

Association for the Protection of Rural Metchosin  
Annual General Meeting  
September 18, 2021 2pm – via Zoom  
*MINUTES (approved, Nov. 25, 2021)*

In Attendance: Jay Shukin (president), Rachel French de Mejia (secretary and recording secretary for the meeting), Kathleen Zimmerman (treasurer), Mark Atherton (director at large), Chris Moehr (vice president), Jennifer Burgis (past president), Sasha Kubicek, Joanne Cote, Norm Hardy, Bonnie Hardy, Bev Bacon, Marjorie Vachell, Pattie Whitehouse, Nicole Shukin, Morgan Yates, Carol Vogt, Kathy Saluke, Selby Saluke, Nicole Lalonde, Scott Dolff, Jochen Moehr, Aneita Strauss, Avril Yoachim, Shelly Donaldson.

- 1. Call to Order and welcome** – 4:04pm. Quorum met.
- 2. Acknowledgement** that the AGM is taking place on the traditional territory of the Sc'ianew and T'Sou-Ke First Nations.
- 3. Approval of Agenda Moved** - Chris Moehr moved and Nicole Shukin seconded.
- 4. President's Report** as delivered by Jay Shukin

Noted the loss of Ken Farquharson who was a highly valued member of our community. Book of memories being assembled, to be delivered to Laura Farquharson. A moment of silence held in Ken's honour.

Many opportunities for collaboration with other groups this year:

First Responders Group - which is comprised of representatives from Metchosin Community Association, Metchosin Seniors' Association, Metchosin Equestrian Society, Fire Department and APRM have worked since November 2020 to reset the Critical Response Model that has negatively impacted Metchosin's attendance at 911 call outs. A petition was delivered to the Ministry of Health and BCEHS. The group got the government's attention, but the issue still not resolved. Many thanks to Chris Moehr, Shelly Donaldson, Stephanie Dunlop, Kathy Saluke, Carol Carman, Dierdre Chettleburgh, Frances Krusekopf, Rachel French de Mejia and Jennifer Burgis for their continuing work on this issue.

Metchosin Wilderness Camp (Boys and Girls Club Lands) – sale of this property represents the potential loss of a natural space and a priceless resource for youth outdoor experience/education. The Boys and Girls Club (BGC) benefited for years from tax breaks and a charitable fundraiser (Create a Ripple). The APRM joined with other organizations and community members to challenge the sale and subdivision of the property. Funds were raised to test legal status related to the *Charitable Purposes Preservation Act*. Our joint efforts, with the District, created obstacles to this sale and made the BGC pause for consideration. (See below for more details).

Thanks to Morgan Yates, the coordinator of the community effort, Carol Voyt for fundraising to pay for the legal review, Bev Bacon for media outreach, and Thomas Homer-Dixon and Sarah Wolfe for their generous donation to kick-start the funding raising.

APRM members continued to follow and engage with elected officials on various initiatives. We continue to be present at every Council meeting. A thank you to our note-takers Pattie Whitehouse, Bev Hall, Rachel French de Mejia, Diana Smith, Jay Shukin, and the late Ken Farquharson. Jay noted that there are opportunities for more volunteer note-takers joining our team.

The APRM took on numerous issues this year, with the goal of being informative and helpful to our elected officials. The APRM weighed in on the remediation of Sea Bluff trail, school safety, bylaw enforcement (Sooke Road property, Ash Mountain, an illegal dock, to name a few), and rezoning proposals.

Scrutiny of Council proceedings, and the attendance of residents at council meetings, is making a big difference. Encouraged more members to attend.

#### **5. Treasurer's Report** as delivered by Kathleen Zimmerman

Kathleen noted that for the financial year ending March 31, 2021, the APRM had a **balance of \$6,543.59**, based on expenses of \$2,408.18, which were offset by revenues of \$438.73.

However, Kathleen also provided an update on our finances as of August 31, 2021. This showed a **balance of \$8,392.07**, with expenses of \$254.27 and revenues of \$2,050.00. The main increase in revenue was from the spring membership drive, which brought in \$1,890.00. As part of the overall balance, the APRM has a one-year GIC of \$4,000.00 and a cashable GIC of \$1,327.51. *(Financial reports are provided at the end of these minutes.)*

Kathleen also reminded members that when gassing up they can support the APRM. That's where **19391** comes in. If you are shopping or buying gas at Co-Op or Save-On, please provide this number during your purchase. The membership dividends go to the APRM and provide financial resources for us to support the activities of protecting rural Metchosin. Info also on website under fundraising:  
<https://www.metchosinaprm.org/>

Motion to accept and approve report made by Pattie Whitehouse, seconded by Shelley Donaldson. No objections, motion carried.

#### **6. Election of Officers**

Jennifer Burgis, Past President, presided over the election process. A call was made three times for nominations from the floor for each position. No nominations arose. All the positions were acclaimed and accepted.

President Jay Shukin

Vice President Chris Moehr

Treasurer Kathleen Zimmerman

Secretary Rachel French de Meija

Director at Large – Mark Atherton

Director at Large – Sasha Kubicek

Jennifer Burgis remains on as Past President

Motion of Thanks put forward by Pattie Whitehouse for service of last year and to the new board for services of next year. Seconded by Jo-Anne Cote.

Elected board spoke to priorities that interest them, reasons for being engaged with APRM.

## **7. Questions and Discussion**

A member wondered if *Metchosin Muse* ads helped increase renewals. Jay noted that the specific impact of the Muse ads weren't clear as it was only one of several initiatives to boost membership. Missed opportunities from two cancelled Metchosin Days due to the pandemic was a concern.

Chris Moehr reviewed the first responder initiatives of the last few months and upcoming activities. Group is planning a media event for October. The state of first responders in our community is now a daily, intolerable situation. The group will continue to advocate to get our calls back.

Pattie Whitehouse asked if there was still time to contribute to Ken's book? Unfortunately, no, as it was sent to printer. She also expressed appreciation for the collaboration demonstrated by the APRM's Executive and the results that are coming, even though the results are never enough. As the coordinator of note takers, made an impassioned plea for people to step up and take council notes, noting many have been doing it for a long time and want to step down.

Jay noted that if any members are considering a run for council, note-taking is a great way to learn about the process of municipal government.

One member acknowledged the APRM has a lot on its plate. In addition to all the other issues mentioned, they noted that questions keep coming up about our bylaw against Marijuana grow-ops (MGOPs). Metchosin has quite a few grow-ops; public safety concerns were noted (robbery, the potential of larger crime connections). The member observed that they seem to be unmonitored and without safeguards. They asked if this is a bylaw enforcement issue? Can APRM take this on? Jay responded that there is policy against MGOPs in Metchosin [clarification – cannabis production is covered in the *Land Use Bylaw*]. When the issue was raised about one operation with Council, Council responded that because the grow-op had a federal permit they cannot go after it. However, even with federal approval, MGOP's need to follow municipal bylaws. Another member asked if the APRM could get a sub-committee of members going on this issue? The District appears unwilling to take the issue on – no political will. This is also a water issue as cannabis is a water-hog,

also grow-ops often involve unregulated use of herbicides and pesticides. The issue is not only a matter of quality of life but also one of safety – odors, potential gang violence, a threat to young families and the water supply. It was noted that people are moving out in response to problems from grow-ops as neighbours – a tax base loss - and that this also invites less concerned people to move in. One grow-op has also been investigated for large-scale dumping, and the District has failed to enforce bylaws surrounding this issue. To conclude, the member asked since the APRM brought Council up to date on farm practices vis-a-vis bylaws, so similarly do they need to be brought up to date on cannabis bylaws.

Another member noted that another risk with the Center Mountain business park is businesses like grow-ops may be attracted to the lesser regulation in aquifer/septic fields vs CRD water and waste management. Also they warned that a stakeholder consultation website launched by the developer of 3659 Sooke Rd that might have privacy issues since in order to participate you have to give your name and address etc. The member warned your info could be collected so may want to be careful how you participate.

A member raised concerns about the noise bylaw, pointing out the District did go to court in one local noise bylaw matter, and lost, as the trial judge viewed the bylaw as an unreasonable bylaw. Despite there being video and audio evidence, the District lost. They pointed out the bylaw has serious issues. This member would like the APRM to keep pushing for the public bylaw review workshop, stating it needs to be reviewed with seriousness as the lack of enforcement of bylaws and amount of infractions in this District is a huge concern to citizens.

A member raised the issue of an outdoor concert (“Bandemic”) occurring for the second year at a Sooke Road property, which runs 24/day for 2 days. Sound funnels up the valley. The first year the event occurred in middle of pandemic over a weekend. This year, the RCMP were called. RV’s and tents were pitched in the area. There was not much follow up. It is unclear if there was a permit exception. The member also stated that they had last heard that the landowner of a property known for extensive dumping on Agricultural Reserve Land had declared bankruptcy and couldn’t afford remediation related to dumping previously done under permits granted by the Agricultural Land Commission (ALC). Also, there was no one living on property. Wonders if it was sold; any info? A check of the land title office done earlier this summer indicates a new owner. Jay responded that the Agricultural Land Commission (ALC) compliance officer assured him that any remediation orders against the property stay with property, regardless of the owner. The ALC appears committed to getting a proper resolution, even though the process is slow. The ALC has challenges in undertaking enforcement, as they gave the property owner the ongoing permits; follow-up and monitoring about whether the dumping was truly for agricultural purposes was clearly an issue here. The APRM is continuing to monitor this.

There is a good article on APRM website by Ken Farquharson about the risks that development on Sooke Rd poses to Metchosin. We are at risk of being nibbled at from the edges.

Another member mentioned a neighbour, whose property backs onto Center Mountain, has said that the developers are approaching surrounding properties and offering big money to purchase them. One owner, with 221 trees has refused but has had rocks blast through their living room window. The developer appears to not be honoring buffer zones, complaints made to our District met with “you have to go after the developer”. This raises concerns about how strongly the District is acting on residents’ behalf.

A member added a note of caution by pointing out what happened to Surrey, which was once all rural farm land. It could happen here in Metchosin. Advised that we need more member outreach, emphasizing what happens when places lose their green spaces, life becomes miserable for the hold-outs. Jay responded this is all the more reason to be active with our Council.

Another member stated we need to maintain attention on what is happening at Metchosin’s edges: BGC club property, Sooke Rd corridor. As we add more houses there is more pressure to provide services. With an election coming, need to engage the broader community.

A member agreed that the Boys and Girls Club (BGC) lands (Metchosin Wilderness Camp) should still be high on our priority list.

Morgan Yates provided an update on the Metchosin Wilderness Camp/Boys and Girls Club (BGC). He recognized the breadth and duration of local efforts – letters, articles, protests and, in particular, the two youthful former BCG employees who really put their shoulders into this issue (petition, etc.). Equipped with more than \$11,000 raised via a Go Fund Me campaign, an ad hoc group of Metchosin residents reached out to obtain an expert legal opinion, which concluded that the BGC subdivision plans did not properly take into account enduring obligations to past donors, under BC’s *Charitable Purposes Preservation Act (CPPA)*. The ad hoc group then reached out to the BC’s Attorney General (A-G), to review the BGC’s ongoing obligation to donors and the potential constraints this might imply. The A-G is now actively involved, through an assigned lawyer, who confirmed plans to interview others about this situation, including the BGC. A determination from the A-G’s office is expected in coming months and the APRM will be advised in writing, when that determination has been made. Whereas the Club had been entertaining offers on the property until June of this year, since then, sales promotion activity appears to have been (at least temporarily) suspended.

Lastly a member suggested that with pressures on Metchosin’s borders push back is very important. We need to emphasize the importance of action on climate and how the rural parts of the region are the CRD’s carbon sink and protectors of

biodiversity. Need to emphasize that development issues go far beyond just quality of life and that we need to make Climate a part of all our arguments.

Jay summarized the issues heard: look into cannabis grow operation issues, coordinated strategy on noise bylaws, 3569 Sooke Rd, BGC.

## **7. Motion to Adjourn**

Made by Jay Shukin, seconded by Pattie Whitehouse. Adjourned 3:25pm

<b>Association for the Protection of Rural Metchosin</b>		
<b>Fiscal Year: April 1, 2020 to March 31, 2021</b>		
<b>Starting Chequing Balance: Apr. 1, 2020</b>		<b>\$ 3,238.28</b>
<b>Income:</b>		
Membership Fees	\$ 300.00	
Interest	\$ -	
Donations	\$ 8.00	
Peninsula Co-op Rebate	\$ 130.73	
<b>Subtotal:</b>	<b>\$ 438.73</b>	
<b>Expenses:</b>		
Muse Ads	\$ 930.00	
Website	\$ 431.36	
Service Fees	\$ 18.50	
Insurance	\$ 500.00	
Gifts/Life Membership Expenses	\$ 199.81	
District of Metchosin Agenda Copies	\$ 73.50	
MCA Hall	\$ 40.00	
Photocopies	\$ 105.01	
BC Registries Filing Fees	\$ 90.00	
Zoom Sub-scription	\$ 20.00	
<b>Subtotal:</b>	<b>\$ 2,408.18</b>	
<b>Ending Chequing Balance: March 31, 2021</b>		<b>\$ 1,268.83</b>
<b>Net Chequing Balance for the Fiscal Yr:</b>		<b>-\$ 1,969.45</b>
<b>Other Asset: GIC = \$5,274.76, Matures on June 29, 2021</b>		
<b>Total Assets: \$1,268.83 + \$5,274.76 = \$6,543.59</b>		

**Association for the Protection of Rural Metchosin  
April 1, 2021 to August 31, 2021**

**Starting Chequing Balance: April 1, 2021** **\$1,268.83**

**Income:**

Membership Fees	\$ 1,890.00
Donations	\$ 160.00
Interest	\$ -
Peninsula Co-op Rebate	\$ -
<b>Subtotal</b>	<u><u>\$ 2,050.00</u></u>

**Expenses:**

Muse Ads	\$ 200.00
Service Fees	\$ 6.00
Gifts	\$ 48.27
<b>Subtotal</b>	<u><u>\$ 254.27</u></u>

**Ending Chequing Balance: August 31, 2021** **\$3,064.56**

**Net Balance to Date for Fiscal Year:** **\$1,795.73**

**Other Assets: GIC = \$4,000.00 (One Year) and GIC = \$1,327.51 (Cashable)**

**Total Assets: \$8,392.07**