

Association for the Protection of Rural Metchosin
APRM, #1 - 4401 William Head Road, RR#1, Victoria, B.C. V9C 3Y6

“Winter” Newsletter, April 25, 2004.

Dear Fellow APRM'er,

The Main purposes of this newsletter are to review recent events and activities, and to alert you to specific upcoming community events and issues.

Recent APRM Events: The last several months have seen members' meetings on:

- future directions of APRM(Nov)
- “Rare Creatures of Metchosin and Their Preservation”(January),
- review of issues and APRM directions (February), and
- Metchosin taxes (April, rescheduled from March due to OCP Open House). Some conclusions were in the last Muse, including that increases in the residential “tax base” tend to be associated with HIGHER, not lower, taxes.

APRM Actions:

5076 William Head Road: APRM opposed (unsuccessfully) removal of part of this land from the ALR and rezoning to rural (allowing density to double). Residents' attempts to ensure that a trail between William Head Road and the Goose (to formalise the present informal trail) be part of the rezoning were opposed by the applicants, and Council granted the rezoning without trail (over the objections of Councillors Kahakauwila and Gramigna). It remains to be seen whether the Approving Officer can secure this desirable trail as part of the subdivision process.

Soil Disposal and Removal: Residents have often complained (sometimes for years) about noise, nuisance, traffic and environmental damage associated with

some soil removal/disposal cases. In some cases, these activities have commenced without permits; in others, amounts of soil or time periods have exceeded permitted amounts. APRM has suggested ways to clarify and strengthen bylaw criteria and procedures. (No response yet received from Council.)

***IMPORTANT UPCOMING
EVENTS***

(See text for details)

- **May 3 - OCP WORKSHOP NO. 1** (Housing and Transportation),
- **May 12 - OCP WORKSHOP NO. 2** (Economic Development, Recreation, Physical Environment),
- **June 20 - APRM AGM**

Lennox Transferable Density Proposal (Rezoning Rocky Pt Rd/Matheson Lake Properties): following very substantial questions raised by Council advisory committees and by the public (including APRM), the application was withdrawn.

Development of Sections 120 and 121, Mt. Ash Viewpoint and trails (Metchosin Properties): Council approved the development variance permits requested (to allow longer cul-de-sac roads than normally allowed). APRM supported the Parks and Trails Advisory committee recommendations

on trails and access to Mount Ash, recommendations which have been incorporated into subdivision requirements specified by the Approving Officer. Subdivision plans for sections 120/21 are now under discussion between the developer and the Approving Officer.

Sooke Road Business Park-Section 38 (Metchosin Properties): Following the informal public hearing in March at which 18 out of 24 members of the public spoke against the proposal, the developer withdrew the application, ***pending outcome of the OCP Review.***

Bilston Farm: APRM campaigned to preserve the agricultural potential and heritage value of this farm. Bilston Farm has been purchased by owners who are restoring (not replacing) the existing buildings and who want the farm to host occasional community functions. A wonderful outcome.

Sections 25 (Metchosin Park), 28, 95 : APRM requested parks status for these valuable lands. Lands and Water B.C. (B.C. Gov't) was to have presented the Municipality with the results after the February 15 deadline for public comments. No word came from LWBC. On April 24, however, Liberal candidate Tom Woods addressed a small gathering at Metchosin Park and indicated that he had heard from "higher authorities" that Sections 25 and 28 were off the table for development and would remain as parks. He had no information what form this might take. Nor did he have any information about Section 95. It is still worthwhile for residents to ask provincial candidates their views on this matter.

OCP Review: EVENTS SO FAR:

- APRM issued 2 community circulars on the need to review the OCP vision, and on APRM views on some issues.
- Council appointed consultants with terms of reference which include review of the vision.
- a well-attended OCP Open House was held on March 16.
- 669 responses were received to the survey sent to all Metchosin households (a high return rate for this type of survey).

The public input from the surveys and the open house can be read at the Municipal Website

(<http://www.district.metchosin.bc.ca/>).

Most public input so far has favoured the type of "Rural Metchosin" reflected in APRM's mission statement. Some respondents, however, clearly prefer smaller lots, more development, commercial activities, etc., etc. **So the OCP outcome is still far from certain.**

UPCOMING OCP REVIEW EVENTS:

• **Tuesday, MAY 3, 6:30-9:30**, Hans Helgesen School.: **OCP WORKSHOP NO. 1: Housing and Transportation Issues.**

• **Thursday, MAY 12, 6:30-9:30**, Hans Helgesen School.: **OCP WORKSHOP NO. 2: Economic Development, Recreation, Physical Environment Issues.**

Space at the facilitated tables at the workshops will be about 150 (overflow will be accommodated in one facilitated meeting), so residents are encouraged to sign up in advance by *calling 474-3167 or e-mailing*

planner@district.metchosin.bc.ca.

These workshops provide the main venue for residents to provide their in-depth views on what changes (if any) they want in the OCP. *Personal attendance is critical to ensure that the Consultants and Council incorporate the community's vision as reflected in the first open house and the survey.*

• **June**, (date to be determined): an Open House on the OCP findings to date.

UPCOMING APRM EVENTS:

• 7 pm, **Wed. May 18**, at Metchosin Community House, Member's Meeting on current issues. (The Muse announcement about Sustainable Metchosin became obsolete when the hoped-for speakers fell through.)

Opportunity knocks!! Several current executive members wish to move on to other activities in the 2005-06 year. Under the constitution, our President cannot serve a 4th year (but must remain on the executive as president emeritus). If you would like to find out more about what is involved in being on the executive, or suggest yourself—or someone else—as a candidate, please call returning officer **Sandra Martin** at **478-9743**.

Membership renewal: Memberships run to the end of June. Please take the time to fill out and return the attached membership form. (If there is no form attached to this email, or for those not on email, if the form is crossed out on your paper copy, congratulations! You are already paid up to the end of June 2006).

Hope to see you at the workshops and future APRM meetings.

Yours sincerely,

Frank Mitchell, President

PS. You can find copies of most APRM letters and policy papers under the “issues” part of the APRM website at <http://members.shaw.ca/APRMetchosin/>

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!

• 7 pm, **Wed, June 20**, Metchosin Community House. **Annual General Meeting:** Speaker: Ramona Scott, “**TLC Agricultural Partnerships.**” Following refreshments, election of new executive.

Resource Group: The resource group has held few formal meetings lately, but members have been very busy researching the above and other issues, drafting letters, contacting Councillors, and participating in the OCP review process. Please contact resource chair **John Hollemans (474-1471)** if you would like to learn more about the group, or join it.

Association for the Protection of Rural Metchosin

The Association for the Protection of Rural Metchosin (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.

Our Mission Statement (from the APRM Constitution)

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 greenspace 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.

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APRM MEMBERSHIP APPLICATION/RENEWAL FORM	
(All memberships are annual and run to June 30)	
Name (Names, if Family Membership): _____	
Address: _____ Postal Code: _____	
Phone: _____ Fax: _____ Email: _____	
Type of Membership: (√): <input type="checkbox"/> Individual-\$5.00 <input type="checkbox"/> Family-\$8.00 <input type="checkbox"/> Sustaining-\$20.00	
Donation: \$ _____ Total Remitted: \$ _____	
Date: _____	Signature: _____

Please place this form and your cash, cheque or money order payable to APRM in an envelope and return it to: Association for the Protection of Rural Metchosin, #1 – 4401 William Head Road, RR#1, Victoria, B.C. V9C 3Y6 **OR** leave your envelope at Metchosin Corner Store (APRM box). *Quote the number 19391 when buying gas or groceries at the **Co-op or Save-on Gas** and you will contribute to the APRM while shopping!*