

What is That Thing?

After many guesses, some late night researching, then a little google obsession, I've come to the conclusion that these are footrests on a horse-drawn implement, hay rake, hay mower, planter, disc, etc., as the farmer sat on a metal seat (attached to the implement) and drove the team. The lever I would presume was to adjust the footrest and set it. As for the letter/ numbers, I think that is a

part number. I guess this foot rest is dated back as far as 1850-1900. Fingers crossed as this is my final answer. May the best answer win!

Curtis Becker

Editor's note: We had several responses to our picture puzzle in the March issue and this response seems to be a possible winner subject to further confirmation.



B. Sawatsky photo



Housing Initiatives Collaborative: Everything you wanted to know about Subdivision

Anne Richmond

March 11 was the sixth Metchosin Housing Initiative Collaborative (HIC) meeting. Our goal continues to be to improve awareness and understanding of the issues, rules and processes around housing, and to create a space for residents to have productive discussions on this topic, and to create innovative ideas for housing that are in line with Metchosin's character.

Our March meeting was planned to focus on subdivision, which had been identified as a topic of interest. This timing turned out well as Metchosin Council held a "Special Community Planning Committee Meeting" in February, which included a presentation developed to inform council and citizens about planning issues, including the subdivision process and the role of the Official Community Plan (OCP). HIC recommends reading this presentation as it is an excellent summary on planning issues. The presentation is available on the District website.

For the people attending the HIC's discussion on March 11, it was an opportunity to be briefed on the purpose and processes of subdivision by Ellen Frisch, and to discuss their questions and concerns. (We recommend the full slide presentation on HIC's Facebook page for details).

The presentation highlighted two issues which may not be well understood. First, "subdividing" means changing the boundaries of existing lots, which might range from a boundary adjustment, to creating an additional lot, to creating a strata, or, at the most extreme, creating a number of new lots within the boundaries of a single large lot, including creating road(s) etc. Second, that a request for subdivision is a largely administrative process, where applications are reviewed and decisions made by the "Approving Officer" in the District, who refers to established bylaws in terms of zoning, lot size, etc. If the conditions are met, the proposal is approved.

Where the conditions are not met, other processes are required. This might be because the existing zoning doesn't allow it (for example a six-acre lot in an area zoned RR4 couldn't be divided into two three-acre lots) or because it is in the ALR. In these cases, the zoning or other requirements must be adjusted first before an application for subdivision can be made.

Other issues that came up included:

- There is provincial law providing for subdivision of land for occupation by a relative which intends to remove barriers to this; however, municipalities set the minimum lot size for such a subdivision, and around

B.C. most municipalities have established minima that effectively prevent it.

- The "Subdivision Servicing Bylaw" for Metchosin is available by request, (a copy has been placed on the HIC's Facebook page).
- The 2010 OCP identified 400 "subdividable" lots in Metchosin, with the potential to create 850 new housing units. Metchosin staff members are currently reviewing this to see if it is still accurate and if any subsequent changes have affected the number of subdividable lots, and will report on this at a future council meeting.
- The District is required to review the OCP by the end of 2025 as part of the housing needs assessment process.

This meeting definitely met HIC's objectives: lots of information shared, lots of engagement and a very positive and constructive discussion. We strongly encourage citizens to continue to follow Metchosin Council's work on the Housing Needs Report and their review of the OCP, and to engage with councillors and the mayor regarding housing in Metchosin. The next HIC meeting will be on April 8 and will focus on the OCP, specifically what it says about housing, and how it has been developed and revised over the years.