

**OTTER POINT & SHIRLEY
RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA)
INFORMATION UPDATE **JANUARY 2008****

WISHING YOU 

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 **385**. Any resident or property owner in Shirley and Otter Point is eligible for membership.

Lifetime memberships cost \$5.00 per person and are available from OPSRRA directors—see our web site (www.opsrra.ca) for further information and on-line registration.

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 **200** 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	Wayne Fritz	Director
Phone:	642-3113	Phone:	642-0440
Email:	d.acampbell@shaw.ca	Email:	wlfritz@shaw.ca
Vacant	Secretary/Treasurer		
Sandy Barta	Director	John Charles	Director
Email:	sbarta@shaw.ca	Phone:	642-0382
Erik James	Director	Maureen Nelson	Director
		Phone:	
		Email:	logcabinbb@telus.net
Bob Philips	Director	Ken Pungente	Director
Phone:	642-3297	Phone:	642-5177
Email:	bphill1046@aol.com		

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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.

<p>Tuesday January 1</p>	<p>Otter Point Fire Department Polar Bear Swim Registration starts 11:15 a.m. Wiffen Spit Starting cannon 12 noon</p>	
<p>Saturday January 5</p>	<p>Juan de Fuca Community Trails Society Sooke Potholes Regional Park Meet at 9:30 am at the parking lot furthest into the park (Barnes Station). Explore the Sooke River in winter. Check the web site for hike details: www.freewebs.com/communitytrails</p>	
<p>Monday January 7</p>	<p>OPSRRA Directors Meeting Members welcome! 7:30 p.m. Board Room “A” SEAPARC Leisure Complex 2168 Philips Road Sooke BC</p>	

Tuesday January 8	<p>Developing a Strategic Vision Steering Committee Monthly Meeting Public welcome 9:30 a.m. to 12:00 noon Board Room "A" SEAPARC Leisure Complex 2168 Philips Road Sooke BC</p>
Tuesday January 8	<p>JDF Land Use Committee (LUC) Meeting 7:00 p.m. District of Sooke Council Chambers 2225 Otter Point Road</p> <p>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.</p>
Wednesday January 9	<p>Shirley Community Association General Membership Meeting 7:30 p.m. Shirley Community Hall</p>
Thursday January 10	<p>Juan de Fuca Parks Committee 5:00 p.m. JDF Electoral Area Services Office 2-6868 West Coast Road, Sooke BC</p>
Tuesday January 15	<p>Otter Point OCP amendment Bylaw No. 3497 7:00 p.m. District of Sooke Council Chambers 2225 Otter Point Road</p>
Tuesday January 15	<p>Shirley/Jordan River OCP amendment Bylaw No. 3499 7:00 p.m. Shirley Community Hall</p>
Thursday January 17	<p>Sooke Electoral Area Recreation Commission (SEAPARC) Meeting 7:00 p.m. Multi-Purpose Room "A" SEAPARC Leisure Complex 2168 Philips Road Sooke BC</p>
Monday January 21	<p>Bylaw No. 3495 (amendment to Bylaw No. 2040) & Bylaw No. 3500 (amendment to Bylaw No. 189) 7:00 p.m. Otter Point Fire Hall 3727 Otter Point Road, Sooke BC</p> <p>Note: Bylaw No. 3495 concerns Forest Lands and Bylaw No. 3500 concerns the Resource Lands</p>

<p>Tuesday January 22</p>	<p>Bylaw No. 3474 (amendment to Bylaw No. 2040 Rural Zone (A) and Rural B Zones (B)) 7:00 p.m. District of Sooke Council Chambers 2225 Otter Point Road</p> <p>Note: This public hearing will go ahead only if the necessary maps identifying the affected properties are completed in time. Check the January 9 and January 16 issues of the <i>Sooke Mirror</i> to confirm.</p>
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<p>Sunday January 27</p>	<p>Sooke Region Historical Society AGM 2:00 p.m. Sooke Region Museum</p> <p>Note: The Sooke Region Historical Society is responsible for the Sooke Region Museum operation.</p>
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<p>Saturday February 2</p>	<p>Juan de Fuca Community Trails Society Hike around Kemp Lake An easy 1 to 1 1/2 hour hike with some wet footing. Meet at 9:30 a.m. at 2459 Kemp Lake Road. Contact Heather Phillips (642-3297) for further details. www.freewebs.com/communitytrails</p>
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<p>Sunday February 3</p>	<p>Shirley Education & Action Society (SEAS) General Meeting 2:00 p.m. Shirley Community Hall</p>
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<p>Second & Fourth Thursday of every month</p>	<p>Shirley Quilters and Crafters 10:00 a.m. to 3:00 p.m. Shirley Community Hall</p>

2. SHIRLEY VOLUNTEER FIRE PROTECTION SOCIETY DIRECTORS

The Shirley Volunteer Fire Protection Society elected the following directors at their December 9th, 2007 Annual General Meeting:

- | | |
|----------------------|--|
| President: | George Miller |
| Vice President: | Jurgen Kirste |
| Secretary/Treasurer: | Wendi Wilhelm |
| Directors: | Dr. Eric Ellis; Sharon Cormier; Ian Blainey;
Jan Van Der Linden |

3. OPSRRA DIRECTOR VACANCY

The vacancy on the OPSRRA Board of Directors will be filled on an interim basis by Erik James. Erik is a resident of Otter Point and vice-president of the Juan de Fuca Community Trails Society.

4. JUAN DE FUCA PARKS & RECREATION COMMISSION SHIRLEY/JORDAN RIVER VACANCY

The JDF Parks & Recreation Commission has one position vacant for a one-year term.

Individuals interested in parks and recreation wishing to serve on the Juan de Fuca Electoral Area Parks and Recreation Commission can forward their application to the Reception Office at the SEAPARC Leisure Complex, or mail to the following address, attention Administrative Secretary:

P.O. Box 421
Sooke, BC V9Z 1H4

Applications should be received no later than January 28, 2008.

For further information, individuals can contact the Commission's Administrative Secretary at 642-8000.

5. OTTER POINT ADVISORY PLANNING COMMISSION RECOMMENDATIONS REGARDING 3L DEVELOPMENT

The December 4 meeting of the Otter Point Advisory Planning Commission (APC) considered an application from 3L Developments to have their property in Otter Point included in a Settlement Containment Area and rezoned from Forestry to Rural Residential. Heather Phillips, Chair of the Otter Point APC, submitted the following up-date to the OPSRRA newsletter.

The Otter Point Advisory Planning Commission met on 4 December with two issues referred by the Juan de Fuca Land Use Committee. Only five members of the public attended and, as of December 29, the draft of minutes for this meeting has not yet been published.

The first item referred was the application by 3L Developments Inc. to have their property on Otter Point Road rezoned. Minutes from the October 9 Land Use Committee meeting show that members of the community have been involved and informed about this development proposal. On 4 Dec., after hearing from members of the public and asking several questions about details of the proposed development, the majority of Advisory Planning Commissioners voted to recommend approval of the proposed rezoning and changes to the Settlement Containment Area. Their position was that including the 3L property in the Settlement Containment Area does not establish a precedent for rezoning other properties. The 3L property is surrounded on three sides by a settlement containment area. Rezoning will slightly reduce the number of resident units allowed on the property, and will create lot sizes comparable to those in the surrounding settlement containment area.

The second item was referred to the APC from the 11 September Land Use Committee meeting. The CRD and JdF Planning departments are working with the LUC to adjust the work and time lines of approving development applications. The one issue sent to the Otter Point APC for consideration had to do with notification of neighbours when an application is made for a variance permit that does not involve Official Community Plan or Zoning Bylaw amendments. The recommendation was to reduce the distance from 500 metres to 50 metres, so that "the notice of intent must be mailed

to the adjacent property owners” of any parcel of land within a distance of not more than 50 metres from the subject parcel or adjacent parcels of land that touch the subject parcel. It was noted that property owners do not receive notification by mail if a development permit application is made that does not require variance approvals or amendments to the OCP or zoning bylaws. The Otter Point APC voted to recommend the amendment. The overall bylaw to revise the processing of development applications was not referred to the APC.

6. PROPERTY ASSESSMENTS AND RIGHT TO REVIEW

Your property assessment for 2008 taxes will be arriving in your mail the first week of January. If you do not receive your property assessment by January 17, call toll-free 1-866-499-9980 or e-mail ckt@bcassessment.ca to ask for your assessment notice.

The B.C. Assessment Authority is responsible for evaluating the value of all properties in British Columbia. This valuation is based upon their best guess of your property’s value as of July 1 2007 based upon recent, comparable property sales and assessments in your neighbourhood. Their valuation will be used to determine your 2008 property tax. If you feel that their valuation is incorrect or you want more information on how they arrived at your property assessment, contact the local B.C. Assessment Authority office:

Address: 1537 Hillside Avenue, Victoria
Phone: 595-6211
web site: www.bcassessment.bc.ca

After mid-January their web site will provide access to the assessed value of every property in B.C.

Property owners wishing to appeal their property assessment must do so in writing. An on-line version of the complaint form is available on their web site.

Note: The deadline to appeal your 2008 property assessment is January 31st 2008.

7. OPSRRA DIRECTORS MEET WITH SENIOR WFP MANAGEMENT

A delegation of OPSRRA directors was invited to meet with senior management of Western Forest Products concerning the removal of approximately 82,600 hectares of private forest lands from Tree Farm Licenses (TFLs) and the subsequent conditional sale of about 2,500 hectares—of which about 1,800 is within the Otter Point and Shirley/Jordan River Official Community Plan (OCP) areas.

The points that WFP wanted to make were:

- The private forest lands were never owned by the province.
- The amount of property that has been conditionally sold is a very small amount in comparison to the total amount removed from the TFLs..
- The Minister of Forests was not required to do a public consultation under the legislation.
- Ministry of Forests did extensive investigation of WFP’s request to have the private forest lands removed from the TFLs and the Minister agreed with their recommendation.
- The community gets their opportunity for consultation when the developer comes before the Land Use Committee (LUC) to ask for rezoning, developments permits, etc.

- The community would be much better off dealing with one developer than with many.

OPSRRA's position at the meeting was that we opposed the decision to remove the private forest lands from the TFLs for the following reasons:

- We had asked the Minister of Forests for community consultation before the decision to remove the lands was made and were refused. We had wanted community consultation because we already knew that the area west of Sooke through to Port Renfrew was facing tremendous development pressure as large parcels of land, mostly previously used for forestry, were being considered for sale for residential development. This had the potential of radically changing land use patterns, taxation and community services in our area. As small, unincorporated, rural communities we are not ready for it:
- Our present zoning bylaw is out-of-date and the drafting of a new one has been delayed for over a year;
- CRD mapping of the area to identify sensitive eco-systems such as wetlands, streams and watersheds is incomplete;
- Stronger local bylaws are needed to protect watersheds, potable water sources and other environmental features.
- The Juan de Fuca Electoral Area Parks Plan for the area are still in an early draft stage;
- The CRD Master Parks Plan will not be officially updated to include planning for the area until 2010;
- The CRD's Regional Growth Strategy is coming-up for review in 2008, at which time the framework for future development in this area will be reviewed;
- The CRD's Resource Lands OCP is incomplete;
- Fire protection is non-existent in some areas;
- Community amenities such as parks and trails and community services such as fire protection, police, roads, water, septic, building inspection and bylaw enforcement will have to be developed and maintained at taxpayers' expense;
- Our present tax base is mostly residential and very limited given the size of our population. Removing the private forest lands to help ease the debt of the forest company could result in that debt being transferred, in part, to the local taxpayer, who would be required to support the infrastructure that this amount of development would demand;
- Residents in Shirley and Otter Point are exploring governance options as many are not satisfied with the present system.

OPSRRA also took the opportunity of meeting with WFP senior management to make three requests:

- We asked if logging practice would change given that the private forest lands were now out of the TFL.
Answer: Yes. Logging will be done under the Private Forest Management Act.
- OPSRRA raised concerns about logging in watersheds and riparian areas—especially as some creeks in Otter Point (De Mamiel, Muir) and Shirley (Goudie, Jacobs) have domestic water licenses on them. WFP said that OPSRRA could contact their Operations Engineer and ask to review harvest plans and if not satisfied about riparian protection could request a meeting with their Chief Forester.
- We asked that WFP share their maps with the CRD.
The request was granted and the CRD and WFP mapping departments

are now in contact.

We receive a copy of the maps of the areas that have been conditionally sold but not fully logged. WFP agreed to this and provided the maps showing where logging would resume, and when, if the lands were not sold.

Other information that WFP shared with us was that their Jordan River log sort will close within a few months and all logs will be trucked via Highway 14 through Sooke, over to the Trans Canada and then over the Malahat. The Jordan River work yard will also close and be relocated to a site on Anderson Road on the Shirley/Otter Point boundary. If the conditional sale of some of their private forest lands to Enders Ilkey Development does not go forward they will proceed with land sales to other potential buyers.

8. OPSRRA DIRECTORS MEET WITH PROVINCIAL AUDITOR GENERAL'S STAFF

On October 16, 2007 OPSRRA wrote a letter to the provincial Auditor General in support of a review of the Province's decision to remove Western Forest Product's private forest lands from TFL 25. On December 12, a delegation of OPSRRA directors was invited to meet with representatives from the Auditor General's staff who are investigating the Province's decision to remove the private forest lands from this TFL—and others. The Auditor General's investigative team reviewed our position that the Province should have consulted with the community and negotiated community benefits before making its decision. The report of the Auditor General is expected in March 2008.

9. UP DATE: DRAFT ZONING BYLAWS, FOREST LANDS AND RURAL 'A'

As reported in the December 2007 issue of the OPSRRA newsletter, proposed amendments to CRD Zoning Bylaw 2040 were introduced at the November 13 meeting of the Juan de Fuca Electoral Area Land Use Committee (LUC). These proposed changes were contained in a report of the CRD Planning Staff, which you can view on the CRD web site:

http://www.crd.bc.ca/reports/juandefucalandusecom_/2007_/11november_/index.html

The major proposed changes relate to two general zoning categories: Forest Lands and Rural A.

The proposed change for properties currently zoned Forest is to require future subdivisions to have a minimum lot size of 120 hectares (296.5 acres). Only one family dwelling unit per lot would be allowed. This change is a direct response to the on-going sale of private forest lands by WFP for residential development.

It is also proposed that currently zoned Rural A properties 7.99 hectares or less in size would, if subdivided in the future, be required to have a minimum lot size of 4 hectares and building strata developments would be prevented. The number of family dwelling units allowed per lot would continue to vary depending on the size of the lot. (e.g., up to four dwelling units on lots more than 4 hectares, up to three dwelling units on lots more than 0.8 hectares and less than 4 hectares, up to two dwelling units on lots more than 0.4 hectares and less than 0.8 hectares, one dwelling unit on lots less than 0.4 hectares).

A new Rural B zone would also be created out of current Rural A zoned properties 8 hectares or larger. Future subdivisions of new Rural B zoned properties would require a minimum lot size of 120 hectares and building strata developments would be prevented. The number of residential dwellings permitted per lot would continue

to depend on the size of the property (e.g., up to four dwelling units on a lot more than 4 hectares and less than 16 hectares, up to five dwelling units on a lot 16 hectares or more and less than 32 hectares, up to eight dwelling units on a lot of 32 hectares or more).

Changes are also being proposed to the Otter Point and Shirley/Jordan River Official Community Plans (OCPs) to facilitate these zoning bylaw changes.

The proposed changes have been given first and second reading by the JDF Land Use Committee and the CRD Board and were sent to various agencies for comment.

Note: OPSRRA requested that CRD Planning Services provide additional information concerning the possible effect the proposed changes might have on property owners. This request has been agreed to and a Fact Sheet is available at the CRD Office in Sooke and on the JDF web site:

www.crd.bc.ca/jdf.

Direct any questions to:
CRD Planning Services
2- 6868 West Coast Road
Phone: 642-1500

The CRD Planning Services Department has now released dates for five public hearings related to the proposed zoning changes to properties in the Juan de Fuca Electoral Area presently zoned Rural A or Forestry:

Monday January 14	East Sooke OCP amendment, Bylaw 3498 East Sooke Fire Hall 7:00 p.m.
Tuesday January 15	Otter Point OCP amendment, Bylaw 3497 District of Sooke Council Chamber 7:00 p.m.
Wednesday January 16	Shirley/Jordan River OCP amendment, Bylaw 3499 Shirley Community Hall 7:00 p.m.
Monday January 21	Bylaws 3495 (amendment to Bylaw 2040) and 3500 (amendment to Bylaw 189) Otter Point Fire Hall 7:00 p.m.
Tuesday January 22	Bylaws 3474 (amendment to Bylaw 2040) Rural Zone A and Rural Zone B District of Sooke Council Chamber 7:00 p.m.

Note: The public hearing is not a forum for discussion of the proposed changes or an opportunity to ask questions. If you need further information about the proposed changes you should contact CRD Planning Services **before** the public hearings.

These public hearings are a final opportunity for comment by anyone who feels that they could be affected by these proposed changes. Submissions can be made either in writing or verbally at the public hearing.

10. TRANSPORTATION & HEALTH INITIATIVE FINAL REPORT

The CRD Transportation & Health Initiative Final Report for the Juan de Fuca Electoral Area & the District of Sooke is now available to the public. The purpose of the Transportation & Health Initiative was to increase active living and improve the health of residents in the Juan de Fuca and District of Sooke by addressing active transportation options.

The final report details extensive recommendations with respect to improving public transit, roadways, green space and trails. The full report can be viewed on the OPSRRA web site: www.opsrra.ca or the CRD web site: www.crd.bc.ca/transportation/CRDTransportationandHealthInitiative.htm

11. DID YOU KNOW THAT ...

Goudie Creek, in Shirley, was named after John Goudie? Born in 1836, he worked as a faller and helped put in the government telegraph line to Carmanah Light. John married Mary Ann Vautrin: they had 14 children, many of whom remained in the local area. The Goudie Creek watershed has been logged twice, first by Milligan's Logging in the 1930s and then by Malloch and Moseley in the early 1990s. Goudie Creek is now the principle source of potable water for about 125 Shirley homes who are members of the Sheringham Estates Water Users.

Tugwell Creek, in Otter Point, was named after Thomas Tugwell? Thomas originally came to Fort Victoria in the 1850s as a midshipman with the Royal Navy and returned as a civilian in the 1860s. By 1870, he was homesteading east of Tugwell Creek. There is a record of him being paid \$51.00 for blazing out "Otter Point Trail". The Tugwell Creek school house, built in 1899 on the original Tugwell property, had to be abandoned by 1908 when the Goudie family (mentioned above) left the area and there were not enough children to keep the school open.

Information for this month's **Did You Know That?** is from *The Sooke Story—The History and the Heartbeat*, *101 Historical Buildings* and *4,000 Years—a History of the Rainforest*, all 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.

12. 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 OPSRRA web site has more information about the following business listings:

1001 Welding & Equipment Repair	Accent in Grooming
ALM Organic Farm	A Point of View B&B
Beaches West B&B	Bear Home Remodeling
Birds Edge Press	Blue Waters B&B
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	Le Sooke Spa
Otter Point Beach House	Rhythm's Edge Percussion Shop
Road's End Construction	Sandy's Drywall Ltd
Stick in the Mud Coffee House	Straitview Ridge Bed & Breakfast
Tugwell Creek Honey Farm	Tugwell Creek Meadery
Wood Visions	

13. 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.
