

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE APRIL 2007

The Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) is a registered non-profit society with an elected Board of Directors and strives to present the points-of-view of its members to local government. OPSRRA was founded in 1992 and has a membership of about 365. Any resident or property owner in Shirley and Otter Point is eligible for membership.

Lifetime memberships are \$5.00 and are available from OPSRRA directors—see our web site (www.opsrra.ca) for further information.

The purpose of our society is to:

- Ensure that the development of the two communities of Shirley and Otter Point takes place in an orderly way and in the best interests of its residents.
- Co-operate with local government and other public bodies in the furtherance of the objectives of the society and benefits to the community.
- Concern itself with the performance of government agencies.
- Encourage citizens to stand for public office.
- Promote community spirit and sense of identity by organizing or supporting appropriate activities.

Are you an OPSRRA member? Do you want to receive the OPSRRA newsletter and notice of meetings directly to your e-mail address? OPSRRA is now e-mailing this newsletter to over 160 of our members. Contact Arnie Campbell at: d.acampbell@shaw.ca if you want to receive this membership service.

OPSRRA's EXECUTIVE AND DIRECTORS

Arnie Campbell President
Phone: 642-3113
Email: d.acampbell@shaw.ca

Wayne Fritz Director
Phone: 642-0440
Email: wlfritz@shaw.ca

Emma Taylor Secretary/Treasurer
Phone: 642-1094

Sandy Barta Director
Email: sbarta@shaw.ca
Maureen Nelson Director
Phone:
Email: mailto:logcabinbb@telus.net

John Charles Director
Phone: 642-0382
Bob Philips Director
Phone: 642-3297
Email: bphill1046@aol.com

Ken Pungente Director
Phone: 642-5177

IN THIS ISSUE

1. UPCOMING MEETINGS AND EVENTS	2
2. FIRE SEASON IN SHIRLEY AND OTTER POINT	4
3. EMERGENCY PREPAREDNESS IN OTTER POINT	4
4. REPORT ON OPSRRA ANNUAL GENERAL MEETING	5
5. SHIRLEY COMMUNITY ASSOCIATION ELECTS EXECUTIVE	7
6. MUIR CREEK PROTECTION SOCIETY FUND RAISER	7
7. NO HUNTING / NO SHOOTING BOUNDARY IN OTTER POINT	8
8. SOOKE REGION MUSEUM FUNDING REFERENDUM	9
9. UPDATE ON RESOURCE LANDS AND CRD BYLAW 189	10
10. UPDATE ON PROPOSED CHANGES TO 4-ON-10 RURAL 'A' ZONING	13
11. SHIRLEY TO HAVE OWN POSTAL ADDRESS	13
12. UPDATES ON THE OFFICIAL COMMUNITY PLANS FOR OTTER POINT & SHIRLEY / JORDAN RIVER	14
13. UPDATE ON THE GOVERNANCE STUDY FOR SHIRLEY / JORDAN RIVER AND OTTER POINT	14
14. DEVELOPING A VISION FOR OTTER POINT—AND POSSIBLY SHIRLEY	14
15. SOOKE LIONS CLUB PHONE AND BUSINESS DIRECTORY	15
16. DID YOU KNOW THAT... ..	15
17. FREE SMALL BUSINESS LISTING ON OPSRRA'S WEB SITE	15
18. BACK ISSUES OF THE OPSRRA NEWSLETTER	16

1. UPCOMING MEETINGS AND EVENTS

Contact Arnie Campbell at: d.acampbell@shaw.ca or 642-3113 to have your community event listed in our monthly community events calendar.

Monday April 2	OPSRRA Directors Meeting Members welcome! 7:30 p.m. Board Room "A" SEAPARC Leisure Complex 2168 Philips Road Sooke BC
-------------------	--

Thursday April 5	Juan de Fuca Parks Committee 5:00 p.m. JDF Electoral Area Services Office 2-6868 West Coast Road, Sooke BC
---------------------	--

Saturday April 7	Juan de Fuca Community Trails Society 9:30 a.m. Meet at the water treatment plant on Charters Creek, 2900 block on Sooke River Road. We will go for an easy walk along the Goose through one of the area's best show of spring flowers. Bring your camera. We now have a web site. Please visit: www.freewebs.com/communitytrails .
---------------------	---

Sunday April 8	Shirley Volunteer Fire Protection Society General Meeting 2:00 p.m. Shirley Community Hall
Tuesday April 10	Public Hearing on CRD Bylaw 189 (Resource Lands) 7:15 p.m. Shirley Community Hall See item number 9 in this newsletter for details.
Wednesday April 11	CRD Regional Growth Strategy Public Meeting 7:00 to 9:00 p.m. CRD Building 625 Fisgard Street, Victoria Public information session on proposed amendments including the recognition of Settlement Containment Areas in Otter Point.
Tuesday April 17	JDF Land Use Committee Meeting 7:00 p.m. Otter Point Fire Hall 3727 Otter Point Road, Sooke BC You can obtain the agenda at the CRD Planning Services office, 2-6868 West Coast Road or on the CRD website at: www.crd.bc.ca/jdf/index.htm Click on "Agenda" at the top of the page.
Thursday April 19	Sooke & Electoral Area Recreation Commission (SEAPARC) 7:00 p.m. Multi Purpose Room "A" SEAPARC Leisure Complex 2168 Phillips Road, Sooke BC
Saturday April 21	Muir Creek Protection Society Fundraiser 2:00 p.m. to 1:00 a.m. Shirley Community Hall See item number 6 in this newsletter for details. For further details contact: muircreek@hotmail.com
Thursday April 26	Juan de Fuca Economic Development Commission 6:00 p.m. Village Food Meeting Room (upstairs) 103-6661 Sooke Road, Sooke BC
Thursday May 3	Juan de Fuca Parks Committee 5:00 p.m. JDF Electoral Area Services Office 2-6868 West Coast Road, Sooke BC

Thursday May 17	Sooke & Electoral Area Recreation Commission (SEAPARC) 7:00 p.m. Multi Purpose Room "A" SEAPARC Leisure Complex 2168 Phillips Road, Sooke BC
Second & Fourth Thursday of every month	Shirley Quilters and Crafters 10:00 a.m. to 3:00 p.m. Shirley Community Hall

2. FIRE SEASON IN SHIRLEY AND OTTER POINT

Fire season in Shirley and Otter Point is from April 15 to October 15. Visit the volunteer fire department web site for your community for details on fire permits, restricted hours of burning, setbacks from flammable material, etc. This could be the most dangerous summer fire season on record because of the amount of combustible material that is on the ground from the recent winter storms. Now is the time to clear fire-breaks around your house and out-buildings and reduce the amount of flammable material on your property.

Otter Point Fire Department

Non-emergency Phone: 250-642-6211 (leave a message)

Web site: www.otterpointfire.bc.ca/

Shirley Fire Department

Non-emergency Phone: 250-646-2107

Web site: www.shirleyfire.cjb.net/

FIRE EMERGENCY IN SHIRLEY OR OTTER POINT: CALL 9-1-1

3. EMERGENCY PREPAREDNESS IN OTTER POINT

Otter Point Emergency Preparedness had its first meeting on March 25. It was a well organized and attended event.

The following Otter Point Emergency Preparedness information up-date was submitted to the OPSRRA newsletter. The OPSRRA newsletter will continue to offer regular up-dates on Emergency Preparedness in Otter Point & Shirley.

At the March public meeting, Richard Muller and Shelley Mitchell, our new area Emergency Coordinators, informed everyone that because of our remoteness **everyone should be prepared to be self-reliant for two to three weeks** (not 72 hours which applies only to urban areas) in the event of a major disaster such as an earthquake. Richard explained that during such an event it will be necessary to rely upon ourselves and our neighbours because it may take a long while before outside assistance comes to our aid.

To facilitate this, they plan to organize Otter Point into 30 plus 'pods' consisting of 15 to 25 homes, or micro-neighbourhoods, each accepting responsibility for the well-being of its members during an emergency. Every pod is to be managed by a volunteer leader equipped with communications linking that pod to a command center.

Richard Muller explained many volunteers will be needed to put this plan into action. The plan was very well received and **almost half of the 39 people**

attending agreed to become volunteers. Many more volunteers are needed - should you wish to help, e-mail OPemerg.pred@Shaw.ca or phone 642-2350.

The Otter Point Emergency Preparedness Committee also has plans to offer future Information Meetings and Workshops. The first workshop they want to organize is a **First-Aid/CPR Course for Emergency Preparedness Week, May 6 to 12, 2007.**

An Otter Point Emergency Preparedness Information Booklet containing tips on how and what your family should do to prepare yourselves, as well as many other pamphlets, was made available. Arrangements are being made to have this Information Booklet distributed throughout Otter Point later in April.

Note: The Emergency Preparedness Coordinator for Shirley is Dom Bernardet.

4. REPORT ON OPSRRA ANNUAL GENERAL MEETING

OPSRRA's AGM took place on Tuesday, March 5 with 70 members in attendance. OPSRRA reported on activities, membership, finances and nominations (see below).

SUMMARY OF OPSRRA ACTIVITIES SINCE THE FEBRUARY 2006 AGM

1. OPSRRA Board of Directors has met six times, plus numerous committee meetings.
2. Published seven monthly newsletters on the OPSRRA web site and sent to over 125 members on email.
3. Continued to add local businesses to the web site's Business Services listings.
4. Continued to update the OPSRRA web page (www.opsrra.ca).
5. Attended JDF Parks, SEAPARC, APC and LUC meetings.
6. Attended Official Community Plan & Zoning Advisory Committee meetings.
7. Organized and chaired numerous governance study meetings with local community organizations, the Province and the CRD.
8. Wrote Canada Post requesting update on installation of new Rural Boxes.
9. Completed eight more Community Notice Boards for Otter Point.
10. Wrote province and CRD about clarification of the eastern boundary of Kemp Lake.
11. Met with residents living in the vicinity of the proposed West Coast Road gravel pit. Wrote letter to Province offering to help organize and/or host a public forum to address community's concerns.
12. Began work on developing a strategic vision for Otter Point and Shirley.
13. Reviewed and updated membership list.
14. Offered support to a proposal to purchase and develop the Otter Point log sort as a public facility.
15. Offered support to the JDF Community Trails Society to develop King Creek trails network.
16. Continued to pursue donation of "Old Emerson School" crown land as a Pioneer Park.
17. Began review of the Shirley/Jordan River and Otter Point OCPs prior to public hearings.
18. Met with MLA regarding governance study and other local issues.
19. Developed information package for new members.

20. Completed Archives for all OPSRRA documents.
21. Updated membership list.
22. Filed a complaint with the provincial Ombudsman concerning the province's annexation process and the delay in receiving a reply to OPSRRA's request for a governance study.
23. Organized meetings between community organizations and representatives of three major developments proposed for Otter Point.

MEMBERSHIP REPORT

February 2006 AGM: 325 members (289 Otter Point & 30 Shirley)

New members added in past year : 56 (44 Otter Point & 12 Shirley)

March AGM: 357 members (315 Otter Point & 42 Shirley)

Ten Associate members

Twenty-four members removed (left area, deceased, etc.)

Eight new members joined at the 2007 AGM but will not be reported until next year.

FINANCE REPORT

Bank Balance at January 20, 2006:		\$323.49
-----------------------------------	--	----------

Revenue in past year:	Membership (56x\$5.00)	\$280.00
	Donations	\$ 74.60
	Total revenue	\$354.60

Expenses in past year:	Advertising	\$244.16
	Office supplies	\$ 79.79
	Web site	\$ 41.34
	Bank fees	\$ 14.37
	Societies Registration fee	\$ 40.00
	Total expenses	\$419.66

Balance at March 5, 2007	Cash on hand + bank balance	\$323.49
	Total revenue	\$354.60
	Total expenses	(\$419.66)
	Balance	\$258.43

REPORT OF THE NOMINATIONS COMMITTEE

All OPSRRA directors and members of the executive are re-elected each year at the AGM.

The following were elected at the March 5, 2007 meeting:

President:	Arnie Campbell	Director	Sandy Barta
Vice President	Wayne Fritz	Director	John Charles
Secretary/Treasurer	Emma Taylor	Director	Maureen Nelson
		Director	Bob Phillips
		Director	Ken Pungente

Note: The outcome of other major AGM agenda items can be found elsewhere in the April newsletter under the following topic headings: No Hunting/No Shooting Boundary; Sooke Region Museum Referendum; Developing a Strategic Vision for Otter Point & Shirley.

5. SHIRLEY COMMUNITY ASSOCIATION ELECTS EXECUTIVE

The Shirley Community association held its Annual General Meeting on March 14, 2007 and elected the following members to its executive:

President	Chuck Minten	Director	Max Kuo
Vice President	Mike Woods	Director	James Powell
Secretary	Colleen Minten	Director	Marg Woods
Treasurer	Karen VanVeen		

6. MUIR CREEK PROTECTION SOCIETY FUND RAISER

Saturday, April 21, 2:00 p.m. to 1:00 a.m.

Bands and DJs from 2:30pm to 1:00am

Ticket prices \$10 to \$20 (sliding scale)

All Proceeds to the Muir Creek Protection Society

Tickets, available in advance only, from **Jake Grant's Jewellery Design** in Sooke, or call 818-4633.

Children and families welcome!

Plan to attend this festival inspired by, and in celebration of, Muir Creek. The festival will feature eight live bands including:

- **Space 9** from Vancouver, playing funk and jazz grooves
- **Head High** (formerly Zook), funky, rootsy, jammy tunes
- **The Sea Monkeys**, local monkeys play classics & original wave riding tunes
- **Waves on Monday**, local women connect to share ideas through song
- **Dan Swimmer**, multi talented rock drummer, recording engineer, singer, and songwriter brings his originals from Vancouver
- **Moss Dance**, folk music doesn't get any earthier than this
- **Battery Head**, young local talents will amaze in this original talent

There will be **food**, an **African drumming** session and **Phaedra** will perform a traditional belly dance.

The Creek—Love Festival is in memory of Willet

Special thanks to Serious Coffee for their generous sponsorship

7. NO HUNTING / NO SHOOTING BOUNDARY IN OTTER POINT

OPSRRA sent the following letter to our local Conservation Officer who attended OPSRRA's March 5 AGM to hear resident concerns about the present location of the provincial No Hunting/No Shooting boundary in Otter Point.

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION

Mr. Peter Pauwels, Conservation Officer
Ministry of the Environment
2080 – A Labieux Road
Nanaimo, BC V9T 6J9

Re: No Hunting/No Shooting Boundary in Otter Point

Dear Peter:

I am writing on behalf of the Otter Point & Shirley Residents & Ratepayers Association to express our thanks to you for taking the time to attend our membership meeting and listen to concerns about the location of the present No Hunting/No Shooting boundary in our community.

I have reviewed the minutes from our March 5 meeting and wish to convey the following summary of our association's comments and recommendations:

1. The members supported a change in the boundary. The majority would accept a move 800 metres further north; others wanted it to go further north (one kilometre) as they felt that the proposed 800 metre change would still not protect properties in the Tugwell Road area that border along De Mamiel Creek.
2. Speakers pointed out that the B.C. Hydro Power Line right-of-way is a corridor used by horseback riders, hikers and off-road vehicles and that these do not mix with the hunting and target shooting that presently occurs in the area.
3. The power line corridor provides too easy access for hunters and target shooters who now can legally shoot along the power line right-of-way.
4. Increasing development in the area is only going to add to the danger of mixing these different forms of recreation. Two new developments with the potential of adding 200 homes to Otter Point, have the power line as their northern property boundary.
5. Using Tugwell Creek to the west and Youngs' Lake Road to the east was considered to be too short a distance for expanding the length of the boundary extension. Muir Creek was suggested to the west and the Sooke side of the De Mamiel Estates development in the east.

Please contact me if you need further clarification. I would also be available to meet with yourself and the T'sou-ke Band Council on this matter.

Regards,

Arnie Campbell
President, OPSRRA

8. SOOKE REGION MUSEUM FUNDING REFERENDUM

The matter of whether the JDF Electoral Area should support the request of the Sooke Historical Society for an \$86,300 increase in annual taxpayer support (split about 57% for Sooke taxpayers and 43% for JDF Electoral Area taxpayers) for the Sooke Region Museum continues to gather controversy. Here are the latest developments.

On March 5, it was announced that a JDF Electoral Area Counter Petition, requesting that a funding increase to the Sooke Region Museum be put to a referendum, was successful. The minimum number of voters required to sign the petition was 10%, or 338 voters from the JDF Electoral Area. The final count showed 460 voters wanted the matter to be decided by referendum.

On March 28, the Regional Director asked the CRD Board of Directors to vote against the present CRD museum funding bylaw going to referendum. The Regional Director instead proposed the introduction of another bylaw, which he felt would have a better chance of being approved by the voters in the JDF Electoral Area. Complete details of the Regional Director's concerns and what his proposed new bylaw should contain are available on the JDF Electoral Area web site: www.crd.bc.ca/jdf . Look under 'March 2007 Newsletter'.

The Sooke Historical Society has been told that without the increased financial support of the District of Sooke and the JDF Electoral Area, the museum's 2007/2008 application for \$23,500 in provincial funding will not be considered. Although the District of Sooke has approved its share, the portion of the requested funding increase approved by the District of Sooke will not be available as it was conditional on the approval of the JDF Electoral Area portion.

At their March 28 meeting, the CRD Board of Directors voted to table the original funding bylaw for two months to give the Regional Director time to meet with the museum, District of Sooke, the CRD and the Province to determine whether his proposal for a new bylaw would be agreeable to all parties. Any new bylaw would have to be acceptable to the District of Sooke and the JDF Electoral Area; meet the long-term financial needs of the museum; and pass inspection by the CRD and the Province to ensure that its terms will be valid.

The following letter expresses the views of OPSRRA members who heard the results of the Counter Petition announced at the March 5th OPSRRA AGM. The letter was sent to the JDF Electoral Area Regional Director on March 17.

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION

Mr. Erik Lund, Regional Director
Juan de Fuca Electoral Area
2-6868 West Coast Road
Sooke BC V0S 1N0

Dear Erik:

I wanted to thank-you for attending our March 5 Annual General Meeting and for conducting our elections. The turnout was great; we counted 71 people there, which may have set an attendance record for one of our AGMs. Now that I have received the AGM minutes, I thought that you would appreciate a summary of the comments that were addressed to you concerning the outcome of the recent Sooke Region Museum counter petition.

1. Some of the counter petition information that was being circulated along with the counter petition forms was inaccurate.

2. Some people didn't understand the process and believed they were voting to increase museum funding.
3. Only 460 voters are blocking funding to a recognized local arts and cultural center.
4. The museum is known across the province and has a solid reputation in recording the history of our area.
5. The museum is a prime example of shared responsibilities and linkages between Sooke Municipality and the Juan de Fuca Electoral Area and a "win-win" for everyone.
6. There shouldn't have been a counter petition without adequate information for voters.
7. The museum is not a large tax burden in the Juan de Fuca Electoral Area given the benefits received and generated.
8. Whether opposed or in favour of the increase in taxpayer support for the museum, voters should be allowed to vote in a referendum which would require full disclosure of the pros and cons of support for the museum.

Regards,

Arnie Campbell
President, OPSRRA

Cc: Ms Denise Blackwell, Chair, CRD Board
Mr. Ray Vowels, President, Sooke Historical Society

9. UPDATE ON RESOURCE LANDS AND CRD BYLAW 189

A Public Information meeting was held March 27 at the Shirley Community Hall concerning two major developments, just West of Jordan River, that have recently been found to be in contravention of CRD Bylaw 189. The provincial Sub-Division Approving Officer and the CRD Planning staff who were involved in the approval of the developments were not aware of CRD Bylaw 189.

Background:

In 2003, Totangi Forestry purchased 450 acres of land, located on the north side of West Coast Road just west of Jordan River. Totangi applied to the Province and the CRD that same year to proceed with a residential development. Phase I was planned as 14 one Ha (2.5 acre) lots with other phases to be developed as their lots sold. Phases II & III have now proceeded and twenty lots have been sold in their "Wildwood Terraces" subdivision. Other development areas on their property are in the planning stage. Also, areas of their property beside West Coast Road have been identified for future commercial and campground use.

In 2005, the Bell Group bought 192 acres on the south side of West Coast Road between China Beach Provincial Park and Jordan River across the road from Wildwood Terraces. They have applied to the Province and the CRD to develop 63 one Ha (2.5 acre) lots in a development they call the "Shores". None of their lots can be legally sold until the zoning approval and other development permits have been finalized. However, 47 of their lots have been "Reserved" pending these final approvals. No commercial development is planned at the Shores.

Both of these properties will be included within the borders of the soon to be approved Shirley/Jordan River Official Community Plan (OCP). However, all development approvals to date have considered them to be outside of an OCP planning area. This meant that, legally, they had no zoning or subdivision

restrictions except those required by the Provincial Sub-Division Approving Officer. Provincial requirements for geo-technical studies, drainage, potable water and sewage were met. The JDF Electoral Area Parks Commission accepted cash in lieu of land to satisfy the parks amenity requirement. The Bell Group has also offered to donate 13 acres of parkland to the CRD, over and above the parks amenity they were required to pay.

With the proposed density, and once fully built-out, the population in the area of the new developments will likely be equal to that of the present-day population (600) of Shirley/Jordan River.

Here is what OPSRRA has pieced together about what is happening:

The March 13 2007 JDF Land Use Committee (LUC) meeting recommended first reading and referral to Public Hearing by the Capital Regional District (CRD) for two bylaw amendments. No explanation of the bylaws was given nor were copies of the amendments provided to the audience.

On Sunday, March 18, the JDF Regional Director attended a public meeting on Governance in Shirley and informed those in attendance that CRD staff had “found” CRD Bylaw 189 dating from 1974. This bylaw applies to the Resource Lands (generally, everything north of Otter Point & Shirley/Jordan River and west to Port Renfrew) and stipulates a minimum 120 Ha lot size in any subdivision. The two CRD approved one Ha residential developments just west of Jordan River were now in contravention of CRD Bylaw 189 because they are based upon lots sizes of one Ha or less.

On Wednesday, March 21, the CRD publicly announced that there would be a Public Meeting on March 27 and a Public Hearing on April 10 to consider two amendments to CRD Bylaw 189—Juan de Fuca Sub-Division.

Here is the rest of the story:

Apparently, a former CRD Planner for our area was reviewing an agenda for a CRD Board meeting and noticed an item concerning park dedication for one of the Jordan River developments was on the agenda. When he read about the subdivision application, he remembered a CRD subdivision bylaw, passed in 1974 and amended in 1995, that limited the lot sizes in areas with no zoning (i.e. what are now referred to as the Resource Lands) to 120 Ha (300 acres +/-).

The CRD verified that the bylaw was still valid and realized that it meant that the approval which had already been given to subdivide the two Jordan River developments contravened the CRD bylaw.

The amendments that were brought to the March 13 LUC meeting were to specifically allow the approved zoning to be a legal exception to CRD Bylaw 189.

The next step was to bring the matter to a public meeting which happened on Tuesday, March 27 at the Shirley Hall. The CRD Planner for our area explained the problem that now requires the amendments to Bylaw 189 and the developers explained their developments. Interested members of the public had a chance to ask questions. Major concerns expressed by the public were:

- **Lack of fire protection for these two developments.** They are outside of the Shirley Fire Protection District and considered too far away to be reached in time if there was an emergency.
- **No requirement that land be set aside for a future fire hall.**
- **Lack of fresh water to fight a fire.** No requirement was made as part of the subdivision application process to have water reservoir tanks installed or a well drilled to supply a fire hydrant.

- **No public consultation on minimum lot sizes.** The Totangi development has now begun strata-titling some of their property to accommodate a common septic field.
- **Some lots are being sub-divided as small as 1/4 of an acre.**
- **What will be the demographics of the growth brought to the area by these two developments?** For example, will there be a need to re-open the school in Jordan River?
- **Why are the amendments going forward now** instead of waiting until the Shirley/Jordan River OCP is passed as a bylaw?

There will be a public hearing on April 10 (7:15 p.m. at the Shirley Community Hall) to hear public comment on the proposed bylaw amendment.

The two properties have been given most, but not all, of their Preliminary Layout Approvals (PLAs) and are legally able to proceed; in fact some houses have already been built in the Wildwood Terrace development. The remainder of the lands that has not been through the PLA application process have had their parks amenity and future sub-division plans approved based upon an average 1 Ha subdivision and are therefore considered (by the CRD) to have a legal right to proceed with their subdivision plans.

The proposed CRD amendments would be exclusive to these two developments (the Planner's language for this is "limit exclusively to the legal entity of their lots") and would not be considered a precedent for any other zoning application. If any other property owners in the Resource Lands area covered by Bylaw 189 wanted to subdivide below one dwelling on 120 Ha they would have to apply through a public hearing, etc. for a rezoning permit.

If the proposed amendments for the two developments already approved by the CRD are not approved, there is a strong likelihood that the property owners would sue the CRD. Understandably, the CRD wants to see the amendments given approval by the "community". The outstanding question is: who represents "community" in this situation? Is it the residents living closest to the Jordan River developments, or does it include any property owner that abuts, resides in or owns land in the Resource Lands who sees their interest is affected by this bylaw amendment?

OPSRRA has asked the CRD Planner what impact the "discovery" of Bylaw 189 will have on the pending Resource Lands Official Community Plan (OCP). The CRD Planner has said that there will be a slowdown on the Resource Lands OCP until the Bylaw 189 amendment process is completed, but that the Resource Lands OCP has to proceed, and will eventually replace Bylaw 189 as it has land use and zoning provisions that are not included in Bylaw 189.

OPSRRA has also asked what the implication(s) will be for Resource Lands, such as those owned by Western Forest Products (WFP), that the province recently allowed to be removed from Tree Land Farm (TFL) 25. The CRD Planner said that the "discovery" of the bylaw means that these properties are presently limited to the 120 Ha minimum subdivision provision in Bylaw 189 and could only be subdivided with an amendment to this bylaw. This would mean going through the public process and approval by the JDF Land Use Committee and the CRD Board.

10. UPDATE ON PROPOSED CHANGES TO 4-ON-10 RURAL 'A' ZONING

The issue of changing the zoning of Rural "A" property was discussed at the March 17th meeting of the JDF Land Use Committee (LUC). See the March issue of the OPSRRA newsletter for more details about 4-on-10 subdivisions. The following is an extract from the draft minutes of the March 17 LUC meeting.

Commission members discussed various options including the following:

- maintain the status quo;
- legal non-conforming issues;
- removing provincial strata provision capability to allow owners to build for a relative but not sell as the land would be owned in common;
- compromise whereby Rural A is removed but current buildings are appropriately protected so as to not create legal non-conforming situations in the future.

In response to questions, K. Nichols advised that the current intent is to still allow 4 on ten as well as strata development.

MOVED by Bob Gramigna, **SECONDED** by Patrick O'Rourke that the recommendations noted in the staff report be accepted, with the understanding that broad options will be offered to the APCs and public and the results brought back to the Land Use Committee.

Further discussion took place on the need to be more specific with regard to targets/options being presented to the public and APCs. Members noted that any provincial legislation would take precedent over any municipal bylaw and it was suggested that this be checked with legal advisors as this is the only jurisdiction where this is permitted.

Bob Gramigna withdrew his motion to allow a more specific option to proceed.

MOVED by Alternate Director Graham, **SECONDED** by Patrick O'Rourke that the Land Use Committee direct staff to include a specific zone in the draft zoning bylaw that would:

- permit the option to construct up to 4 houses on 4 ha parcels currently zoned Rural A while limiting the ability to construct more than 1 dwelling unit on newly created parcels in this zone;
- remove Rural A zone but provide provision to protect properties which are non-conforming; and
- if permitted after discussion with legal counsel, remove the strata component from the Rural A zone.

CARRIED

The Land Use Committee decided to refer the matter to the respective Advisory Planning Commission (APC) in each affected JDF Electoral Area community. The task of the APCs will be to hold public hearings and make recommendations back to the Land Use Committee.

11. SHIRLEY TO HAVE OWN POSTAL ADDRESS

A request for Shirley to have its own postal address was before the CRD Board of Directors on March 28 for final approval. The CRD had been asked by Canada Post if there was enough support for returning Shirley's mailing address to Shirley B.C. from Sooke B.C. after a letter was sent by residents of Shirley to the Ombudsman for Canada Post. The initial response from Canada Post was refusal; but the Ombudsman, when given the information that had previously been a post

office in Shirley, directed Canada Post to initiate a dialogue with the CRD and the community. The JDF Regional Director sent out a letter to the community asking for feedback on returning the Shirley B.C. postal address. Enough positive responses were received that at the LUC meeting the members unanimously recommended that Shirley B.C. become the mailing address for the community. Canada Post will be initiating this change in the fall; hopefully this will coincide with the postal code changes that Canada Post has been discussing since before the Civic Address project changes.

12. UPDATES ON THE OFFICIAL COMMUNITY PLANS FOR OTTER POINT & SHIRLEY / JORDAN RIVER

The JDF Electoral Area Regional Director informed the Land Use Committee on March 13 that the Official Community Plans (OCPs) for Shirley/Jordan River and Otter Point have had third reading at the CRD Board and have been sent to the Minister of Community Services for approval. Once approved by the province they will return to the CRD Board for adoption as CRD bylaws. Because representations by the community at the Public Hearings have indicated that the OCPs are incomplete, the Regional Director has undertaken to begin the process to deal with necessary amendments after their approval in their present form.

13. UPDATE ON THE GOVERNANCE STUDY FOR SHIRLEY / JORDAN RIVER AND OTTER POINT

The reorganization of the original OPSRRA Governance Study Group into the JDF Electoral Area Governance Study Committee is slowly happening. The plan is to have the representatives to the JDF Land Use Committee sit on the new Governance committee along with two other representatives from each interested community.

There was a meeting on March 18 in Shirley and a committee of eight residents was formed; they have appointed two delegates and two alternates to the new Governance committee. The Shirley/Jordan River delegates are Jane Munroe and Rosemary Metz, with alternates Brenda Mark and Joen Nelson.

Otter Point has yet to appoint its two members. Interested residents of Otter Point can contact Ken Douch at 642-2114 or kalsooke@shaw.ca or the JDF Electoral Area office at 642-1500 during business hours for more details and background information.

The next meeting of the JDF Governance committee is tentatively scheduled for 6:00 p.m. on Tuesday, April 24 at the JDF Electoral Area Office, 2-6868 West Coast Road.

14. DEVELOPING A VISION FOR OTTER POINT—AND POSSIBLY SHIRLEY

This OPSRRA initiative is now well underway with monthly Steering Committee meetings. An initial get-together with Smart Growth B.C. has already happened, the JDF Regional Director has provided \$1,000 for start-up expenses and other funding applications are being made. The number of organizations and individuals that are interested in either participating in planning sessions for our community or wanting to be kept informed of the project's progress has now expanded to about 40.

If you want to be added to the monthly e-mail Information Bulletin contact Arnie Campbell at d.acampbell@shaw.ca

If you want more information about joining the Developing a Vision project contact Wayne Fritz at wfritz@shaw.ca

15. SOOKE LIONS CLUB PHONE AND BUSINESS DIRECTORY

Success! After 6 months of trying, OPSRRA has been able to get the Sooke Lions Club to agree to change some of the out-of-date information in their phone directory. Changes requested were that:

- The front cover, under Business Directory, include Otter Point and Shirley along with Sooke, East Sooke, Jordan River & Port Renfrew.
- The title page for Residential & Business listings include Otter Point as one of the communities covered by the phone listings.
- The fold-out map be up-dated to identify new roads and streets.
- The communities of Otter Point and Shirley be correctly identified on the map. For example, the insert for Shirley is boldly labelled French Beach.

Note: OPSRRA asked that the out dated civic addresses in Shirley be corrected. The Sooke Lions phone directory says that they are unable to do this as they no longer purchase an updated directory service from Telus. If you have changed your civic address (or have had it changed) and you want it corrected, you will need to complete the yellow card in the back of the Sooke Lions phone directory and submit it to the Sooke Lions to have your correct address shown.

16. DID YOU KNOW THAT...

Between 1918 and 1936 Milligan's Logging had a logging camp in Shirley that was located in the vicinity of West Coast Road just east of Woodhaven Drive? The company was logging the Goudie and Frencholme Creek watersheds and used a skid road to present-day Flea Beach, off Seaview Drive, to get their logs to tidewater. Goudie Creek is now the source of drinking water for the Sheringham Estates Water Users system that serves most of the residents.

In 1910 Milligan's Logging had a logging camp on the north side of Kemp Lake in the vicinity of present day Milligan Road? Milligan's logged north and west of the lake and used Kemp Stream as a skid road to move their logs to tidewater at Sooke Bay. Kemp Lake is now the source of drinking water for the Kemp Lake Waterworks system that serves about 415 homes in Otter Point.

Information for this month's **Did You Know That?** is from *4,000 Years—A History of the Rainforest* written and published by the Sooke Region Museum.

Do you have local historical information that you would like to share or questions that you would like answered? If so, let us know and we'll try to help.

17. FREE SMALL BUSINESS LISTING ON OPSRRA'S WEB SITE

Do you operate a small business? Are you an OPSRRA member? OPSRRA is offering a free business listing service for members, on its web site: www.opsrra.ca We will list non-members for a suitable donation!

The purpose of this service is to provide an opportunity for businesses in Jordan River, Shirley and Otter Point to advertise their goods and services to their local community. We anticipate having listings for accommodation, farm produce, art, furniture-making, fishing charters, eco tours, firewood, knitting, soaps, landscaping,

bookkeeping, sewing, spas and more. More information, businesses already listed, and an on-line registration form are available on OPSRRA's web site (www.opsrra.ca) under **Business Listings**.

The following business listings are on the OPSRRA web site:

1001 Welding & Equipment Repair	Accent in Grooming
ALM Organic Farm	A Point of View B&B
Beaches West B&B	Birds Edge Press
Blue Waters B&B	Body Wellness Spa
Eagle Cove Beachfront Guest Suite	Fancy That Esthetics & Body Care
Full Circle Seeds	Heron's Rest B&B
Jambo Pet Sitting Service	Kemp Lake Store
Knotty Beds by Nature	Otter Point Beach House
Rhythm's Edge Percussion Shop	Road's End Construction
Sandy's Drywall Ltd	Straitview Ridge Bed & Breakfast
Tugwell Creek Honey Farm	Tugwell Creek Meadery
Wood Visions	

18. BACK ISSUES OF THE OPSRRA NEWSLETTER

Back issues of the OPSRRA newsletter are available on the OPSRRA web site.

This monthly newsletter is prepared by the directors of OPSRRA. It is available to members by e-mail and to others on our web site:www.opsrra.ca. To have an item you would like to have considered for placement in the newsletter, or make a comment about the newsletter, contact an OPSRRA director. OPSRRA tries to verify the correctness of the information in this newsletter; if we have got it wrong we will acknowledge that and make a correction as quickly as possible.
