

# OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE JUNE 2008

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 **380**. 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 **200** of our members. Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto: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:	<a href="mailto:d.acampbell@shaw.ca">d.acampbell@shaw.ca</a>	Email:	<a href="mailto:wlfritz@shaw.ca">wlfritz@shaw.ca</a>
Vacant	Secretary/Treasurer		
Sandy Barta	Director	John Charles	Director
Email:	<a href="mailto:sbarta@shaw.ca">sbarta@shaw.ca</a>	Phone:	642-0382
Erik James	Director	Ken Pungente	Director
Phone:	642-6368	Phone:	642-5177
Email:	<a href="mailto:mekjames@telus.net">mekjames@telus.net</a>		
Bob Philips	Director	Sarah Tidwell	Director
Phone:	642-3297	Phone:	642-2733
Email:	<a href="mailto:bother@telus.net">bother@telus.net</a>	Email:	<a href="mailto:sarah0406@yahoo.com">sarah0406@yahoo.com</a>

## IN THIS ISSUE

1.UPCOMING MEETINGS AND EVENTS.....	2
2.JUAN DE FUCA ELECTORAL AREA ZONING REVIEW UNDERWAY.....	4
3.OTTER POINT & SHIRLEY DEVELOPING A STRATEGIC VISION FIRST DRAFT OF FINAL REPORT READY FOR COMMUNITY COMMENT.....	5
4.PREPARED FOR 3L DEVELOPMENT'S PUBLIC HEARING.....	6
5.KEMP LAKE WATERWORKS DISTRICT HOLDS ANNUAL GENERAL MEETING.....	7
6.OPSRRA REQUEST TO PROVINCIAL SUBDIVISION APPROVAL OFFICER REQUESTING A PUBLIC HEARING.....	7
7.OTTER POINT EMERGENCY SERVICES ASKING FOR VOLUNTEERS.....	8
8.DID YOU KNOW THAT .....	10
9.FREE SMALL BUSINESS LISTING ON OPSRRA'S WEB SITE.....	10
10.BACK ISSUES OF THE OPSRRA NEWSLETTER.....	11

### 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.

---

Sunday  
June 1

**SEAS (Shirley Education and Action Society)  
Meeting**  
2:00 pm  
Shirley Community Hall

---

Thursday  
June 5

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

---

Saturday  
June 7

**Juan de Fuca Community Trails Society  
Hike on Broom Hill**  
9:30 a.m.  
3 to 3 ½ hours to 283m elevation.  
Meet at Manatu Road (off Kemp Lake Road onto Milligan to Manatu)  
An opportunity to explore the existing trails. The party can split; the more adventuresome can explore the proposed trail route to the Sooke Business Park. Dress for the weather, and bring water and a snack.  
Phone 642-2767 for details.  
[www.freewebs.com/communitytrails](http://www.freewebs.com/communitytrails)

---

---

Sunday  
June 15

**Sooke Region Museum  
Open House**  
Noon to 4:00 p.m.  
Sooke Region Museum  
Enjoy new exhibits and a salmon BBQ at this family friendly event.

---

Tuesday  
June 10

**JDF Land Use Committee (LUC) Meeting**  
7:00 p.m.  
District of Sooke Council Chambers  
2225 Otter Point Road

You can obtain the agenda the Friday before the meeting 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.

---

Monday  
June 16

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

---

Thursday  
June 19

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

---

Thursday  
June 26

**JDF Economic Development Commission  
Monthly Meeting**  
6:00 pm  
Village Foods Meeting Room  
6661 Sooke Road, Sooke BC

---

Thursday  
July 3

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

---

---

Saturday  
July 7

**Juan de Fuca Community Trails Society**  
**Hike up the Matterhorn**

9:30 a.m.

Meet at Tieulie Place (just off Highway 14 at French Beach: Eagle Light General Store)

5 plus hour day

The hike to the summit is through some beautiful forest and interesting plants to a spectacular view of the straits. Bring your camera. Bring water and your lunch. Dress for the weather.

Phone 642-2767 for details.

[www.freewebs.com/communitytrails](http://www.freewebs.com/communitytrails)

---

Second &  
Fourth  
Thursday  
of every month

**Shirley Quilters and Crafters**

10:00 a.m. to 3:00 p.m.

Shirley Community Hall

---

## 2. JUAN DE FUCA ELECTORAL AREA ZONING REVIEW UNDERWAY

A recent inquiry from OPSRRA to the JDF Regional Director has confirmed that CRD Planning Services has been working on the long-awaited, comprehensive review of the local zoning bylaw.

According to CRD Planner Kris Nichols, “Staff have been consistently working on the zoning bylaw *as time permits* and are working toward an end product of a comprehensive zoning bylaw for the entire electoral area (including Willis Point, the Malahat, East Sooke, Port Renfrew as well as Otter Point, Shirley and Jordan River), taking into account the information collected from public meetings over a year ago, most recent changes to the zones and the discussion that has ensued as a result of the zoning changes. Staff has been reviewing the entire JDF Electoral Area and the zoning concerns/issues throughout as part of this review process. As there was significant public process at the initial stages of the zoning review, a couple of years ago, staff plan to continue with opportunities for public information meetings and input as the process gets closer to a draft product.”

As part of this review, CRD Planning Services referred a portion of the zoning bylaw (Home Occupation) to the JDFEA Economic Development Commission (EDC) for comment at their May 22 meeting. The EDC was asked to review issues such as home occupations or other such zoning requirements and suggest changes.

Following receipt of the news about the zoning review, OPSRRA wrote the following letter to our Regional Director and the mayors of Metchosin and Central Saanich—the other two voting members to the CRD Board of Directors, who sit on the JDFEA Land Use Committee (LUC):

---

### OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION

Gentlemen:

I am writing on behalf of the Otter Point & Shirley Residents & Ratepayers Association to thank the CRD Board and its Planning Services for commencing a comprehensive review of the zoning bylaw for the Juan de Fuca Electoral Area. It

has been four years since the first review was initiated. Our association has written the Juan de Fuca Regional Director on two previous occasions, in the past year, requesting that this review be resumed. We feel that it is important to have it completed in a timely manner and therefore request that the CRD provide us with an outline of the process that they intend to follow and their suggested deadlines to complete each phase of the zoning review. As part of that process we believe that:

- The community should be hearing from the CRD about what plans are already underway to publicly review the remaining portions of Zoning Bylaw 2040: a bylaw that have been largely unchanged since its enactment in 1993 when Sooke was part of the electoral area.
- The public review and updating of the zoning needs to reflect changes in population size, community priorities and the development of local Official Community Plans and the Regional Growth Strategy.
- The public review should also provide an opportunity to make any necessary “adjustments” to the new Rural A and B zoning.

In conclusion, our association believes that community consultation is essential and the process must be complete enough by October 2008 that the electorate can understand the implications of the proposed changes before they proceed to the polls in November 2008. A timely reply is requested.

A timely reply is requested.

OPSRRA

---

**Note:** Since this letter was written, Kris Nichols, Manager Local Area Planning for the JDFEA has submitted his resignation effective the end of July, 2008. This will likely result in a temporary slowdown in the zoning review unless the CRD decides that the review is important enough that they decide to allocate extra staff to the JDFEA Planning Services office to ensure that the zoning review is not further delayed.

### **3. OTTER POINT & SHIRLEY DEVELOPING A STRATEGIC VISION FIRST DRAFT OF FINAL REPORT READY FOR COMMUNITY COMMENT**

The first draft of the final report for the Developing a Strategic Vision project will be released for comment by residents and property owners of Otter Point, Shirley and Jordan River on **Wednesday, June 4**. The purpose of the Vision project has been to develop a picture of what the community wants to see happen over the next 15 years in key areas such as rural land use, governance, taxation, transportation, the economy, the environment, community services and recreation. The information in this first draft has been assembled from ideas provided by local residents at two, half-day community participation workshops held this past April. The purpose of circulating this first draft is to allow others in the community to add further suggestions, ideas and comments before a second draft is written and circulated in July. The final report is expected to be completed by the end of August, 2008.

Once the final report is completed it will be widely circulated in the community and hopefully used to guide long range planning by influencing changes that the community wants to see in local Official Community Plans, zoning bylaws, the Juan de Fuca Electoral Area (JDFEA) Parks Plan, the CRD’s Master Park lan and the CRD’s Regional Growth Strategy. It could also be used by various committees and

commissions such as the JDFEA Land Use Committee, local Advisory Planning Commissions, JDFEA Agricultural Advisory Commission and the JDFEA Economic Development Commission.

Anyone wishing to read the drafts of the final report or to make comment can visit the project's web site: [www.jdffuture.org](http://www.jdffuture.org) or

contact Wayne Fritz

Phone: 642-0440  
email [wlfritz@shaw.ca](mailto:wlfritz@shaw.ca)

#### 4. PREPARING FOR 3L DEVELOPMENT'S PUBLIC HEARING

##### Notice to OPSRRA Membership

The directors of OPSRRA intend to make a presentation at a forthcoming public hearing regarding an application by 3L Development to have their proposed 37.6 hectare (93 acre) Otter Point development included within a Settlement Containment Area and to change the zoning on their property from Rural B (minimum sub-dividable lot size is 120 hectares) to Rural Residential 2 (minimum sub-dividable lot size is 1 hectare). See the September 2007 OPSRRA newsletter for more details about the proposed development and a map showing the proposed layout of the lots, trails and parkland.

**Note:** The public hearing is tentatively scheduled for sometime in June. It will be advertised in the Sooke News Mirror two weeks in advance.

The following points are being considered for that presentation:

- The developer's willingness to meet with the community to discuss and revise their proposal. Specifically, that the developer held two meetings with some residents of the adjoining properties and representatives from the Otter Point Fire Department, Juan de Fuca Community Trails Society, Sooke Salmon Enhancement Society, Scouts Canada (Camp Barnard) and OPSRRA.
- Changes to the development's layout were made to address concerns expressed about lots spanning an ephemeral stream connecting with De Mamiel Creek, the need to create public trails to link the adjoining Sooke Business Park, William Simmons Park and the BC Hydro right-of-way and the amount of land being dedicated for public trail and green space.
- According to the Otter Point OCP, future population growth is to be clustered within designated settlement containment areas. As the 3L Developments property, proposed to be included within a settlement containment area, is already surrounded on three sides by that settlement containment area, only an incremental expansion to the existing settlement containment area would be required.
- The proposed zoning and Official Community Plan (OCP) changes were supported by the Otter Point Advisory Planning Commission at a public meeting.
- No request is being made by 3L Developments for the extension of public utilities at taxpayer expense.
- Community amenities are being obtained as a condition of the proposed rezoning process, in that approximately 21% of the property would be provided to the community as public parks and trails.
- If the rezoning request is not approved, 3L Developments would be able to proceed with a subdivision application under the pre-existing Rural A

zoning with a "4 on 10" strata titling form of development that would provide no amenities for the community.

- OPSRRA supports development that takes place in an orderly manner and is in the community's interest.
- OPSRRA sees this proposal as being largely consistent with the existing Otter Point OCP and the CRD's Regional Growth Strategy.

If you wish to comment on this proposed public hearing presentation by OPSRRA, contact Arnie Campbell, President, OPSRRA before the public hearing date at:

Phone: 642-3113  
email: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca)

## **5. KEMP LAKE WATERWORKS DISTRICT HOLDS ANNUAL GENERAL MEETING**

The Kemp Lake Waterworks District AGM took place 21 May with Trustees Kevan Brehart, Joanne Hemphill and Richie Birch as well as Administrator Debbie Anderson. Six property owners from the water service area also attended and one guest. Kevan Brehart was acclaimed for another three year term. There were no new projects undertaken during 2007 and none are projected for 2008. Following a report requested by property owners at the AGM in 2007, the property owners raised the honoraria for the Trustees to \$2500 per year for the Chair and \$1200 per year for the other two Trustees. It is clear that the Trustees are providing excellent service and years of experience from their desire to contribute to the community and not because the job will make them rich.

The budget projection for 2007 at \$114,660 proved to be higher by \$5300 than actual costs, so the 2008 budget estimates costs of \$111,000. Kevan Brehart explained that revenue is generated by taxes and tolls which were shown in the budget. The budget shows costs for administration, operation and maintenance. When a new lot is added to the service, the owner of the lot pays all immediate costs. As well, the owner pays an additional fee that is set aside to help replace equipment when the system is upgraded to meet heavier use.

The Trustees have nearly completed their research into options for the water district in the future. Some options being researched are adding a filtration system, taking out a second license to draw water from Kemp Lake and connecting the existing Kemp Lake Water Works system to the CRD water supply. When the information is complete and organized, the Trustees will be looking for a means to consult with property owners in the service area as to which options are possible and might be approved by a majority of the property owners affected.

## **6. OPSRRA REQUEST TO PROVINCIAL SUBDIVISION APPROVAL OFFICER REQUESTING A PUBLIC HEARING**

The University of Victoria, Environmental Law Clinic acting on behalf of the Sea-to-Sea Greenbelt Society has requested that the provincial Subdivision Approval Officer hold a public hearing into Western Forest Product's application to subdivide their properties in Jordan River, Shirley and Otter Point into 319 residential acreages. (See OPSRRA's May 2008 newsletter for further details). OPSRRA directors have decided to support this request for a public hearing and have written the following letter to the provincial Subdivision Approval Officer.

---

## OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION

Mr. Bob Wylie  
Subdivision Approving Officer  
Ministry of Transportation  
Nanaimo, BC

Dear Mr. Wylie:

Our association recently wrote to you requesting that we have an opportunity to comment on the Western Forest Products subdivision applications that are pending for our communities under the old CRD zoning bylaws. Since that letter was written on April 28 we have been made aware of a request from the Environmental Law Clinic, on behalf of the Sea-to-Sea Greenbelt Society, asking that you hold a public hearing on this matter prior to making a decision. I would like to add our association's name in support of that request.

In our opinion this would be a fair, public and constructive way to allow all parties who hold a concern about the outcome of your decision to have an opportunity to comment. Such a public hearing would provide an opportunity for the public to hear the views of WFP, the CRD, the Juan de Fuca Electoral Area as well as other organizations and individuals. From the community's point-of-view, decisions about future development on the WFP forest lands are in the public interest. This public interest extends to decisions regarding sustainable development, zoning, fire protection, fire suppression planning, access to and protection of a safe drinking water supply as well as concern for environmental integrity, health and safety, and even recreation. It would seem to be against the public's interest to approve subdivisions planned under zoning that was rescinded and that the CRD Board and planners do not support, without public comment.

In conclusion our association's position is that community planning should be done before major changes are made in land use; that the "grandfathering" of the subdivision zoning for the WFP property will result in a significant loss of community amenities and is not in the public or the community's interest.

OPSRRA

---

## 7. OTTER POINT EMERGENCY SERVICES ASKING FOR VOLUNTEERS

Following the tremendous wind storms of November and December, 2006 a volunteer effort was made to organize Otter Point into neighbourhood units (pods) that could provide some basic emergency services to local areas until outside help arrived. Over the past year volunteers have been working to create the organization needed to support this community service. Volunteers are now needed for each neighbourhood. Important and informative information about the need for an emergency preparedness program in Otter Point is available on the Otter Point Fire Department web site: [www.otterpointfire.bc.ca](http://www.otterpointfire.bc.ca). Look under Public Information.

The following was submitted by the Otter Point Emergency Preparedness Program:

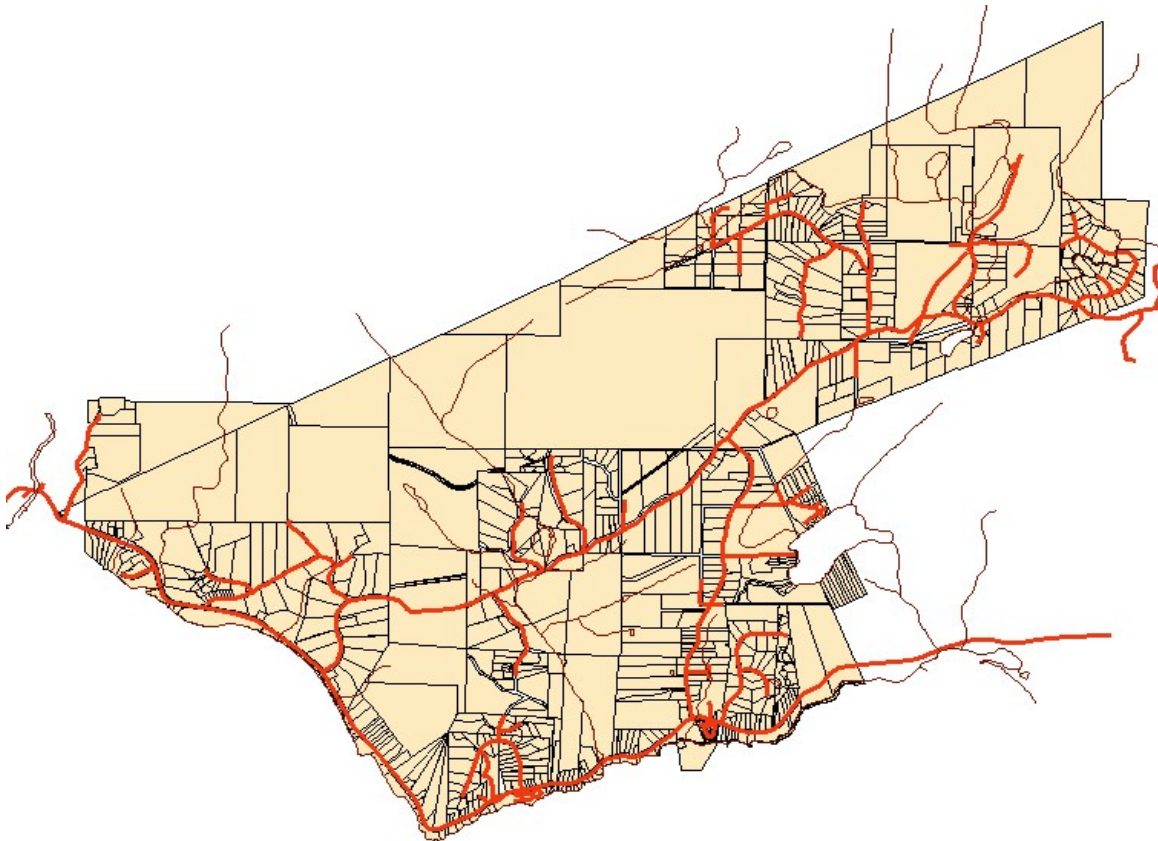
### **OTTER POINT EMERGENCY PREPAREDNESS VOLUNTEERS STILL NEEDED**

The Otter Point Emergency Preparedness Program is run entirely by volunteers. As the program is in its formative stage **volunteers are still needed** to fill many positions within each of the 35 Pods in Otter Point in order to implement this important program. **Volunteering for these positions does not require a heavy commitment of time.**

To volunteer, e-mail **Richard Muller** and/or **Shelley Mitchell**, Otter Point Emergency Preparedness Community Coordinators at [OPemerg.prep@shaw.ca](mailto:OPemerg.prep@shaw.ca)

### **WHICH IS YOUR POD?**

To find out which Pod you belong to, visit [www.otterpointfire.bc.ca](http://www.otterpointfire.bc.ca) then click on JDF Emergency Planning Committee in the *Public Info* tab and click on **OP Pod Map**.



### **FREE OTTER POINT EMERGENCY BOOKLET**

For valuable information on how to get yourself and your family prepared, download a copy of the '*Otter Point Emergency Preparedness Information Booklet*' by going to [www.otterpointfire.bc.ca](http://www.otterpointfire.bc.ca) then click on **JDF Emergency Planning Committee** in the *Public Info* tab and click on **OP Emergency Prep Booklet** to print your own booklet.

## 8. DID YOU KNOW THAT ...

**It wasn't until 1958 that a public road finally connected Sooke to Port Renfrew?** Bits and pieces of road and trail existed prior to then. One of the earliest was the bark trail that ran from Muir Creek through Blueberry Flats on the way to Shirley (see November 2007 OPSRRA newsletter). In 1935 a road was built over part of the original trail by Chris Boyd of the Boyd Lumber Company to connect his mill with West Coast Road. His company logged an area between Muir and Kirby Creek until 1939 when his saw mill burned down. The Bear Creek logging railway trestle, near Port Renfrew, was built in 1939 from Douglas fir supplied by Boyd's Mill.

**Boyd's lumber also had a large loading wharf for their lumber in Otter Point?** It was located just to the west of Kemp Lake Road. Trucks would bring the lumber from the mill on Blueberry Flats to the Otter Point wharf where it was loaded onto scows using a sky-line running from the shore and anchored to a large off-shore rock that is still visible today just to the west of Otter Point Resort.

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

## 9. 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**.

**Note:** OPSRRA does not accept responsibility for the services provided. Always check references and ask for confirmation of Work Safe B.C. Registration if applicable.

**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
DanCyn Kioti Excavation	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

## **10. 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](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 got it wrong we will acknowledge that and make a correction as quickly as possible.

---