

Association for the Protection of Rural Metchosin

APRM, #1 - 4401 William Head Road, RR#1, Victoria, B.C. V9C 3Y6

(<http://members.shaw.ca/APRMetchosin/>).

Fall Newsletter, November 10, 2004.

Dear Fellow APRM'er,

Recent APRM Events: The last three months saw our **Picnic** where about 50 members enjoyed near perfect weather, great music, pony rides with the 4H and great kid's games. Our October **Member's Meeting** presentation by **Rob Wickson** of **Island Transformations** packed the house. The subject was their study of an affordable light rail transport (LRT) system between Victoria and Langford and discussion of development patterns that stem from such a fixed transportation facility that concentrate development and reduce urban sprawl into rural areas. More info at:
www.islandtransformations.org

APRM Actions:

Bilston Moratorium/Rainwater Management Bylaws: APRM made several submissions on these complicated bylaws that Council has since passed. The final versions contained many changes, including (some, but not all) issues raised by APRM members. Council has agreed to review experience with the bylaws at 6- month intervals. Let us hope that the bylaws work without undue complications for landowners, expense to the municipality, or damage to Bilston Creek.

OCP Review: Thanks to our community circular and to APRM members who contacted Councillors on this matter, Council has agreed that review of the **community vision** will receive priority, before going to discussing detailed OCP amend-ments. It is important for members to be prepared to participate when the review gets underway.

Other Issues covered:

- support for retention of **ALR status** at 5076 William Head Rd.
- submission to ALC to preserve agricultural land at **Bilston Farm**
- furthering efforts for the **Mt. Ash viewpoint** and trails at Metchosin Properties development of Sections 120/121.
- submission re the **Lennox proposal** for rezoning on Rocky Point Road. (Further details on some of these issues below).

Upcoming Events:

Member's Meeting Wed. Nov. 17th at Metchosin Community House:
Topic: **Where Should APRM Go?**
See next page for details.

Where Have We Been? Where are we Going?

Where SHOULD We GO?

It is fall. A time of change and a time for reflection and for planning.

The present executive has been in office for a year and a half and feels the need for more feedback and direction from members.

What are your views on whether the APRM is:

- n Addressing the right issues? What issues need more attention?
- n Addressing issues in the right way? Not enough detail? Too much?
- n Hearing and addressing members' concerns?
- n Do we need more opportunities for dialogue? More members' meetings?
- n Communicating effectively with members? How to improve Email Newsletters? Written ones?
- n Communicating effectively with the community? How could our community circulars work better? Should we explore other outreach mechanisms? What ones?
- n Hitting the right note with our website?
(<http://members.shaw.ca/APRMetchosin/>).
- n Doing enough to sign up rural Metchosinites as members
- n Doing enough to raise funds to support APRM activities?
- n Making resource group membership attractive?

In addition, the meeting will **discuss current issues** (see other parts of this newsletter for some of them).

We hope to hear your answers to these and other queries at the November meeting. To maximize opportunities for exploring ideas and options, the meeting will initially divide into smaller groups. We will then come together to review results during and after the break for refreshments.

7:00 pm Wednesday, November 17
Metchosin Community House

Please feel free to bring any rural-minded friends who might be interested in joining!!

Another Invitation! Please feel free to attend the **Resource Group** meetings. The Resource Group reviews issues, researches them, and helps define APRM submissions when there is no time to have member meetings to decide actions. Please contact Resource Committee Chair **John Hollemans** at **474-1471** for details on times and places.

Development of Sections 120 and 121 (end of La Bonne Rd): Metchosin Properties has applied for a subdivision of 26 lots, but no approvals have so far been granted even though roads have been built. Major issues which APRM members have been concerned with include: (a) ensuring the summit of Mt. Ash is a park, (b) adequate trails, (c) protection of streams, and (e) application of suitable rural road standards, including adequate shoulders and (f) desirability of amenity zoning to achieve a better environ-mental outcome. Recently the developers have requested a Development Variance Permit for a much longer dead end road than currently allowed. Another requirement for an emergency access to Gillespie Road or through the Camosun/Nature Conservancy Lands has not been agreed upon. Persons interested should address concerns to the Approving Officer as the proposals fall within existing zoning.

Sections 25 (Metchosin Park) /28/95 : Land and Water BC (BC Gov't) has proposed transferring all 25 lots under existing zoning to 60 acres of the 100 acre Metchosin Park (Section 25), with the remaining 40 acres, and all of sections 28 and 95 becoming Parks. The OCP indicates these lands should be park, but inexplicably (even to ex-Councillors) the zoning also includes 10-acre lots –there is a move to change this. LWBC will present its case and options at an **Open house on Tuesday Nov. 16th**. Action on this issue may be rapid as Government seeks to maximize

revenues. For information on how to help contact: Derek Wulff (478-2677).

Lennox Transferable Density Proposal: An application for rezoning for extra lots on Rocky Point Road in return for donation of parkland beside Matheson Lake Park came to Planning and Zoning Committee on Nov 8th. Many neighbouring property owners presented the ongoing and long-term problems that the owner has caused. APRM presented arguments against transferable density, the bad precedent it would establish, the fact that the land proposed for park is not of high environmental value, and that the stream feeding Matheson Lake should be protected under other legislation. As a result the committee rescinded a former motion to send a bylaw forward and will take no further action.

ALR Status and Subdivision Proposal for 5076 William Head Road.

The ALC (Agricultural Land Commission) has granted an exemption of the portion of the above land that had ALR status. Applications for rezoning and subdivision to two 5-acre lots is in process. The Planning and Zoning committee has recommended to Council that the matter be referred to the Parks and Trails and Environmental Committees for comment.

APRM Finances: The October meeting approved the Budget for 2004/5, which forecast a deficit of \$673, to be covered by drawing on the accumulated balance of \$3,228 as of October 15. Membership fees and donations are our principal sources of funds. A large membership also gives more weight to APRM submissions on specific issues.

Hope to see you on Nov. 17th

Yours sincerely, Robert Patterson, Vice-President

Yet Another Opportunity to Serve Our Community

The District is accepting applications from residents to serve on the:

- Advisory Select Committees (consist of residents with a Council representative):

Environmental, Heritage, Parks and Trails

- Council Committees (2 volunteers sit with Mayor and Council): Planning Zoning & Transit, Protective Services, Finance and Public Communications, Community Police Advisory and Intermunicipal Advisory Committee on Disability Issues

These committees play an important part in our community. It's up to YOU to ensure that they members!!

Applications are due to Municipal Hall by **NOV 15.**

(More details in Metchosin Muse and Municipal website.)

PS. If you find a membership application form enclosed with this newsletter, it means we don't have a record of your membership renewal. (Another good reason to come to the November meeting!!)

PPS. **Please remember to give the APRM number 19391 when you purchase anything from the Co-op or Save – On Gas.** APRM receives a dividend of 5% on the former, and 2.5% on the latter. With your help, these amounts can add up!

A Reminder of the Nature and Purposes of the APRM

The APRM is a registered non-profit society established in 1993 dedicated to preserving the quality of rural life and peaceful co-existence of homes, farmlands, diverse livelihoods, forests, natural habitats and trails in our community. Our membership is open to both resident and non-resident friends of rural Metchosin. As of last June, our annual return to the Registrar of Societies indicated there were 217 members (including several supporters of rural Metchosin who live in other municipalities.)

Our Mission Statement

The Association shall:

- recognise Metchosin as a fragile environment that must be nurtured, protected and preserved for future generations.
- recognise that support of the public and elected representatives is essential for the protection of rural Metchosin.
- foster open communication with elected representatives, other rural groups and the public.
- encourage awareness of the consequences of growth and work to maintain low population densities in our rural community.
- recognise the uniqueness of Metchosin as a residential community and recreational green space and work to ensure only limited development occurs on non-agricultural rural and uplands lands.
- recognise the Agricultural Land Reserve as the core of our rural community, and support and initiate policies that preserve ALR land.