

# OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE JUNE 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 cost \$5.00 per person** and are available from OPSRRA directors—see our web site ([www.opsrra.ca](http://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 **160** of our members. Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto: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](mailto:d.acampbell@shaw.ca) or 642-3113 to have your community event listed in our monthly community events calendar.

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Saturday June 2	<b>Juan de Fuca Community Trails Society</b> <b>Muir Creek Hike</b> 9:30 a.m. Meet at the parking lot on the west side of the bridge. This hike will be one to two hours long.  For more information, please visit our web site: <a href="http://www.freewebs.com/communitytrails">www.freewebs.com/communitytrails</a> or, phone 642-2767
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Sunday June 3	<b>Sheringham Lighthouse Society</b> <b>Annual General Meeting</b> 2:00 p.m. Village Food Meeting Room (upstairs) 103-6661 Sooke Road, Sooke BC
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Thursday June 7	<b>Juan de Fuca Parks Committee</b> 5:00 p.m. JDF Electoral Area Services Office 2-6868 West Coast Road, Sooke BC
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Monday  
June 11

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

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Tuesday  
June 12

**JDF Land Use Committee Meeting**  
7:00 p.m.  
District of Sooke 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](http://www.crd.bc.ca/jdf/index.htm)  
Click on "Agenda" at the top of the page.

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Tuesday  
June 19

**Rural Land Use Forum**  
7:30 to 9:30 p.m.  
Otter Point Fire Hall  
3727 Otter Point Road, Sooke BC  
  
Sponsored by the Developing a Vision Project.

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Thursday  
June 21

**Sooke & Electoral Area Recreation Commission  
(SEAPARC)**  
7:00 p.m.  
Multi Purpose Room "A"  
SEAPARC Leisure Complex  
2168 Phillips Road, Sooke BC

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Tuesday  
June 26

**Developing a Strategic Vision Steering Committee  
Monthly Meeting**  
9:30-11:30 a.m.  
Multi Purpose Room "A"  
SEAPARC Leisure Complex  
2168 Phillips Road, Sooke BC

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Tuesday  
June 26

**Juan de Fuca Community Trails Society  
Annual General Meeting**  
7:00 to 9:00 p.m.  
Otter Point Fire Hall  
3727 Otter Point Road, Sooke BC  
  
Everyone welcome.  
Phone: 642-2767 or  
Email: [sid2767@shaw.ca](mailto:sid2767@shaw.ca)

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Thursday  
June 28

**JDF Economic Development Commission Meeting**  
6:00 p.m.  
Village Foods Meeting Room (upstairs)  
Village Food Market  
103-6661 Sooke Road, Sooke BC

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

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Saturday  
July 7                    **Juan de Fuca Community Trails Society**  
**Hike to Grassy Lake**  
9:30 a.m.  
Meet at the gravel pit just across the Charter's Creek bridge  
(2900 block, Sooke River Road).  
This is a day's hike up into the hills to the water lilies. Grassy  
Lake's elevation is 421 metres.  
We will spend a couple of hours at the lake for lunch and  
exploration. Confident swimmers may want to swim. We will  
return about 4:00 pm. Bring food and water, and dress for the  
weather.

For more information, please visit our web site:  
[www.freewebs.com/communitytrails](http://www.freewebs.com/communitytrails)  
or, phone 642-2767

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Wednesday  
July 11                    **Shirley Community Association**  
**General Meeting**  
7:30 p.m.  
Shirley Community Hall

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Second &  
Fourth  
Thursday  
of every month                    **Shirley Quilters and Crafters**  
10:00 a.m. to 3:00 p.m.  
Shirley Community Hall

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## 2. SHIRLEY VOLUNTEER FIRE FIGHTERS 20<sup>TH</sup> ANNIVERSARY RECOGNITIONS

The Shirley volunteer fire fighters recognized their own in a 20th anniversary celebration held on Saturday, May 26. Recognition certificates and pins were presented to the following:

5 years:	Andrea Powell, James Powell
10 years:	Carl Nelson
20 years:	Colleen Minten, Chuck Minten, Maureen Nelson, Joen Nelson

Honorary and Lifetime Membership certificates were given out to Colleen Minten and Jurgen Kirste for their dedication and support of the Shirley Volunteer Fire Department.

## 3. KEMP LAKE WATERWORKS DISTRICT ANNUAL GENERAL MEETING

The Kemp Lake Waterworks District (KLWD) held its Annual General Meeting on Wednesday, May 16th. Trustees are Kevan Brehart (Chair), Joanne Hemphill (Treasurer) and Richie Birch who was re-elected to a three-year term. Debbie Anderson is the Chief Administrative Officer and can be reached at 642-2875. The Kemp Lake Waterworks District provided water services to an estimated 1272 Otter Point residents in 424 homes last year. It has the authority to assess and collect property taxes and water tolls for the District and, in 2007, will administer an annual budget of \$114,660. In 2006, the KLWD HAD a net worth of \$721,829. The KLWD is incorporated under the Municipal Affairs Act of B.C. and operates on a not-for-profit basis under the jurisdiction of the B.C. Ministry of Community Services.

## 4. DEVELOPING A STRATEGIC VISION FOR OTTER POINT, SHIRLEY: RURAL LAND USE FORUM

The first public information forum organized by the [Developing a Strategic Vision](#) project will be held on June 19. The topic will be [Rural Land Use](#) and will feature speakers from Smart Growth B.C., the B.C. Landowners Association and the District of Metchosin.

**Date:** Tuesday, June 19

**Time:** 7:30 p.m. – 9:30 p.m.

**Place:** Otter Point Fire Hall

**Speakers** Deb Curren, Smart Growth B.C.

Mayor John Ranns, Municipality of Metchosin

Bruce Lemire-Elmore, B.C. Landowners Association

**Format** 15 minute presentation by each speaker followed by a moderated question and answer session and concluded by brief “wrap-up” comments from each speaker.

The guest speakers have been asked to consider four areas in their presentation:

- What is the definition of rural and what are rural values?
- What are essential elements of healthy rural communities?
- What planning tools are necessary to guide zoning in rural areas?
- What rural land use options should we have in Otter Point and Shirley?

The forum's focus on rural land use in our communities is very timely:

- According to the CRD, the rate of growth during the past 5 years in Otter Point has been about 4%—slightly less in Shirley/Jordan River. This is about the fastest rate of growth within the CRD.
- New developments in Jordan River could add as many as 300 dwellings—eventually doubling the present population of that area.
- The draft zoning bylaws for Shirley/Jordan River and Otter Point should be coming forward for public comment by this fall.
- The JDF Land Use Committee recently directed JDF Planning Services to consider several broad options concerning the Rural A zone of the draft zoning bylaw.
- The draft Resource Lands Official Community Plan should be going to public hearing by the end of the summer.
- The province's recent decision to grant Western Forest Products permission to remove their private forest lands from TFL 25 means that more forest land along the northern border of the Shirley/Jordan River and Otter Point settlement areas could be sold for development.
- Two large properties in Jordan River have recently been allowed to exceed the minimum sub-division lot sizes allowed under the CRD land use bylaw for that area.
- Timber West has sold over 700 acres of private forest land in Otter Point in the past few years and about 225 homes are either built, being built or proposed for these properties. This will eventually increase the number of dwellings in Otter Point by 30%.
- As the forest companies sell their lands near our settled areas for residential development, we will experience a decrease in accessible green space and access to crown land beyond may be interrupted.

## **5. CRD STRATEGIC VISION: MEETING WITH CRD & REPRESENTATIVES OF LOCAL COMMISSIONS**

In November 2006, the Capital Regional District (CRD) released a draft of their five-year Strategic Plan for comment from member municipalities and electoral areas. The Juan de Fuca Electoral Area chose not to comment; OPSRRA felt otherwise. As OPSRRA is neither a municipality nor an electoral area, our submission was technically not eligible for consideration however when the final version of the strategic plan went to the CRD Board in January, many of our suggestions were included such as:

- The need to investigate alternate innovative approaches to failed septic systems.
- Inclusion of the Electoral Area Official Community Plans (OCPs) in the CRD's growth management strategy.
- The identification of watersheds within the Electoral Areas.
- Working with local government partners to refine mapping of environmentally sensitive areas and to develop appropriate protection strategies and procedures.
- Mentioning electoral areas, in addition to municipalities, when referring to CRD partners.

One other important outcome of our submission to the CRD was an invitation from the CRD's Chief Administrative Officer (CAO) to meet with OPSRRA to review the CRD's strategic plan and discuss other outstanding local concerns. On May 9, the directors of OPSRRA and the Developing a Strategic Vision steering committee organized and hosted a meeting with the CRD's CAO and its General Manager of Planning & Protection Services. Representatives from the Kemp Lake and Sheringham Waterworks Districts, fire trustees, Advisory Planning Commissions, advisory OCP and zoning committees, JDF Land Use Committee and the JDF Parks Commission were invited to join us along with Kris Nichols from our JDF Electoral Area planning office.

Topics for discussion were:

- Identification and protection of watersheds for present users and as future drinking water sources.
- Clarification of the role of Electoral Area vs. CRD Planning Services.
- Clarification of responsibility for planning services in the soon to be designated Resource Lands OCP area and the ability of residents of Shirley and Otter Point to comment on land use and zoning.
- Problems arising from not having our own Electoral Area sub-division approval authority.
- Why our incomplete OCPs are not ready to be incorporated into the CRD's Regional Growth Strategy (RGS).
- What links can be established between the CRD's and the Otter Point & Shirley/Jordan River Strategic Plans?
- What assistance can the CRD provide to the Developing a Strategic Vision project?
- Need for a single point of contact within the CRD for the Developing a Vision project.

The two hour meeting time didn't allow us to get through all of the agenda items, but progress was made on the importance of identifying and protecting our watersheds; the need to expand the CRD's mapping of environmentally sensitive areas; the impact that land use planning in the Resource Lands will have on Jordan River, Shirley and Otter Point; and agreement to provide access to CRD data in support of the Developing a Strategic Vision project. A follow-up meeting was suggested by the CRD representatives

## **6. OPSRRA SUBMISSION TO THE CRD: REGIONAL GROWTH STRATEGY AMMENDMENTS**

The Capital Regional District is considering amendments to the CRD's Regional Growth Strategy (RGS) bylaw. OPSRRA attended an April RGS public information meeting and the RGS staff presentation to the JDF Land Use Committee. The following is OPSRRA's submission for consideration by the RGS staff.

### **Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) Submission on the Proposed Changes to the CRD Regional Growth Strategy Bylaw**

Our association respectfully submits this information for your consideration.

1. The maps referring to the Otter Point Electoral Area Settlement Policy Area (referred to as Settlement Containment Areas in the draft Otter Point Official Community Plan) should not be incorporated in this amendment, but rather delayed, revised and addressed in the scheduled 2010 revision of the RGS, for the following reasons:

- The Settlement Containment Area (SCA) boundaries as currently outlined in the proposed Amended Regional Growth Strategy do not reflect where the “majority of future development” within Otter Point is occurring. Largely in follow-up to recent forestry land sales by Timber West to property development firms, approximately 774 acres of land are currently being developed within Otter Point for residential, commercial or industrial purposes: Canadian Horizons Land Investment Corp. (559 acres); 3L Developments Inc. (97 acres); Three Point Properties (58 acres); Chubb Road development (60 acres). With the exception of the Industrial zoned portion of the Three Point Properties development, none of these developments is currently within a proposed Settlement Containment Area. All but the Chubb Road developers have publicly indicated at community meetings that they plan to seek inclusion into a settlement containment area. There has been a verbal undertaking by the JDF Regional Director to address any needed changes to the draft Otter Point OCP (through public hearings and bylaw amendments) after it is passed as a bylaw. However, incorporating the current settlement containment maps into the RGS now would make it very difficult to proceed with any later amending process.
  - The SCA #2 boundary in Otter Point is inconsistent with the boundary of the Kemp Lake Waterworks District (KLWD). Given that one purpose of the SCA in the Otter Point OCP is to designate an area that may eventually be serviced by a public water system, it would be unfair to exclude residents who are already on the KLWD system from being permitted to access CRD water if it eventually connected with the KLWD. A more appropriate solution would be to amend SCA #2 in the Otter Point OCP to include the Kemp Lake Waterworks District and to have this subsequently reflected in the Regional Growth Strategy.
  - All Agricultural Land Reserve (ALR) properties in Otter Point have been removed from the SCA. However, some residential properties in the ALR are on the KLWD. To exclude them from the SCA because they are in the ALR would mean terminating their access to water if the CRD water system were ever connected to the KLWD. This is unfair. Some type of appeal process, perhaps similar to a Board of Variance, should be established to allow dealing with such anomalies.
2. Other Otter Point mapping features also require updating or clarification before being included in the Amended Regional Growth Strategy. For example,
- One large piece of land currently within SCA #1 is mostly parkland, Crown land and private managed forest land. It is unclear why this is being included when other already developed areas are being excluded.
  - No comprehensive environmental mapping has been done in Otter Point. The absence of such mapping leaves environmentally sensitive areas unidentified or misidentified in the Regional Growth Strategy.
  - The Kemp Lake watershed that supplies potable drinking water through the KLWD to about 425 homes in Otter Point should be formally designated as a watershed in the Regional Growth Strategy map.
  - The area on CRD Map 3: Growth Management Concept Plan, which identifies the recently annexed portion of Otter Point by the District of Sooke, needs clarification. It shows some of the annexed properties (south of Kemp Lake) being within the Sooke Urban Containment and Servicing Area, but the large area on the east side of Kemp Lake continues to reflect the property’s existence outside of the CRD UCB. Is that property in or out?

3. The Settlement Containment Area that was originally in the draft Shirley/Jordan River OCP has been removed. This is contrary to the wishes of the community as expressed at their OCP Advisory Committee meetings. It is also a contradiction of the purpose of the SCA, which is to cluster future residential growth and limit the extension of services into other more rural areas. Our association realizes that this was an OCP and not a RGS decision. However, no one seems to be able to satisfactorily explain why the SCA was removed. To miss this opportunity to include the Shirley SCA in this round of RGS amendments leaves the community unfairly exposed to further development that contradicts the purpose of the RGS.
4. In the Shirley/Jordan River OCP, the Goudie Creek watershed should be formally identified as a watershed in the Regional Growth Strategy map as it is used to provide potable water to approximately 120 homes in Shirley through the Sheringham Water Utility. In addition, a small tributary off Goudie Creek is inaccurately depicted as Goudie Creek. The accurate depiction of Goudie Creek will be important for land use planning purposes as residential development is anticipated in this area.

## **7. REPLY FROM MINISTRY OF FORESTS: REMOVAL OF WFP LANDS FROM TFL 25**

In February 2007 OPSRRA submitted a letter to the Minister of Forests and Range (see March newsletter) detailing our concerns about the province's decision to allow Western Forest Products to remove their private forest lands from Tree Farm License (TFL) 25. On May 10 the Minister replied to our correspondence. Included in the letter were assurances that WFP had made commitments to:

- Continue using practices that would protect human drinking water.
- Establish new ungulate winter ranges to offset loss of habitat protection on private land.
- Guarantee access for the Crown across key pieces of WFP private land.
- Implement a two-year moratorium on log export from the private lands.

Our concerns about development that may be contrary to the Otter Point and Shirley/Jordan River Official Community Plans being allowed on some of these former TFL 25 private forest lands was not addressed by the Minister and we were encouraged to take-up our concerns with WFP. A delegation of OPSRRA directors met with WFP Jordan River on May 28 and we have since been put in contact with their senior administration to pursue our concerns.

## **8. OPSRRA PRESENTATION TO CRD PARKS COMMITTEE: PARK AT MUIR CREEK**

The Muir Creek Protection Society (MCPS) has been working for two years to secure part of Timber West's private forest lands in the Muir Creek watershed as public parkland. Our MLA recently arranged a meeting between the MCPS and representatives from Timber West. Representatives from the JDF Community Trails Society and OPSRRA were invited to attend. What now appears possible is that Timber West will hold-off logging near the lower areas of Muir Creek and will consider selling some of its private forest land if the CRD, province and a private fund-raising conservancy group can meet their price. A major step in putting together the deal was achieved on May 16 when the CRD Parks Committee met to hear presentations from supporters of the park and to consider their recommendation to the CRD Board. The following is OPSRRA's presentation to the CRD Parks committee. Other presentations were made by the MCPS and the JDF Parks Commissioners from Shirley and Otter Point.

## Presentation to the CRD Parks Committee, May 16, 2007

This presentation is on behalf of the Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) and is in support of the Muir Creek Protection Society's request that the Capital Regional District consider participating in the acquisition of part of Muir Creek as a CRD park.

OPSRRA has been in existence since 1992 and represents about 365 residents and landowners from the two communities of Shirley and Otter Point. Muir Creek is the geographic boundary between our two communities.

There are four points that I would like to make on behalf of our association in support of the CRD acquiring some of this property as parkland:

5. The communities of Shirley and Otter Point are currently experiencing about a 4% annual growth in population. This places us in the ranks of the fastest growing communities in the CRD. The scale of developments already underway or in the preliminary planning stages, could add another 200 homes to Otter Point and eventually as much as another 300 to Jordan River (immediately west of Shirley). This growth in population in our area, whether welcomed or not, will put increasing demand on our very limited public spaces.
6. Parks are a way of replacing green space lost to development. Residents of rural areas, and our visitors, have traditionally used private forest and crown lands for hiking, fishing and other recreational activities. After all, we are supposed to be the CRD's protected green space as envisaged in the CRD's Regional Growth Strategy. However, at the same time as the demand for green space that can be used for casual outings is increasing, we are seeing a decrease in accessible private forest lands as the forest companies sell these lands near our settled areas for residential development.
7. The words flat and ocean access are seldom used in the same sentence when describing how you get to a beach in our area. The Muir Creek area is unique. Aside from its many wonderful natural features and the variety of animals and plants that exist within its perimeters, it has the only sizeable, easy ocean access point within our two communities—and one of the few along the coast. The area to the south of West Coast Road is in constant use by dog walkers, fishermen, strollers, surfers, nature watchers and beach combers. At low tide it is one of the few areas in our two communities that gives you access to the foreshore for safe hikes. These community amenities will eventually be lost if the land is brought into the public domain.
8. Muir Creek is in a strategic location. It marks the boundary between our two communities; an area that we regard as part of the identity of our separate communities and yet shared by both of us. It has two very different yet compatible park uses. On the north side of the highway is the nature preserve, with its forest trails, waterside wonders and protected trees. On the south side of the highway are the flat meadows along both sides of the estuary; an area that used to be the log sort and booming grounds. It is the ideal stopping-off point for travelers from Sooke to Port Renfrew along the Pacific Coastal route. Somewhere where you could locate a rest spot, give the kids a final run in a safe place or just take a quiet walk before tackling the trip to Renfrew and beyond.

A final historic point that may help the CRD off-set the costs associated with helping to acquire Muir Creek as parkland: did you know that in 1910 a company was formed in Victoria to drill for oil at Muir Creek? They went down about 1,200 feet—considered a great depth in those days. The venture was unsuccessful. However, some remains of the “oil well” can still be seen on the east side of the

creek and a picture of the site is kept at the Shirley Community Hall. This is a fact! What we would also like to see as a fact is the establishment of a park at Muir Creek for our community and the Greater Victoria area.

## **9. OPSRRA PRESENTATION AT PUBLIC HEARING ON CRD BYLAW AMMENDMENT**

The on-going dilemma of how to reconcile the error created when the developers of two properties west of Jordan River were incorrectly given approval to sub-divide their properties continues. What should have been one dwelling on 125 hectares under CRD Bylaw 189 became one dwelling on one hectare because of the oversight. Lot averaging is being used by one developer to further reduce the size of some lots to below one hectare. See the May 2006 issue of the OPSRRA newsletter for further background details.

A second public hearing was held on Monday, May 28 to consider “legalizing” the subdivision of the development known as Wildwood Terrace. This is OPSRRA’s submission to the public hearing.

### **PRESENTATION BY THE OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION TO THE PUBLIC HEARING ADDRESSING CRD BYLAW 3429 PROPOSING AMENDMENT TO CRD BYLAW No. 189: May 28, 2007**

One purpose of the Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) is to ensure that development in the two communities of Shirley and Otter Point takes place in an orderly way and in the best interests of its residents. Although this proposed amendment pertains to property in Jordan River, our association has three reasons for making a presentation at this public hearing on an amendment to CRD Bylaw 189.

- Although the property referred to in the proposed amendment to CRD Bylaw 189 is outside of the nominal boundary of our ratepayers’ association, it will shortly become part of the area covered by the Shirley/Jordan Official Community Plan (OCP) and thus will have a legal tenure with the community of Shirley. Zoning and land use decisions for Jordan River will likely have precedent for Otter Point and Shirley.
- The Resources Land area of the Juan de Fuca Electoral Area, in which the Totangi development, known as Wildwood Terrace, presently resides, stretches across the top of the communities of Shirley and Otter Point. On one side of the line, we have development that conforms to our OCPs and zoning bylaws and on the other we have CRD Bylaw 189. Any amendment to this CRD Bylaw; and any precedent it may establish for the Resource Lands could impact the orderly development of Otter Point and Shirley.
- Although our organization only represents the interests of taxpayers in one part of the Juan de Fuca Electoral Area we share in the operating costs of the total Juan de Fuca Electoral Area. Because of this we have an interest in any zoning or land use activity that is likely to result in a change to our taxes as a result of the services that may be required and the amenities that other communities in the Juan de Fuca Electoral Area may eventually expect.

These are our concerns:

1. The Wildwood Terrace development was not required to provide for fire protection as part of its subdivision application to the provincial Subdivision Approving Officer. Although the developer subsequently offered to provide a

contribution towards the purchase of firefighting equipment in exchange for this bylaw amendment applying to all of their property, this has not happened. Instead, this amendment, if approved, will only retroactively legalize the smaller lot sizes on that part of the Wildwood Terraces development which already has Preliminary Layout Approval. No fire protection is being required under this amendment for this phase of the development. While our association acknowledges that the developer has made some limited arrangements for fire protection we renew our requests that the developer be required to provide the following as a condition of having this amendment approved:

- A dedicated deep-water well capable of producing enough water to fight a fire at the standards required by National Fire Protection Association (NFPA) 1142 - Water Supply for Suburban and Rural Firefighting.
  - A water reservoir tank and hydrant, for water tanker replenishment, that meets the requirements as specified by NFPA 1142 - Water Supply for Suburban and Rural Firefighting.
  - A contribution towards the construction of a future fire hall in the area of Jordan River.
  - A contribution towards the cost of purchasing a suitable fire truck and necessary firefighting equipment.
2. The developers of the Wildwood Terrace subdivision informed the March 27 Public Meeting that they intended to subdivide some of their property into smaller than one hectare lots. OPSRRA reluctantly supports the proposed amendment to limit lot sizes to an average minimum lot size of one hectare. New subdivision lots smaller in size than one hectare have no place in a rural area and are counter to the intent of the CRD Regional Growth Strategy. Nor does OPSRRA support the use of lot averaging except under “exceptional and unusual” circumstances such as in conjunction with a Conservation Covenant.
  3. We agree with this bylaw amendment being limited to those phases that have already been given Preliminary Layout Approval. Any further subdivision applications for these developments should be temporarily postponed until the Shirley/Jordan River OCP has been passed as a CRD bylaw. Future applications should then be required to come before the JDF Land Use Committee and CRD Planning staff to be considered under the provisions of the Shirley/Jordan River OCP and the CRD land use and zoning bylaw(s) in place at that time.
  4. The problems brought about as a result of the oversight of CRD Bylaw 189 are many: They represent an additional cost and delay to the developers and they have resulted in the approval of higher density and fewer community amenities than would have been allowed if CRD Planning Services, the provincial Subdivision Approval Officer and the developers had done their “due diligence” and made themselves aware of CRD Bylaw 189.

OPSRRA wishes to take this opportunity to renew its request that the JDF Regional Director, the province and the CRD consider the transfer of all subdivision approvals in the JDF Electoral Area to the JDF Planning Services office.

## **10. LETTER TO MINISTRY OF MINES: ARDEN LOG HAULING LTD. MINE APPLICATION**

The on-going disagreement between the owner/operator of the Arden Gravel & Sand pit on West Coast Road at Anderson Road and the immediate neighbours continues. The most recent application to the Ministry of Mines is for an expansion of the present 1.5 hectare sand and gravel operation to include an additional 5.5

hectares (4 hectares on the south side of West Coast Road and 1.5 hectares on the north side at the Anderson Road junction). OPSRRA submitted the following letter to the Superintendent of Mines.

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## **OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION**

Ministry of Energy & Mines  
Mining & Minerals Division  
PO Box 9320 Stn. Prov.  
Victoria, BC, V8W 9N3

Re: Arden Log Hauling Ltd. Mine Permit Application

Dear Ricci Berdusca:

I am writing on behalf of the Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) with regard to the Arden Log Hauling Ltd. mine plan application. Our association previously wrote the office of the Chief Inspector of Mines on July 17th 2006 regarding an earlier mine application by Dale Arden Log Hauling; that letter is attached for your information. In our association's opinion, the present application does not adequately address the concerns raised in last year's letter. While access to a convenient source of gravel and sand is an asset to our area, it should not come at the expense of others. Issues about the possible depletion of the domestic water table, safe access between the various mining and processing locations that border on Highway 14 and the risk of damage to the adjoining ocean foreshore and Muir Creek are only some of the community's concerns.

Our association continues to support the idea of a public information meeting being held in Otter Point before a decision is made on this mining application. And we renew our previous offer of assisting the applicants and the Ministry with the organization and promotion of such an event.

A reply is requested.

Regards,

Arnie Campbell  
President, OPSRRA

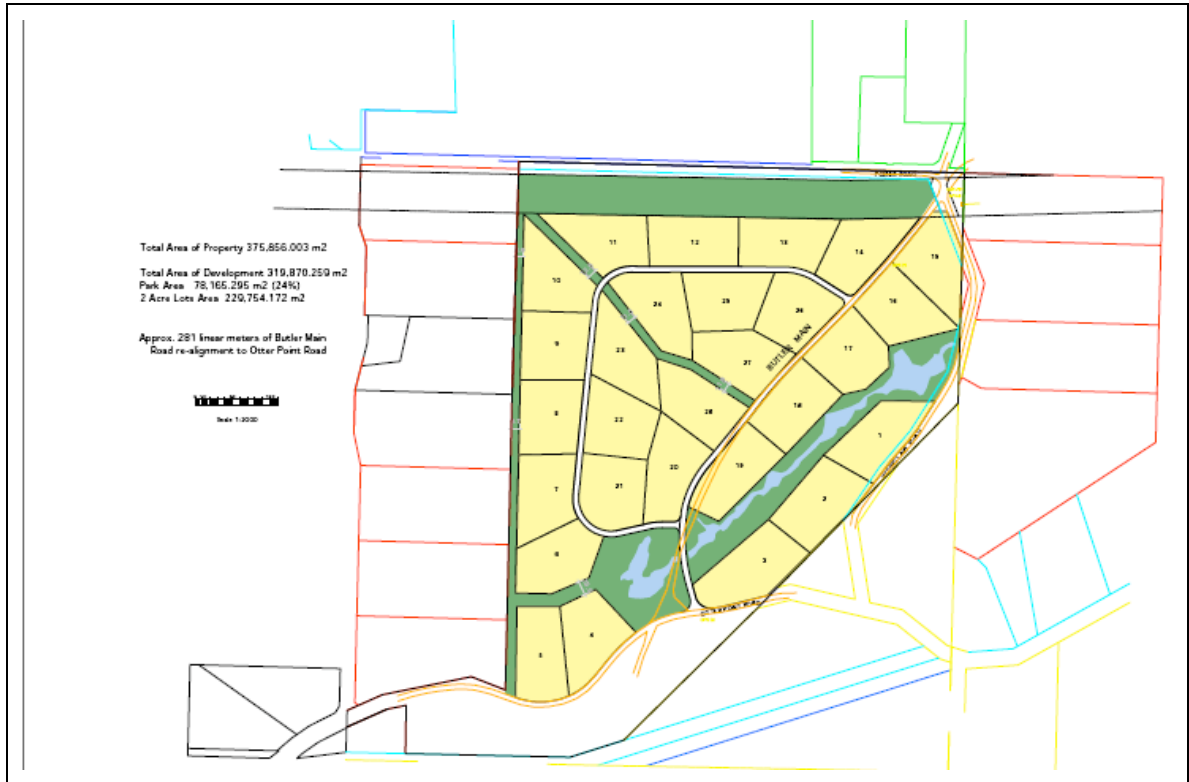
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## **11. UPDATE ON 3L DEVELOPMENT PROPOSAL FOR YOUNG'S LAKE ROAD PROPERTY**

3L Developments held an open house at the Otter Point Fire hall on Tuesday, May 29 to provide the community with a preview of their proposed 28 properties residential development on 96 acres zoned Rural A on Otter Point Road at Young's Lake Road. Site preparation is in progress with roads being "roughed-in" and perk testing being done to assess suitable locations for septic fields. Drilling for water will be happening next and then an application for rezoning will follow.

This is the proposed layout for the development. Robinson Road properties back onto the proposed development to the left, Otter Point Road is at the bottom;

Young's Lake Road is to the right and Camp Barnard is at the top right. The green areas are proposed parklands and trails.



## 12. UPDATE ON THREE POINT PROPERTIES INDUSTRIAL/COMMERCIAL DEVELOPMENT

This industrial/commercial development on the former Timber West log sort is now finding tenants. They have provided the OPSRRA newsletter with the following update.

In addition to Timber Jim's Wood Milling, we have a new tenant that will be coming soon called West Coast Super Storage [www.westcoastsuperstorage.com](http://www.westcoastsuperstorage.com). West Coast will have mini storage as well as auto, boat and RV storage at the Ramsden Road end of the site.

It is our goal to make this a very green and non-intrusive development that is a benefit to the community. To this end, we have already rejected a tenant that wanted to lease a large portion of the site for a rather noisy and unsightly use. The zoning allowed this use, but we felt that it would not be an overall benefit to the neighbourhood or to the development.

We are working towards a set of goals and will release more details once we have reached these milestones.

## 13. UPDATE ON THE SOOKE REGION MUSEUM FUNDING

OPSRRA has been in contact with both the JDF Regional Director and the Mayor of Sooke to try and find-out what has happened since the May 9 CRD Board meeting. At that meeting, it was announced that the District of Sooke and the JDF Electoral Area had agreed to strike a committee that would meet to discuss taxpayer supported financing of the Sooke Region Museum. The committee is to

report to the CRD Board by July. As of the end of May, no committee has been formed and no meetings have taken place. The disagreement that is holding-up negotiations is whether CRD Bylaw 3401 (the original funding referendum bylaw approved by the CRD Board earlier in the spring and then tabled) should now be rescinded before negotiations begin. The JDF Regional Director wants it rescinded so that negotiations can be done “with a clean slate”. The Mayor of Sooke asked for and received CRD Board approval on May 9 to have the bylaw remain tabled during negotiations in case the two parties do decide it should proceed or be amended. The JDF Regional Director’s understanding is that the CRD Board will, again at his request, review the tabled motion at its June 13 meeting. If the CRD Board votes, again, to have it remain tabled he intends to suggest abandoning the idea of a joint JDF Electoral Area–District of Sooke committee and moving forward with a referendum on the original Bylaw 3401. Meanwhile the Mayor of Sooke says that she has been informed by the CRD that the JDF Regional Director will not meet with the committee until the bylaw is removed. Her position (as accepted by the CRD directors at their May 9 meeting), remains, that she “didn’t want to tie the hands of the group in case the group does recommend by agreement to go to a referendum”.

#### **14. DID YOU KNOW THAT...**

**The Scouts Canada camp on the shores of Young’s Lake in Otter Point was named Camp Barnard after Senator Henry Barnard?** Senator Barnard (1868 – 1954) was a lawyer who was elected Mayor of Victoria in 1904. He served two terms, during which time the Causeway was built to replace the James Bay Bridge. He also promoted the idea of building the Empress Hotel.

In 1908 he was elected to the House of Commons (Liberal-Conservative Party) where he promoted Victoria as a seaport resulting in the building of the Ogden Point Wharves. In 1917, he was appointed to the Canadian Senate, where he served until 1945 when he retired to Victoria. In February of 1945 Senator Barnard gifted two parcels of land—his 'hunting lodge'—to the Victoria Council of Scouts Canada. This amounted to some 200 acres of second growth forest. Bits and pieces have been added and deleted since.

Provincial Jamborees were held at Camp Barnard in 1974, 1982 and 1987.

This information about Camp Barnard was provided by Grace Seabrook on behalf of Scouts Canada.

**Do you know the origin of the name “Orveas Bay” given to the shallow bay off the shores of Gordon’s Beach and Muir Creek?** None of the usual sources, such as the Sooke Region Museum or local reference books, give a definite answer as to how the bay got its name. If you know, let me know. Contact Arnie at [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca)

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.

#### **15. 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](http://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](http://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	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	Straitview Ridge Bed & Breakfast
Tugwell Creek Honey Farm	Tugwell Creek Meadery
Wood Visions	

## **16. BACK ISSUES OF THE OPSRRA NEWSLETTER**

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

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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](http://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.

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