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May 17, 2021

File: 5220-20  
Millstream Meadows

Laura Beckett, MURP, MCIP, RPP  
Municipal Planner, Deputy Approving Officer  
District of Highlands  
1980 Millstream Road  
Victoria, BC V9B 6H1

Dear Ms. Beckett:

**RE: MILLSTREAM MEADOWS FUTURE LAND USE**

The purpose of this letter is to provide comment on the current status of the South Highland Local Area Planning process, and the potential implications for the Millstream Meadows remediation project.

The Millstream Meadows site (1965 Millstream Road), is a 32-acre property in the District of Highlands (the District) that was used for the unregulated disposal of septage and other trucked liquid waste between the early 1940s and 1985. The Capital Regional District (CRD) acquired the property in 1984 and closed the site in 1985. Since 2008, the CRD, in cooperation with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNR), has completed a large remediation project in order to protect human health and the environment, and prepare the site for divestment by obtaining a risk-based Certificate of Compliance pursuant to the BC Contaminated Sites Regulation (CSR); which is required to demonstrate that the site can be safely repurposed for future use. The project is nearing completion with application to the Ministry of Environment & Climate Change Strategy for a Certificate of Compliance planned for late 2021. When the Millstream remediation project began, the CRD and FLNR identified CSR commercial as the future land use for the site, which is consistent with commercial/industrial land use indicated in the District's Official Community Plan. To date, the CRD and FLNR have invested more than \$14M in the remediation project.

The District is currently developing a Local Area Plan for the South Highlands, including the Millstream Meadows site, which will ultimately inform an update of the Official Community Plan. Several task force meetings have been held in the recent months and the summaries have been uploaded to the District's website. The CRD was invited to attend a stakeholder workshop on November 30, 2020 to discuss the Local Area Plan process.

According to published Local Area Plan task force meeting minutes, there is a forthcoming proposal for a new "Green Economy Land Use" for the Millstream Meadows site and surrounding properties. The proposed Green Economy future land uses include: green campus (tech, commercial, institutional, health care and education), park/conservation, eco-industrial, recreation and carbon off-setting.

I am concerned regarding the proposed Green Economy Land Use and the implications this will have on the Millstream Meadows site remediation, and the future of the site. The proposed Green Economy Land Use does not align with the remediation target land use for the site (CSR commercial). Rather, it aligns more closely with CSR high-density residential or park land uses. Changing the site's remedial land use target at this stage in the project will have significant consequences, including a significant increase in environmental consulting, investigation and remediation costs, and extension of the timeline. I am also concerned that rezoning under the proposed Green Economy Land Use would negatively affect the value of the property.

The CRD's position is that the proposed Green Economy Land Use is not a suitable option for future redevelopment of the Millstream Meadows site, as all of the CRD's detailed site investigation and human health and ecological risk assessment work towards achieving acceptable risk conditions are predicated on future commercial/industrial use outlined in the District's Official Community Plan.

I would welcome the opportunity to continue this discussion with the South Highlands Local Area Task Force, as well as District staff and council. Please contact me at 250.360.3617 should you have any questions and wish to discuss further.

Sincerely,



Peter Kickham  
Manager, Regulatory Services

PK:slw

cc: Lily Whitehead-Delong, BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development