

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE – JUNE 2006

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 325. 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 100 of our members. Contact Arnie Campbell at: d.acampbell@shaw.ca if you want to receive this membership service.

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1. UPCOMING MEETINGS AND EVENTS

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

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|--------------------|--|
| Thursday
June 1 | Juan de Fuca Parks Committee
5:00 p.m.
JDF Electoral Area Services Office
2-6868 West Coast Road, Sooke |
| Friday
June 2 | Muir Creek Protection Society
Friday evening: Opening of the weekend-long Sanctuary fund-raising art show at the Sooke Harbour House.
Slug-fest and Afternoon Tea on Sunday June 4. See item # 7 below for details. |
| Saturday
June 3 | Juan de Fuca Community Trails Society
Hike to Fossil Bay and then on to Fishboat Bay
A hike to the beach. Bring a lunch and enjoy the ocean.
10:00 am
Meet at Muir Creek (the ocean side)
Contact the Jornas for more information.
Phone: 642-2767 |
| Sunday
June 4 | Muir Creek Protection Society
Slug-fest and Afternoon Tea
1:00 to 4:00 p.m.
Sooke Harbour House |
| Sunday
June 4 | Shirley Education and Action Society (S.E.A.S)
Membership Meeting
2:00 p.m.
Shirley Hall |

- Tuesday
June 6 **JDF Land Use Committee Meeting**
7:00 p.m.
District of Sooke Council Chambers
Council Chambers
2225 Otter Point Road
- 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
June 15 **Sooke & Electoral Area Recreation Commission
(SEAPARC)**
7:00 p.m.
Multi Purpose Room “A”
SEAPARC Leisure Complex
2168 Phillips Road Sooke
- Wednesday
June 28 **OPSRRA Directors Meeting**
Members welcome!
7:30 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke
- Saturday
July 1 **Canada Day**
Celebrate! Enjoy!
- Second and
Fourth
Thursday
of every month **Shirley Quilters and Crafters**
10:00 a.m. to 3:00 p.m.
Shirley Community Hall



2. NOTICE OF OPSRRA MEMBERSHIP MEETING

Your OPSRRA directors had intended to hold a membership meeting in June to provide members with an update on the request for a Governance Study for Otter Point, Shirley and Jordan River and to collect comments about the Official Community Plans (OCPs) for Shirley/Jordan River and Otter Point prior to OPSRRA’s presentation at the OCP Public Hearings. However, when reviewing the OCP process with the CRD Planner it became apparent that the OCP Public Hearings will take place later then we expected—probably not until late August or even early September. OPSRRA directors have therefore decided to postpone the June membership meeting so that it can be held closer to the date of the Public Hearings. Although this could result in a summertime meeting, the postponement will give us an opportunity to review comments made by external agencies, which have until July 26 to comment on the draft OCPs, and to review the draft Zoning Bylaws that hopefully will be ready before the end of August.

- ◆ OPSRRA members who have a comment about the draft OCPs, that they wish to bring to the attention of OPSRRA directors, are invited to contact us by phone, mail or e-mail.
- ◆ The draft OCPs for Otter Point and Shirley/Jordan River can be viewed at the JDF Electoral Area Office 2-6868 West Coast Road or on their web site: www.crd.bc.ca/jdf

3. UPDATE ON REQUEST FOR A GOVERNANCE STUDY

Here is the latest information on the outstanding request to the province for a Governance Study for Shirley/Jordan River and Otter Point:

- ◆ OPSRRA has recently been informed by the Capital Regional District (CRD) that they are working on **draft** terms-of-reference for a Governance Study, for the Juan de Fuca Electoral Area, with the Ministry of Community Services. They anticipate the draft being completed about the third week of July. They will then ask the seven Shirley and Otter Point community organizations that have come together as the Governance Study group to review and comment on the **draft** terms-of-reference.
- ◆ The CRD is apparently interested in doing a comprehensive governance study of the whole JDF Electoral Area, but can't do that with the limited (\$10,000) grant initially offered by the province. The CRD and John Horgan, MLA for Malahat/Juan de Fuca, have been lobbying for more money. The Ministry of Community Services has agreed to increase the amount, but no final figure has been agreed to. The amount of \$35,000 has been suggested.
- ◆ MLA John Horgan spoke to the Minister of Community Services on April 28 about a Governance Study for Otter Point, Shirley, Jordan River and East Sooke. The full text of that address is available on Hansard. Here is the link to the Hansard transcript. John Horgan begins his questioning at about page 4080: <http://www.leg.bc.ca/hansard/38th2nd/h60426p.htm#4079>
- ◆ A delegation of OPSRRA directors meet with the MLA on May 12 to follow up on the issues raised by him in the legislature on April 28. The MLA agreed to pursue the following:
 - Meet with the Juan de Fuca Electoral Area Regional Director for an update on what is happening with the idea of amalgamating East Sooke and The Malahat with Metchosin, and to find-out what governance option(s) he is prepared to support for Shirley, Jordan River and Otter Point.
 - Meet with the Chair of the CRD Board of Directors to find-out what in-put will be permitted from the Regional Director, MLA, Governance Study group, etc. when developing terms-of-reference for a governance study.
 - Meet with representatives from the Ministry of Community Services to follow-up on the Minister's comments of April 28 about releasing more money for a governance study.
 - Remain in contact with the Otter Point and Shirley/Jordan River Governance Study group.

Note: On May 31, the MLA spoke with the Chair of the CRD Board (Mayor Lowe of Victoria) and they have agreed, as a first step, to arrange a meeting with the JDF Regional Director and the Mayors of Metchosin, Sooke and Langford. The purpose of this meeting would be to agree on the comprehensiveness of the governance study, the estimated cost and to provide direction to CRD staff.

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

The Otter Point & Shirley Residents & Ratepayers Association welcomes the following local business to the OPSRRA web site:

David Dare's Road's End Construction, 3183 Robinson Road

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, fishing charters, eco tours, firewood, knitting, soaps, landscaping, bookkeeping, sewing and more. More information, businesses already listed and a 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:

Malahat Farms B&B	Beaches West B&B	Birds Edge Press
ALM Organic Farm	Full Circle Seeds	Tugwell Creek Honey Farm
Tugwell Creek Meadery	Kemp Lake Store	Sandy's Drywall Ltd
1001 Welding & Equipment Repair		Otter Point Beach House
Eagle Cove Beachfront Guest Suite		Body Wellness Spa
Straitview Ridge Bed & Breakfast		

5. CANADA POST REPLIES TO WHEN DO WE GET NEW MAIL BOXES

OPSRRA wrote to Canada Post last month to ask when they were going to begin replacing the old rural mail boxes with the newer model. This has been talked about for 5 years and was one of the reasons for the JDF Electoral Area taking-on the Civic Address Project that resulted in most of Shirley and some of Otter Point having to change house addresses. Canada Post replied that we were "misinformed" if we thought that we would be getting the newer boxes by 2006. Canada Post says that they made a decision in 2004 to begin installing the new boxes in 2007 and that is still the intention.

6. KEMP LAKE WATERWORKS DISTRICT ELECTIONS

The Kemp Lake Waterworks District held their Annual General Meeting on May 24. Kevan Brehart was re-elected as president for a 3 year term. Joanne Hemphill has 2 years and Richard Birch has 1 year remaining on their terms.

7. CONTACT MEDICAL EQUIPMENT LOAN CUPBOARD REQUEST

CONTACT, the medical equipment loan cupboard, is asking for help with the return of their outstanding medical equipment. They are a volunteer, non-profit organization in our area that, for a small monthly rental fee, loans-out items such as walkers, wheel chairs, canes, crutches and raised toilet seats for short-term use. Right now their cupboard is getting bare as the demand for medical equipment is exceeding inventory. If you are aware of CONTACT equipment that is no longer being used, please call them at 389-4607 and leave a name and a phone number. This is a pager number and the volunteer on duty will call you back.

8. DID YOU KNOW THAT?

- ◆ **Shirley changed its name from Sheringham Point to Shirley in 1893?**
It came about when the local residents petitioned the federal Postmaster-General for a post office at Sheringham Point. At the time Edwin Clark, who owned the first store in Shirley, was rowing the 4 miles to the Otter Point post office to collect the mail for himself and his neighbours. The Postmaster

agreed to the post office but objected to the Sheringham Point name because it was too long to fit onto the date stamp. Mrs. Giles Clark was asked to suggest another name and she chose Shirley, a place near Southhampton, England where her and her husband had come from. Edwin Clark was appointed Postmaster and Mail Carrier; and Shirley post office was duly shown on maps from then on.

- ◆ **De Mamiel Stream, which runs through Otter Point to the Sooke River, was named after Sophie De Mamiel.** She had come-out from Ireland in 1864 and was a governess to Robert Muir's children. She is considered to be the first white woman to have crossed the river while on a horseback ride exploring trails to the gold diggings at Leechtown.

Information for this month's Did You Know That? Is from a book of early local history written by Jean Stuart Clark in 1981 called *This Really Happened*.

9. LOCAL APPOINTMENTS TO THE SOOKE & ELECTORAL AREA RECREATION COMMISSION (SEAPARC)

The following residents of the Juan de Fuca Electoral Area have been appointed to SEAPARC for 2006:

Sid Jorna	(Otter Point/Shirley Jordan River)
Carl Neilson	(East Sooke)
Ted Mehler	(Port Renfrew)
Jeri Grant	(East Sooke)
Ken Pungente	(Otter Point/Shirley/Jordan River) elected as the Commission's Chair

10.FREE STEWARDSHIP PUBLICATIONS

The Juan de Fuca Electoral Area has a separate Parks Commission. They have sent OPSRRA the following information about the availability of a series of free Stewardship publications.

Juan de Fuca Electoral Area Parks Commission
MEMORANDUM

TO: Commissioners
FROM: Louise Paterson, Chair
DATE: April 27, 2006
SUBJECT: Stewardship Series

The Stewardship Series is a group of publications describing stewardship activities for various audiences. The series is funded by federal and provincial governments in a partnership with non-government organizations on a project by project basis.

Publications are available on-line and free of charge through the Stewardship Centre for British Columbians at www.stewardshipcentre.bc.ca

Publications include:

Access Near Aquatic Areas: A Guide to Sensitive Planning, Design, and Management
BC Grasslands Stewardship Guide: A Guide for Ranchers and Recreation Users
Coastal Shore Stewardship: A Guide for Planners, Builders and Developers
Community Greenways: Linking Communities to Country, and People to Nature
Community Stewardship: A Guide to Establishing Your Own Group
Green Legacies: A Donor's Guide for B.C.
Land Development Guidelines: For the Protection of Aquatic Habitat
Landowner Contact
Naturescape: British Columbia: Caring for Wildlife Habitat at Home
On the Ground: A Volunteers' Guide to Monitoring Stewardship Agreements
Shoreline Structures Environmental Design: A Guide for Structures along Estuaries and Large Rivers
Stewardship '94: Revising the Land Ethic and Caring for the Land
Stewardship Bylaws: A Guide for Local Government
Stewardship Options: For Private Land Owners in British Columbia
The Streamkeepers Handbook: A Practical Guide to Stream and Wetland Care
Stream Stewardship: A Guide for Planners and Developers
Watershed Stewardship: A Guide for Agriculture
Wetlandkeepers Handbook: A practical guide to wetland care

Publications average 86+ pages. If you are interested in viewing any of the above documents, please contact Wendy Miller at 642-8005.

Thank you.

SEAPARC LEISURE COMPLEX
P.O. BOX 421, 2168 PHILLIPS ROAD, SOOKE, BC V0S 1N0
phone: 642-8000, fax: 642-4710, email: seaparc@crd.bc.ca

11.A MESSAGE FROM THE COMMUNITY HEALTH INITIATIVE (CHI)

OPSRRA has been asked to help circulate the following important community information:

We are a group of volunteers who have come together to help build a healthier community. Our group has local government representatives from the Juan de Fuca Electoral Area and from the District of Sooke. Perhaps you have seen our column in the Sooke News Mirror? We will be conducting a regional health survey that will be mailed to all households in June. It is imperative that we get a strong response as that is the best way to validate our results. Our region (from East Sooke to Port Renfrew) is growing rapidly. CHI wants to ensure that as we grow we will all have the local resources we need to be healthy. We need complete and current information in order to ensure we can get those resources. We need to convince service providers of our local needs. We need to identify what resources we have and where the gaps are. We need to bring local providers together to address those gaps. We need to tell our story with reliable and authentic data.

CHI and its partners have secured funding from the BC Ministry of Health through the Union of B.C. Municipalities (UBCM) Community Health Promotion Fund for the Community Health Information Project. We are also conducting a survey in schools so that youth can have a voice as well. We will bring all this information back to the community at a planning forum on September 23, 2006. Key decision-makers and community members will produce community health goals for the whole region based on these survey results.

For further information contact Lori Messer, Project Leader: lmesser@sd62.bc.ca

12.ARE YOU PROTECTED FROM A WORKERS' COMPENSATION CLAIM?

A private painting contractor was seriously injured, in March, in a fall from a ladder, while working in a private residence in Shirley. The following account of how naïve we, as homeowners, can be about the extent of our personal liability in such a situation is related in this story submitted by Jim Dexter.

A MORALITY TALE OF SORTS

A morality tale is a story where the bad get their just comeuppance and the good are rewarded after vicissitudes caused when the bad or merely foolish ignore the rules. In my case I didn't ignore the rules, but I managed to fall afoul of some regulations of WORKSAFE B.C. which may end up costing us many thousands of dollars. I can't tell you how it all comes out since we are in mid process. I have had enough experience with it to be able to pass on a lesson that anyone planning to employ someone for more than 15 or perhaps 24 hours needs to know.

I say 15 or perhaps 24 hours because my information is some times not rock solid. You need to know there are a maximum number of hours which somebody may work for you, before you have to provide Workers Compensation Board (WCB) coverage. Check with WORKSAFE B.C. to be sure. I will be saying check with WORKSAFE B.C. a lot because I am not a lawyer and in no way is this legal advice.

What I have discovered the very hard way is that if you hire someone to work for you, and they have an accident, you may be liable for the entire cost of their claim, if they are not properly qualified under WCB regulation, or if you have not paid their WCB fees.

In order to protect yourself, in every situation, go to the WCB web site and click on "Clearance Letter" and get a piece of paper in your hand that says the person or company you wish to employ is up to date and in good standing with the WCB. Don't accept this form from your prospective employee, it can be faked: do it yourself. This process takes perhaps five minutes by computer or longer by mail. Perhaps some of it can be done by telephone. Check with WORKSAFE B.C. This process is not common knowledge and it should be.

We were building a home under the Homeowner Warranty Waiver process and nowhere do their extensive list of do's and don'ts, spell out this process. Get the full scoop from WORKSAFE B.C. before you make any decisions of this type. Get a Clearance Letter for every company and individual who works for you over the minimum hours, and deal with reputable workers. Your future budget health is on the line and that is the point of my Morality Tale.

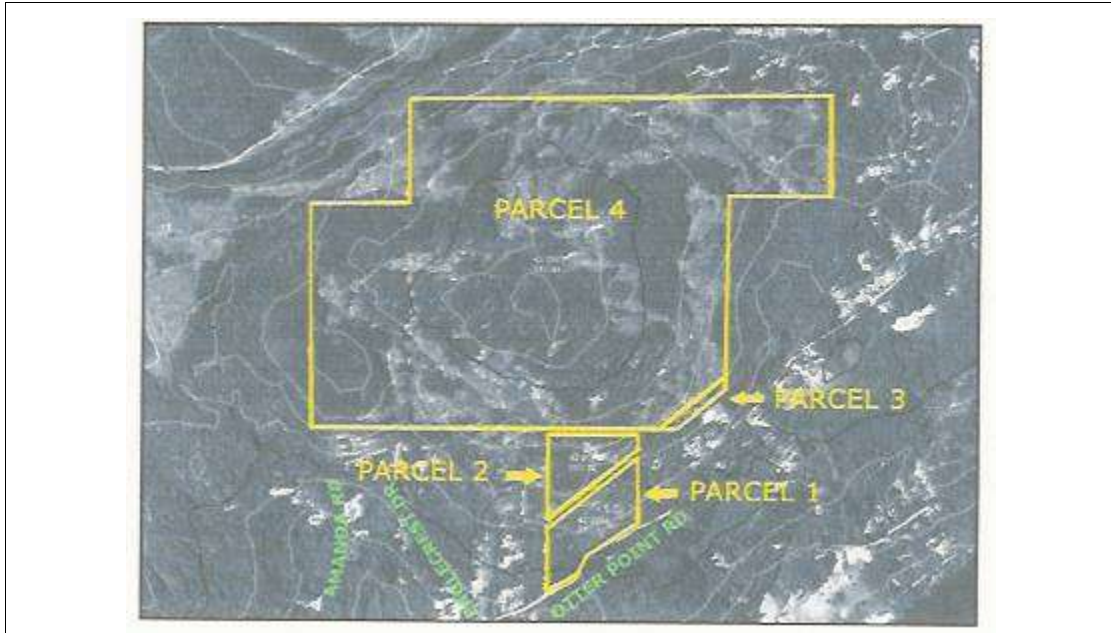
13.UPDATE ON THE SALE & POSSIBLE DEVELOPMENT OF THE FARMER ROAD PROPERTY, OTTER POINT

The OPSRRA newsletter has previously reported information on the probable sale of 559 acres of TimberWest land (behind the Otter Point Fire Hall), located north of Amanda Pl. to the west and Tugwell Road to the east. Access is from Farmer Road. This sale has now been concluded. The new owners are Canadian Horizon Land Corporation, a land development subsidiary of CareVest Group, a real estate investment company based in Calgary with offices through-out Western Canada including Victoria. Canadian Horizon Land Corporation is presently trying to sell investment shares in the 559 acres at \$5,000 per share. Their long term plan (5 to 6 years?) is to have the property rezoned to increase the density and then sell the property for residential development. The property is presently zoned Rural A and is outside of the proposed Otter Point Rural Settlement areas.

For comparison, this property is about 4 ½ times the size of De Mamiel Estates which has developed 45 lots on 120 acres that range from 2 to 2 ½ acres in size.

Canadian Horizons web site is: www.canadianhorizons.ca

Parcel 1 is 19.75 acres, parcel 2 is 20.3 acres, parcel 3 (directly behind the Otter point Fire Hall) is 2.91 acres and parcel 4 is 513.72 acres. This was originally crown land that was traded about 10 years ago to a predecessor of TimberWest for private forest land to complete the San Juan Trail from China Beach to Botanical Beach.



14.COMMUNITY NOTICE BOARDS

Thank-you to those who donated materials and labour: we are now ready to assemble 8 more community notice boards. We could still do with donations of material or money to cover items such as 24 feet of 1 x 6 inch cedar, a gallon of oil-based exterior (white) paint, sixteen 6-inch carriage bolts, washers and nuts, tube of waterproof caulking, etc.

If you wish to help, contact:

Jim Dexter
Phone: 642-6841
E-mail: dexmar@shaw.ca

15.MUIR CREEK PROTECTION SOCIETY FUND-RAISING EVENT

The Muir Creek Protection Society has submitted the following information about their up-coming fund-raising event.

- ◆ **Sanctuary:** an art show in support of Muir Creek will be on the first weekend of June at Sooke Harbour House, opening Friday evening, June 2. Local artists will celebrate the beauty of Muir Creek.
- ◆ **Slug-fest and Afternoon Tea** will be on Sunday, June 4 in the tent at Sooke Harbour House—fun for the whole family—in honour of Muir Creek's own rare species, the warty jumping-slug. Slug Fest will feature slug art, slug races, and other things sluggish!

For more information contact: muircreek@hotmail.com or phone 642-0948

16.UPDATE ON PROPOSED ZONING BYLAWS FOR SHIRLE/ JORDAN RIVER AND OTTER POINT

The Zoning Advisory committees are at two different stages. The Shirley/Jordan River committee has completed its public meetings and the Otter Point committee continued to meet as recently as May 31st but will now take a break until the draft of the Rural "A" zone is released along with corrected zoning maps.

The CRD Planner contracted to write the draft Zoning Bylaws is currently working on the Shirley/Jordan River version. Once this one has preliminary approval from the CRD lawyers, etc. it will then be used to draft the proposed Bylaws for the other communities in the JDF Electoral Area including Otter Point. The CRD Planner is aiming to have the Shirley/Jordan River draft done by the end of August.

17.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.com. 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.
