

September 11, 2019

Mayor and Council
District of Metchosin
4450 Happy Valley Road
Metchosin, BC V9C 3Z3

Re: 3659 Sooke Road - “soil recycling” facility

The undersigned once again urge Metchosin Council to cease considerations or negotiations that would enable the above facility to proceed:

- This is an industrial operation proposed for an area not zoned for such activity. The potential of “industrial creep” into Metchosin is concerning and Council should reject the proposal outright for the clear conflict with our Official Community Plan (OCP) and our zoning provisions.
- There is no need for industrial development in Metchosin, including for tax revenue. If Metchosin had a serious need for tax revenue from industry, Mayor and Council would have raised this as a failing of the TUP (which would not provide significant tax benefit to the community).
- We understand that this facility may no longer even be under consideration as a TUP, but may now be under consideration for Amenity Zoning. However, industrial development is not included under provisions for Amenity Zoning in Metchosin’s OCP (see OCP section 6.8). Further, if the original TUP has changed or been withdrawn, a formal rezoning or subdivision proposal should be presented to Council prior to any discussion of Amenity Zoning. Anything less is procedurally questionable.
- There is no indication that complaints made to Council of unregulated dumping on this property are being seriously investigated by the District. No new land uses on this site should be considered under these circumstances.
- The potential environmental and community impacts of the proposed operation – and the District’s inability to closely monitor or manage significant impacts – have not changed. Clear-cutting, blasting, grading, filling, and compacting of five acres of land in order to process excavated materials from elsewhere will permanently change the land. Threats to the health of Bilston and Metchosin Creeks, Aquifer #606, and fish and wildlife, will increase, along with increased traffic, dust and noise.

Council must understand that environmental and community risks are not offset or compensated by the possibility of new parkland coming to the District through an undefined Amenity Zoning process. Thus, we call upon Council to refuse this industrial development proposal and, going forward, to defend the spirit and terms of Metchosin’s Official Community Plan.

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