

**Association for the Protection of Rural Metchosin,**

#2-4401 William Head Road,  
RR#1, Victoria, BC. V9C 3Y6  
www.metchosinaprm.org

March 15, 2021

Mayor and Council  
4450 Happy Valley Road  
Victoria, BC V9C 3Z3

Dear Mayor Ranns and Council:

**Re: Land Use Amendment Bylaw 668**

I am writing on behalf of the Association for the Protection of Rural Metchosin (APRM) to offer our support for Land Use Amendment Bylaw 668 (the Bylaw), and to encourage you to pass Third Reading of the Bylaw following the public hearing on March 15, 2021. Not only does the Bylaw represent a bold step in the on-going effort to protect rural Metchosin, but it also signals to the Boys and Girls Club of Greater Victoria (the Club) that they must reconnect with the commitments they made to the long-term preservation of their Metchosin property.

The APRM continues to be disappointed in the Club's approach to this issue. Their determination to subdivide and sell the 40-acre section will almost certainly mean the loss of this wonderful natural space to development. Among those harmed would be the children and youth of Greater Victoria, who are served by the outdoor experience programs that have been hosted for decades on this land.

The Club's refusal to engage in meaningful dialogue with the community is disturbing, as Metchosin has been the Club's strong supporter, evidenced by many years of property tax exemptions. As President of the APRM, I personally contacted the Club's Executive Director and their real estate agent with a sincere request to discuss their plans - I received no response. I am also certain that many donors that helped the Club pay down its mortgage on this property are frustrated by the Club's seeming determination to sell a resource the broader community helped pay for.

We also ask Council to ensure that the provisions of the Bylaw will apply not only to the current legal land description for the entire 98.6-acre parcel (Lot 1, Section 57 Esquimalt District, Plan 38477) but also to any and all subsequent property descriptors and legal identifiers that may result from subdivision of the original, intact land parcel. In short, we ask you to ensure that a change in parcel identifier cannot be exploited as a potential avenue for a later, multi-lot subdivision application.

In addition, we suggest that you carefully consider the powers for downzoning and additional remedies that may be found within the *BC Local Government Act*, Part 14 (Planning and Land Use Management) e.g. S. 458 (limit on compensation) and S. 479 (zoning bylaws).

Sincerely,

Jay Shukin  
President, Association for the Protection of Rural Metchosin

CC: APRM Executive (Chris Moehr, Kathleen Zimmerman, Rachel French de Meija, Ken Farquharson, Mark Atherton)