DERRIEN PLACE	40.7	38.4
1094 DERRIEN PLACE	40.9	40.7
985 GLEN FOREST WAY	36.11	35.05
989 GLEN FOREST WAY	37.26	36.11
999 GLEN FOREST WAY	38.40	37.26
1003 GLEN FOREST WAY	40.88	38.40
1005 GLEN FOREST WAY	42.73	40.88
1007 GLEN FOREST WAY	43.06	42.73
1090 GLEN FOREST WAY	54.23	54.08
1091 GLEN FOREST WAY	53.2	52.7
1095 GLEN FOREST WAY	54.0	53.2

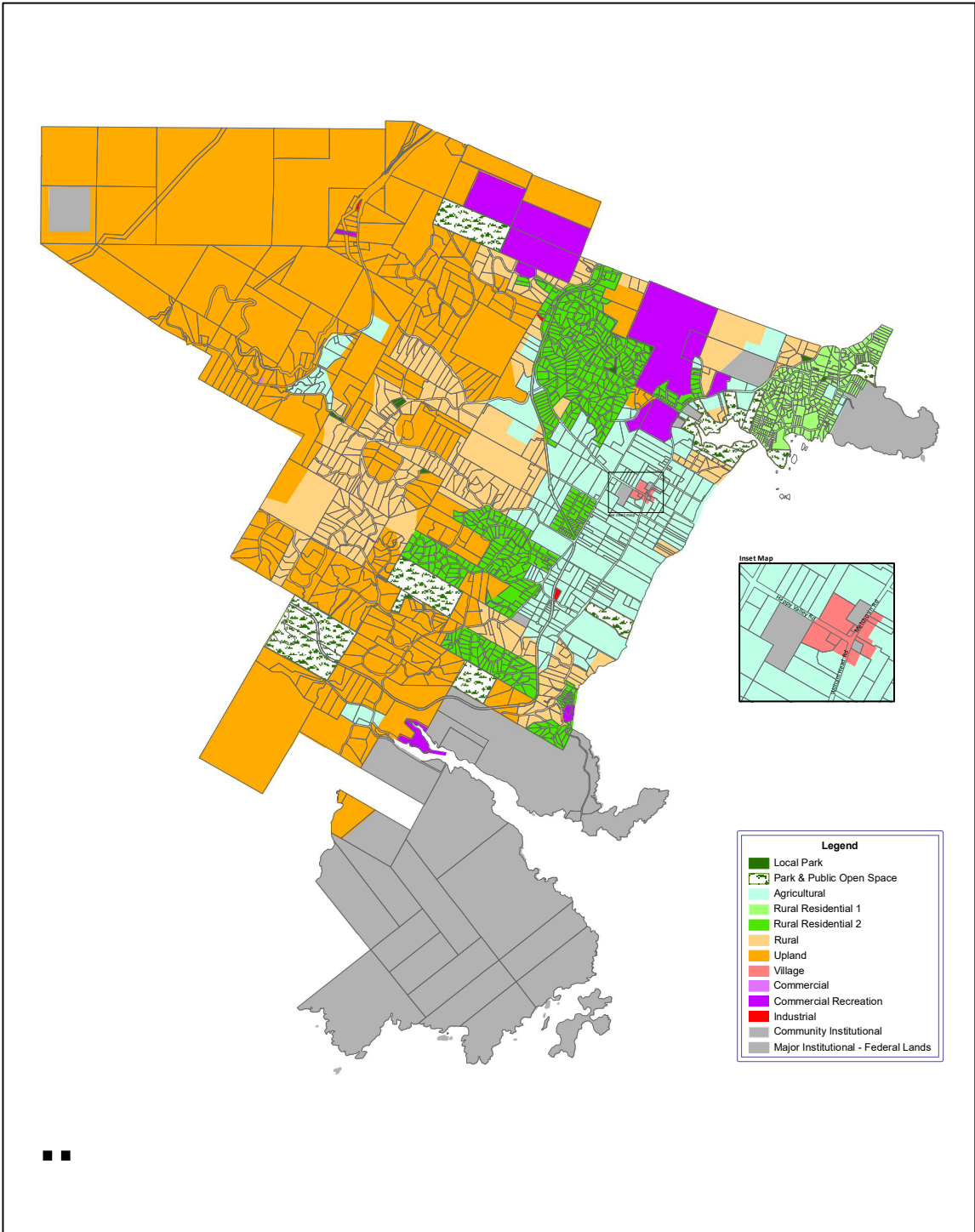
Project #: 011205
Date: June 21, 2004
Page 2 of 2

TABLE 1: BILSTON CREEK 200 YEAR FLOOD ELEVATIONS (Continued)		
ADDRESS	UPSTREAM ELEVATION (m)	DOWNSTREAM ELEVATION (m)
3955 HIBBERT LANE	UNKNOWN	55.05
3965 HIBBERT LANE	UNKNOWN	55.05
3975 HIBBERT LANE	UNKNOWN	55.05
3703 HAPPY VALLEY ROAD	59.07	58.95
3721 HAPPY VALLEY ROAD	58.95	58.99
3767 HAPPY VALLEY ROAD	58.63	58.36
3879 HAPPY VALLEY ROAD	58.36	57.67
3901 HAPPY VALLEY ROAD	57.67	56.20
3957 HAPPY VALLEY ROAD	56.20	55.05
3962 HAPPY VALLEY ROAD	55.05	55.03
3976 HAPPY VALLEY ROAD	55.05	55.03
4025 HAPPY VALLEY ROAD	54.88	54.78
4061 HAPPY VALLEY ROAD	54.78	54.63
4129 HAPPY VALLEY ROAD	52.7	52.0
4275 HAPPY VALLEY ROAD	45.7	43.1
4293 HAPPY VALLEY ROAD	42.7	40.9
4345 HAPPY VALLEY ROAD	37.3	35.1
4353 HAPPY VALLEY ROAD	35.1	34.7
4355 HAPPY VALLEY ROAD	34.7	34.3
4363 HAPPY VALLEY ROAD	34.3	34.2
4369 HAPPY VALLEY ROAD	34.2	34.2
4371 HAPPY VALLEY ROAD	34.2	34.1
4385 HAPPY VALLEY ROAD	34.1	33.7
825 HILLMAN ROAD	33.35	33.13
4206 LEERON PLACE	35.6	34.5
4209 LEERON PLACE	34.5	34.3
4100 METCHOSIN ROAD	30.5	28.7
4125 METCHOSIN ROAD	UNKNOWN	UNKNOWN
4185 METCHOSIN ROAD	UNKNOWN	UNKNOWN
4220 METCHOSIN ROAD	30.5	28.7
4224 METCHOSIN ROAD	32.0	30.5
4242 METCHOSIN ROAD	32.8	32.0
4248 METCHOSIN ROAD	33.1	32.8
4276 METCHOSIN ROAD	33.3	33.1
750 PEARS ROAD	33.7	33.4



OCP Map 1 - Location

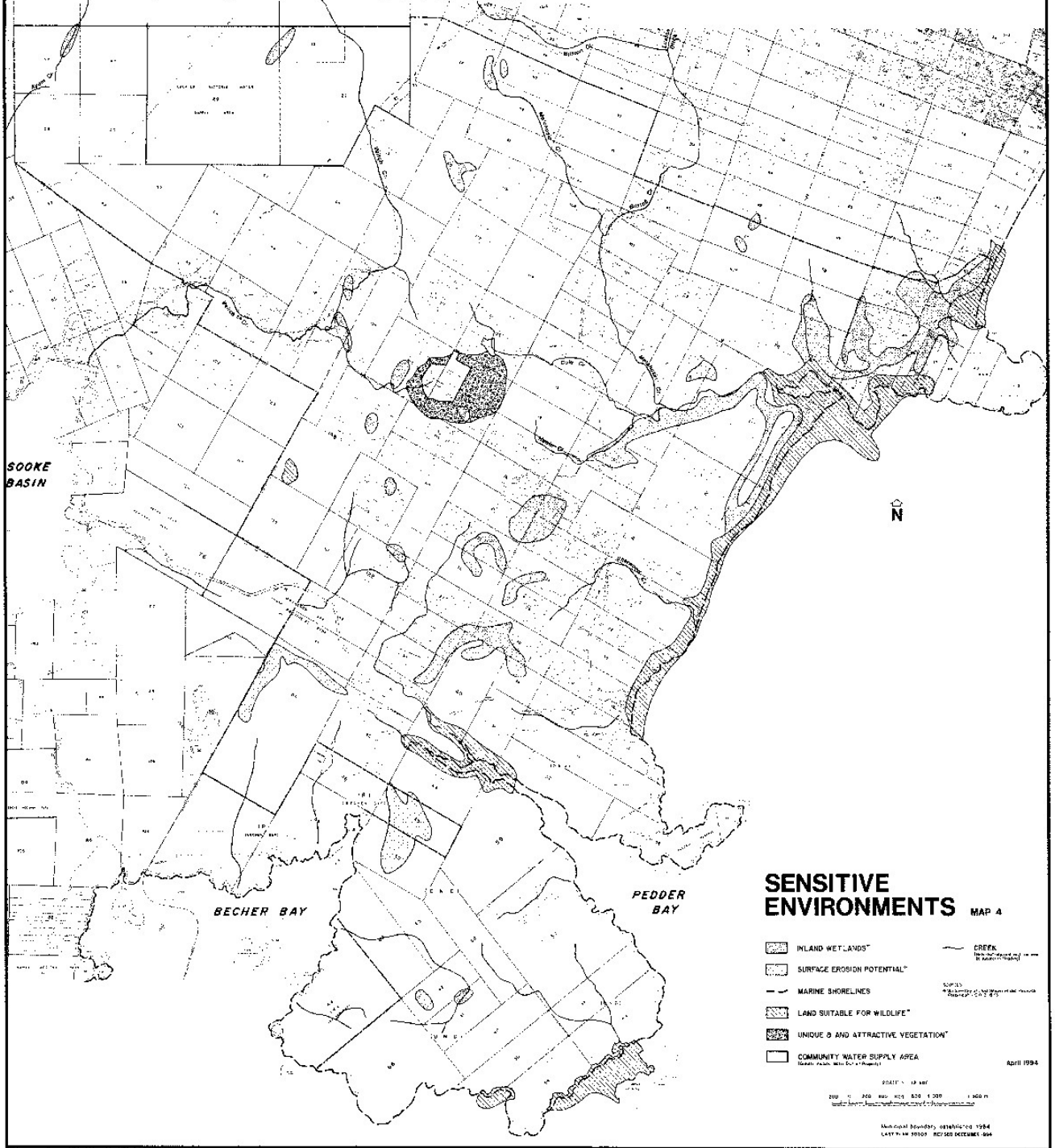


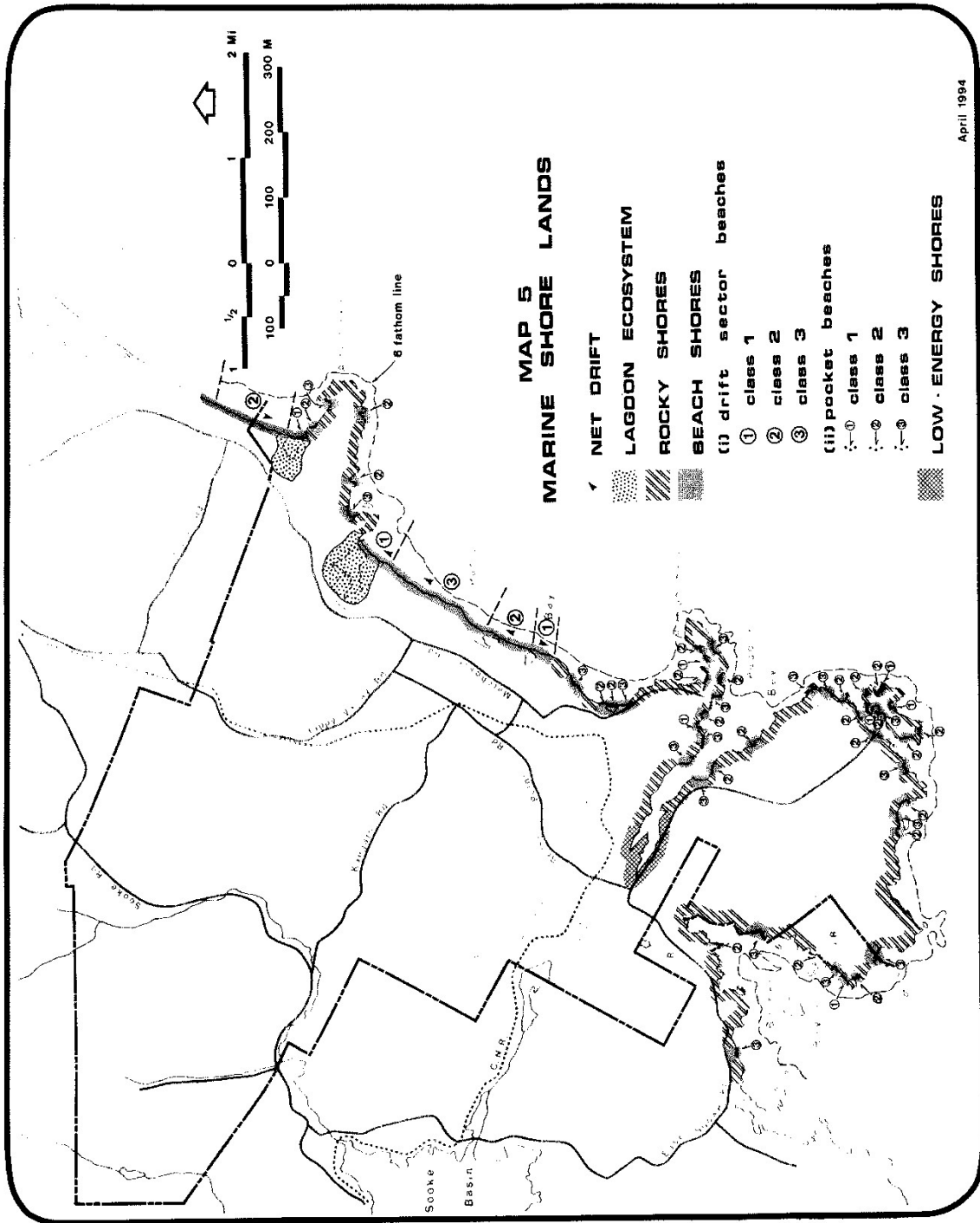


Date: 9/24/2012
Bylaw 588

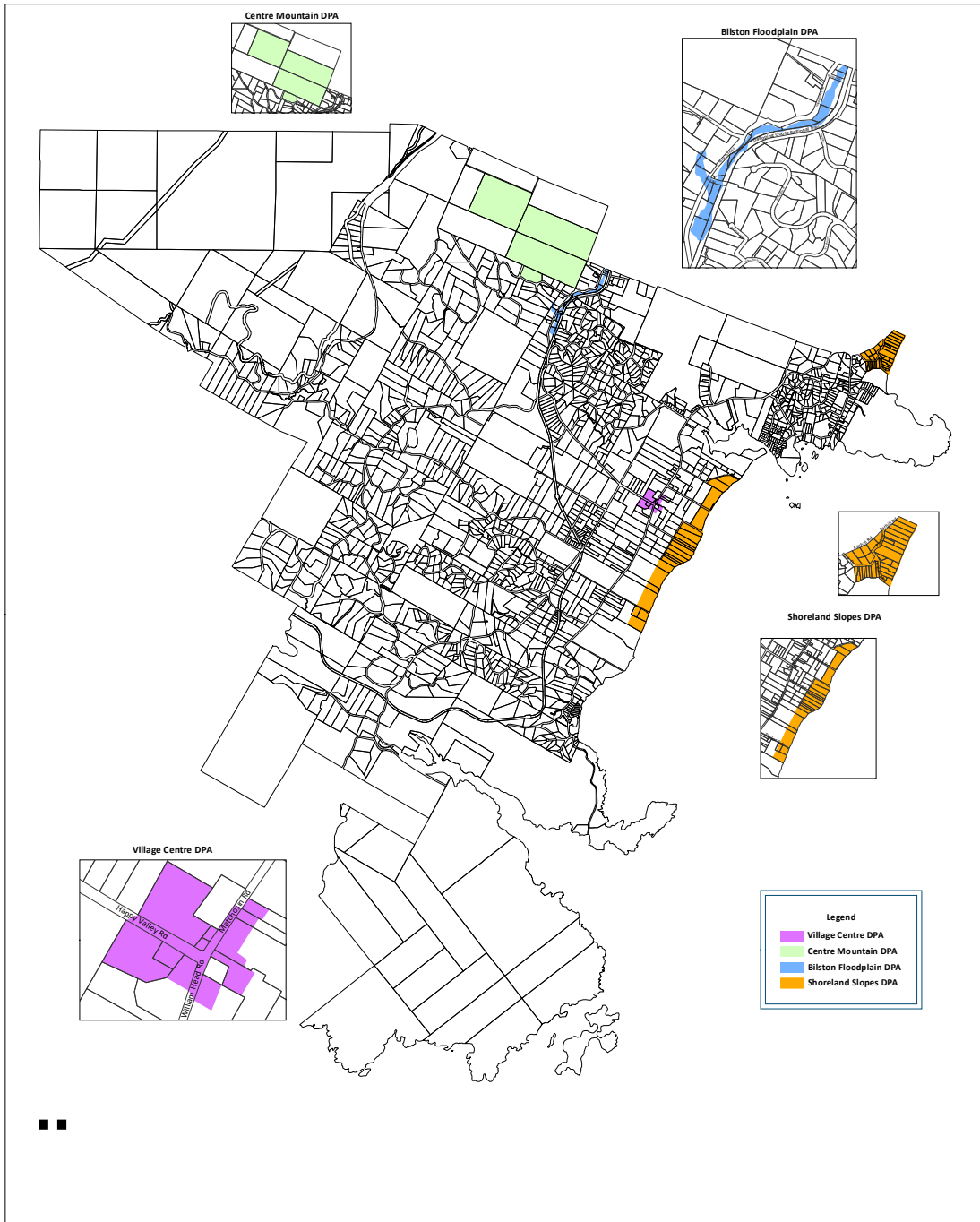
OCP Map 3 - Plan Map

DISTRICT OF METCHOSIN



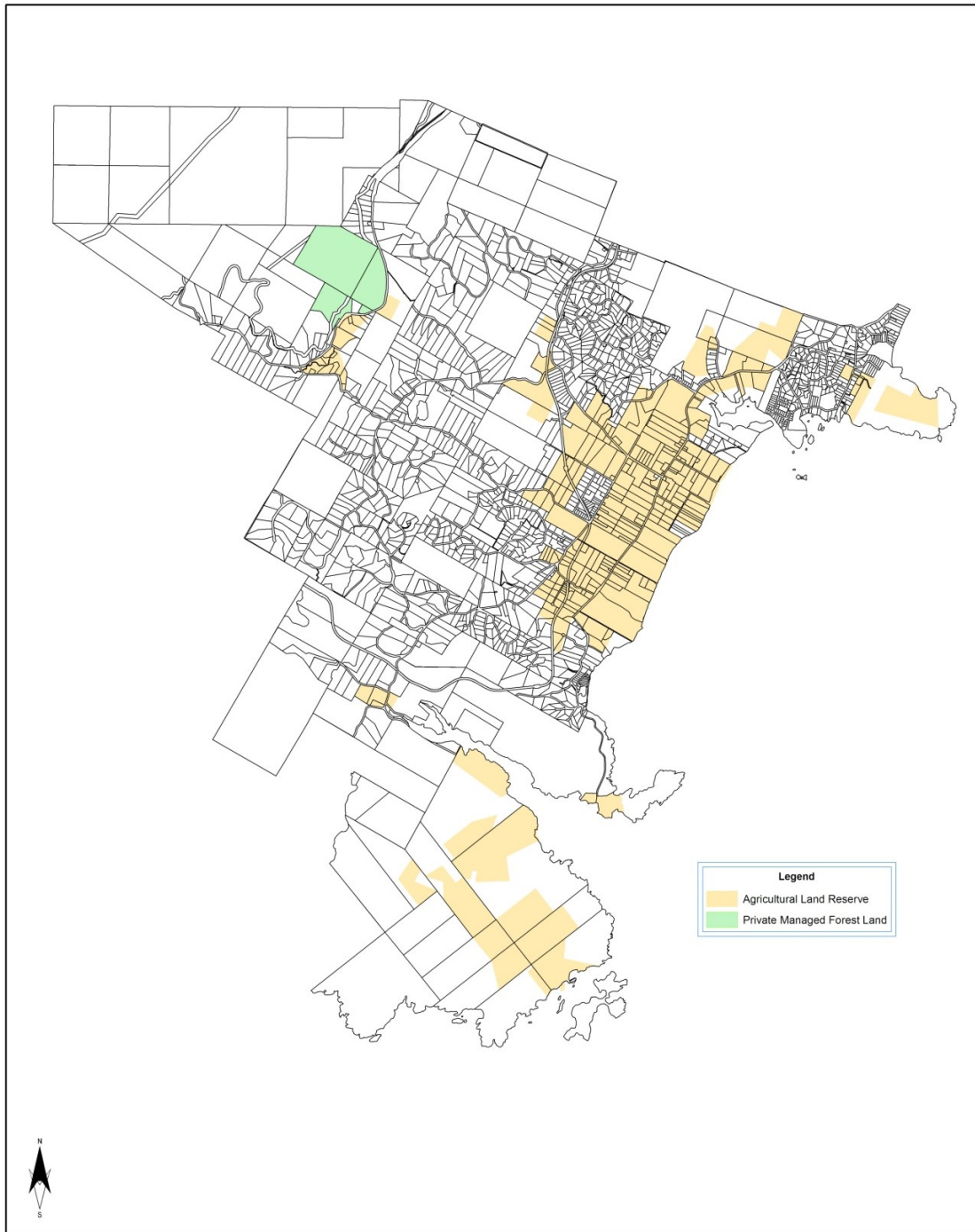


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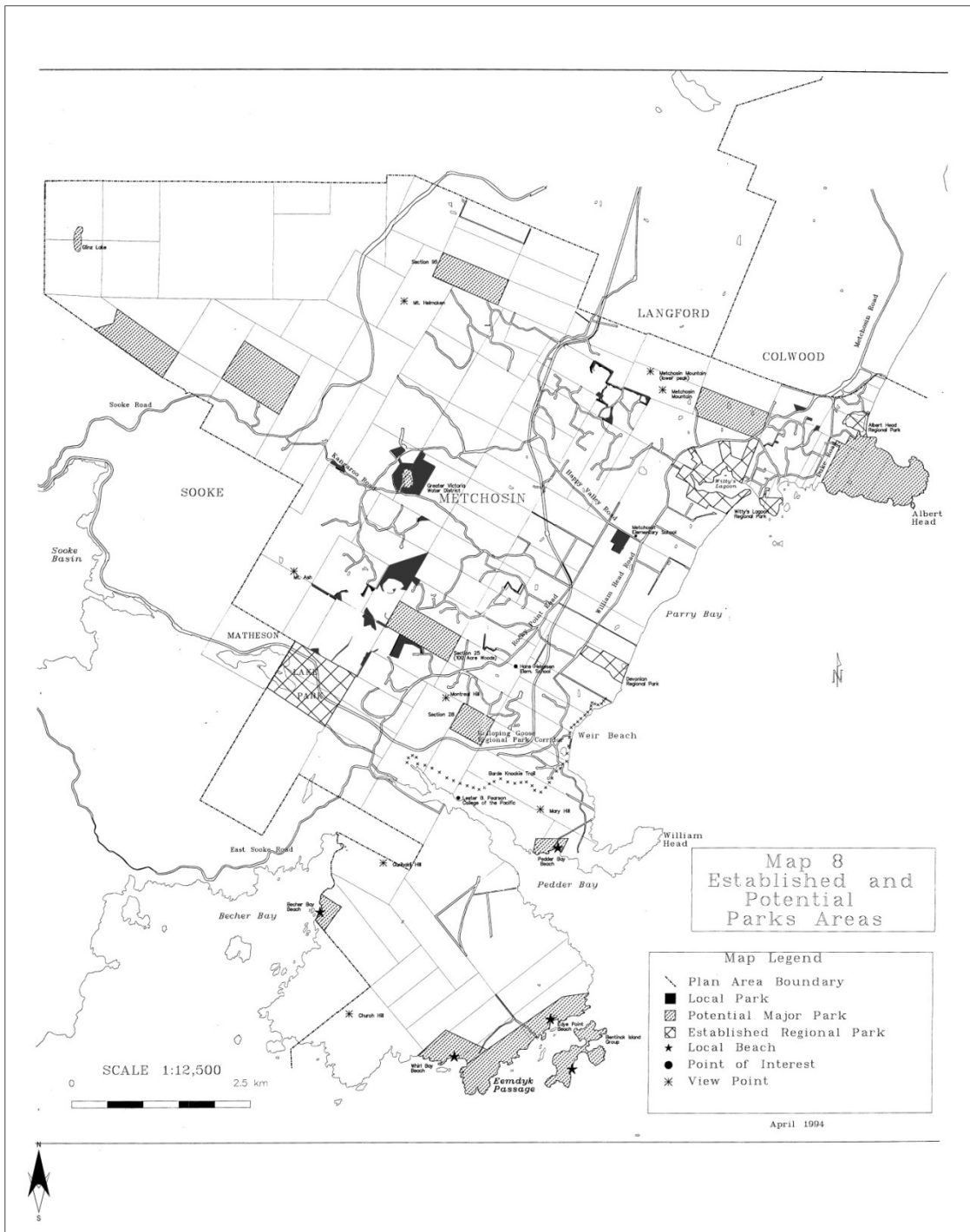


Date: 9/24/2012
 Bylaw No. 588

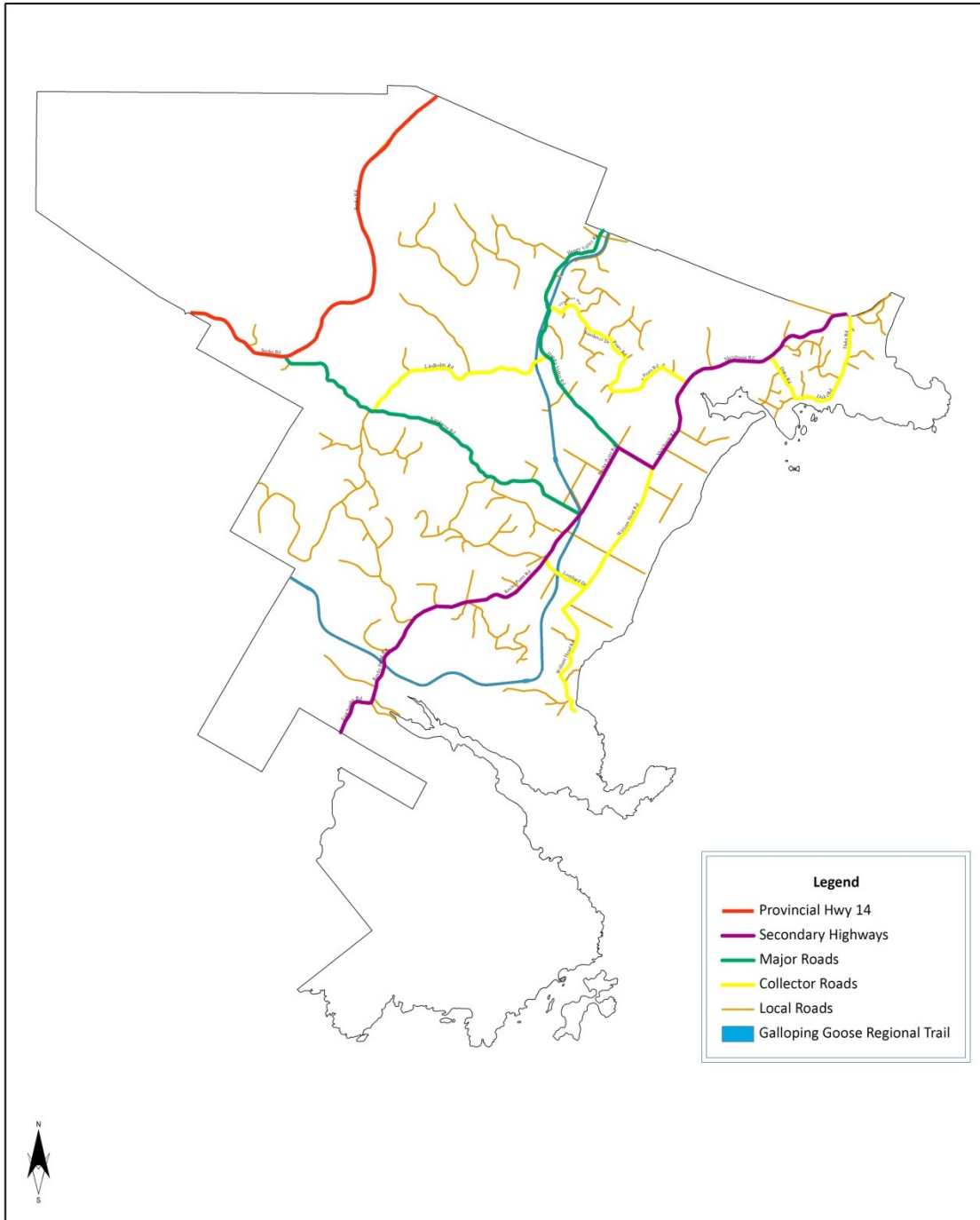
OCP Map 6 - Development Permit Areas



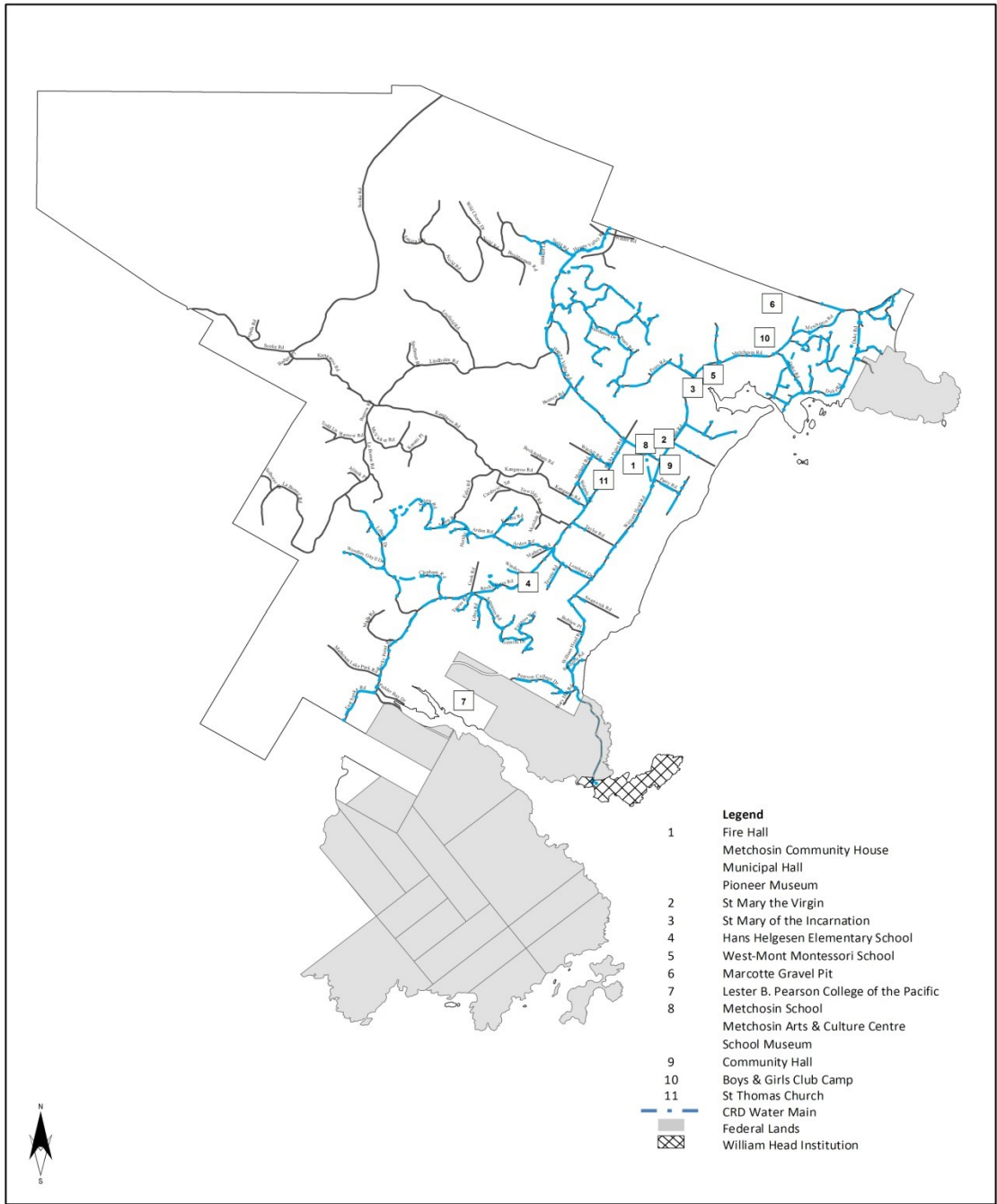
OCP Map 7 - Agricultural Land Reserve & Private Managed Forest Land



OCP Map 8- Established & Potential Parks Areas



OCP Map 9 - Road Network



OCP Map 10 - Community Services & Institutional