

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE **MARCH 2010**

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. Associate (non-voting) memberships are available for persons who do not reside or own property in Shirley or Otter Point, but who wish to support the Association.

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 now e-mails this newsletter to over **250** of our members. Contact Arnie Campbell at: d.acampbell@shaw.ca if you want to receive this membership service.

OPSRRA's EXECUTIVE AND DIRECTORS

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1. UPCOMING MEETINGS AND EVENTS

Contact Arnie Campbell at: d.acampbell@shaw.ca or **250-642-3113** to have your community event listed in our monthly community events calendar.

Wednesday
March 3 **Public Rally to support the University of British Columbia's Purchase of WFP Forest Lands.**
7:00 to 9:00 p.m.
S. J. Willis School Auditorium
923 Topaz Avenue (between Quadra & Blanshard)
Victoria BC

See newsletter item 8 for more information

Wednesday
March 3 **Sooke & Electoral Area Recreation Commission (SEAPARC) Monthly Meeting**
7:00 p.m.
Board Room
SEAPARC Leisure Complex
2168 Philips Road Sooke BC

Saturday
March 6 **JJuan de Fuca Community Trails Society Hike & Hack**
9:30 a.m.

Meet on Otter Point Road at the Sooke Business Park turn-off. Parking available on both sides of Otter Point Road.

The salal is taking over some spots on the trail. Please bring secatures, pruning shears or a hand-saw, and work gloves.

This is a 3 hour hike/work party.

Bring a snack.

[Phone Rosemary Jorna, 250-642-2767](tel:2506422767) or email sid2767@shaw.ca for details.
[Web site: www.jdfcommunitytrails.ca](http://www.jdfcommunitytrails.ca)

Sunday
March 7 **Beach Clean up at Point-no-Point**
11:00 a.m. to 1:00 p.m.

Organized by the Vancouver Island Surfriders, Vancouver Island Chapter.

Information:
www.surfrider.org/vancouverisland

Wednesday
March 10 **Shirley Community Association Annual General Meeting**
7:30 p.m.

Shirley Community Hall

Monday **Living with Wildlife Part 2: Cougars**

March 15 7:30 to 9:30 p.m.

Otter Point Fire Hall
3727 Otter Point Road

By popular request, Conservation Officer, Peter Pauwels, returns to talk about cougars and cougar encounters.

Tuesday **JDF Electoral Area Land Use Committee (LUC)**

March 16 **Monthly Meeting**

7:00 p.m.
District of Sooke Council Chambers
2225 Otter Point Road, Sooke BC

You can obtain the agenda the Friday before the meeting on the CRD website at: www.crd.bc.ca/jdf/index.htm
Click on "Agenda" at the top of the page.

Thursday **JDF Electoral Area Economic Development Commission**

March 18 **Monthly Meeting**

6:00 p.m.
Village Foods Meeting Room (upstairs)
6661 Sooke Road, Sooke BC

Sunday **OPSRRA**
March 21 **Annual General Meeting**

2:00 p.m.
Otter Point Fire Hall
3727 Otter Point

See newsletter item 2 for details

Tuesday **Juan de Fuca Electoral Area Parks & Recreation**
March 23 **Commission**

Monthly Meeting
5:00 p.m.
JDF Electoral Area Services Office
2-6868 West Coast Road, Sooke BC

Sunday **Shirley Craft Fair**
March 28 10:00 a.m. to 4:00 p.m.
Shirley Community Hall

Note date change



Saturday
April 3

**JJuan de Fuca Community Trails Society
Easter on the Galloping Goose**

9:30 a.m.

Meet at the water treatment plant, 2900 block Sooke River Road.

It's Easter. Check out the spring flowers on the Galloping Goose between Charters Trestle and Todd Trestle. This stretch of the Goose is notable for its variety and succession of spring flowers.

This is a 1 ½ to two hour walk. Easy footing.

Bring a snack.

[Phone Rosemary Jorna, 250-642-2767](tel:250-642-2767) or email sid2767@shaw.ca for details.

[Web site:](#)

www.jdfcommunitytrails.ca

Wednesday
April 7

**Sooke & Electoral Area Recreation Commission
(SEAPARC) Monthly Meeting**

7:00 p.m.

Board Room

SEAPARC Leisure Complex

2168 Philips Road Sooke BC

Sunday
April 11

Beach Clean up at Whiffin Spit

11:00 a.m. to 1:00 p.m.

Organized by the Vancouver Island Surfriders,
Vancouver Island Chapter.

Information:

www.surfrider.org/vancouverisland

Mondays

Karate for all ages

6:30 to 7:30 p.m.

Shirley Community Hall

Contact Alida Long: 250-642-4631

Tuesdays

Yoga

6:30 p.m.

Shirley Community Hall

Thursdays

Shirley Quilters and Crafters

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

Shirley Community Hall

[Everyone welcome](#)

Contact Christien Shipton: 250-646-2687

2. OPSRRA ANNUAL GENERAL MEETING: CALL FOR NOMINATIONS

OPPSRA's Annual General Meeting (AGM) will be Sunday, March 21, 2010 at 2:00 p.m. at the Otter Point Fire Hall. Regional Director Mike Hicks and MLA John Horgan have been invited to attend to conduct the elections and address the members. We will send an agenda to members on the newsletter email list.

Proposed candidate election slate for the coming year:

President: Arnie Campbell
Vice-President: Wayne Fritz
Secretary/Treasurer: Bob Phillips
Directors: John Charles, Brenda Mark, Sandra Barta, Fiona McDannold & Erik James.

Residents and property owners of Shirley or Otter Point, who are members of the association, can be nominated. Further nominations can be sent to either Arnie Campbell or Bob Phillips. Nominations are also accepted at the AGM.

3. OTTER POINT OFFICIAL COMMUNITY PLAN REVIEW

The Juan de Fuca Land Use Committee (JDF LUC) approved the terms of reference and work plan for a review of the Otter Point Official Community Plan (OCP) at their February meeting. The Capital Regional District (CRD) Planning Services department has already begun collecting background information for use in preparing a community profile and land use analysis. The CrD is updating mapping information and scheduling consultations with selected agencies. The first of the community consultations workshops takes place this April. The Otter Point OCP review will be a year long process with ample opportunity for comment from Otter Point residents and property owners.

The Shirley/Jordan River and East Sooke OCP reviews are scheduled for next year and are expected to take less time as much of the work being done for the Otter Point OCP review will be transferable to the other two OCP reviews.

The full details of the terms of reference and work plan for the Otter Point review are available on the CRD web site:

www.crd.bc.ca/reports/juandefucalandusecom_/2010_/02february_/lucreporttermsofrefe/LUCreport_TermsOfReference_final_mb_Feb1620.pdf

OPSRRA has been requesting this review for the past three years and spoke in support of the proposed terms of reference and work plan at the February meeting of the JDF LUC. While it is unusual to review an OCP in less than a five year cycle, there are special circumstances which warrant reviewing the Otter Point, Shirley/Jordan River and East Sooke OCPs as soon as possible. These include:

- When passed as CRD bylaws in 2007 they were done so with the realization by LUC and others that they were incomplete in at least 3 areas:
 - Mapping for the area was incomplete and in some cases inaccurate.
 - Settlement Containment boundaries, which guide future residential growth, were still being discussed by the community.
 - Watersheds were not identified and therefore not adequately protected.
- Since the OCPs were approved, about 30,000 acres of Western Forest Product's private forest lands have been released by the provincial government from Tree Farm License (TFL) 25. About 4,500 acres are located in the Shirley/Jordan River OCP area and another 564 acres in Otter Point. These forest lands represent about 45% of the land contained within the Shirley/Jordan River OCP area and a lesser amount in Otter Point. All of the

WFP lands in the Shirley/Jordan River and Otter Point OCP areas are now on the real estate market. The removal of these lands from the TFL and their possible use for other than forestry was never contemplated when the OCPs were being worked on between 2004 and 2007. This possible change in land use now needs to be reflected in the revised OCPs.

- The review of CRD Zoning Bylaw 2040 can not proceed until the OCPs are reviewed. This bylaw is almost 20 years old and predates the incorporation of the District of Sooke. Half of the bylaw's provisions pertain to the District, while neglecting the many changes that have happened in the remainder of the electoral area such as the movement of private forest lands to residential development and the introduction of provincial legislation which permitted 4-on-10 strata-titling of larger rural properties.

4. NEW FEATURE: PREPARING FOR THE OFFICIAL COMMUNITY PLAN REVIEW

This month, we begin a new feature on the OPSRRA web site to coincide with the beginning of the Official Community Plan (OCP) reviews for Otter Point and Shirley/Jordan River. Because of the length of some of these articles we won't include them in the newsletter, but will provide a link to the article on our web site.

This month's feature, [False Economies](#) looks at the experiences of other communities in the Greater Victoria area and suggests what our communities could be doing to identify and acquire local green space amenities as part of the community planning process.

Note: Click on "False Economies" in the paragraph above to read the full article.

5. MEETING WITH REGIONAL DIRECTOR & PROVINCE RE: GOVERNANCE OPTIONS

On-going efforts by OPSRRA and the Juan de Fuca Regional Director to have the province undertake a governance options study for Otter Point, Shirley and Jordan River continue. Although the Minister of Community and Rural Development refused to transfer the unused funds from the suspended Metchosin/East Sooke Boundary Restructure Study to our area, he did encourage the Regional Director to meet with ministry staff to consider some possible changes to the present governance structure. Director Hicks organized a meeting with senior ministry staff in late January and invited representatives from OPSRRA to attend. The meeting began with a review of the outstanding issues which the previous Governance Options Committee felt could only be resolved by incorporation—an option which the province refuses to allow us to consider. The meeting then progressed to look at possible options which could be allowed such as:

- A Fringe Area Management Agreement with the District of Sooke to coordinate land use planning along the Otter Point and East Sooke borders with the municipality;
- Reviewing the role of the JDF Land Use Committee;
- Reviewing the role and scope of the current Advisory Planning Commissions;
- Consideration of delegating representational responsibility for some of the meetings and duties assigned to the Electoral Area Director;
- Having the candidates(s) for regional director identify their choice for alternate regional director before the election;
- Creating an elected Community Services Commission.

The idea of creating an Electoral Body was suggested as a governance options for electoral areas in a recent report of the Union of B.C. Municipalities and was also discussed. This option, however, is presently not provided for under the provincial Local Government Act and therefore not available for consideration at this time.

It will now be up to Director Hicks to follow-up with the Capital Regional District on the suggestions provided by the ministry staff.

6. OTTER POINT LOOKING TO FULL EMERGENCY PREPAREDNESS COORDINATOR POSITION

The Otter Point Emergency Preparedness Coordinators submitted the following to the OPSRRA newsletter:

Due to the fact that Richard Muller and Shelley Mitchell, Otter Point's present Emergency Preparedness Coordinators, are leaving the community and moving into Victoria, the position will soon be vacant. The devastation and tragedy happening in Haiti as a result of the earthquake serves as a wake-up call for all of us. Otter Point cannot be left without an Emergency Preparedness Coordinator.

This is a volunteer position, part of the Juan de Fuca Emergency Program, whose responsibility it is to educate, prepare and provide emergency assistance in the event of a disaster within our community. One of the main points of emergency preparedness in remote communities is the importance of individuals and communities being prepared for self-sufficiency for at least 14 days. For this reason Otter Point has been divided into 34 mini communities, called 'pods', each consisting of approximately 24 homes.

For more information regarding this program and to see a map to find out which pod you belong to, go to: www.otterointfire.bc.ca and pull down the Public Info tab and click on OP Emergency Planning Committee.

Anyone interested in filling this position please contact Richard Muller or Shelley Mitchell at: OPemerg.prep@shaw.ca or phone 250-642-2350.

7. SOOKE COMMUNITY ASSOCIATION ANNUAL GENERAL MEETING

The Sooke Community association provides recreational facilities and economical meeting and storage space for a variety of local non-profit organizations that provide services through-out the Sooke region. They held their Annual General Meeting on February 2. OPSRRA asked them to submit a story to the newsletter explaining their services.

The Sooke Community Association is a hardworking volunteer group that owns and manages the Sooke Community Hall, Sooke River Campground, Fred Milne Park and Art Morris Ball Park and Tennis Court.

The present list of Directors includes: Karl Linell (Pres.), Eric Day (V.Pres.), Charlie O'Donnell (Treas.) and Sheila Snider (Secty.) Gerhart Hansen, Joe Medwedrich, Bob Young, Bev Myers, Dave Clark, Terry Currie, Gloria Ewan, Sue Ford, Peter Clark and Dave McClimon.

The Sooke Community Hall was built by volunteers in 1937. It is situated in the centre of Sooke where Eustace Road and Shields

Road intersect. In the building, the large Main Hall is located upstairs and is available to rent for weddings, dances, conferences, memorials and large public meetings. Handicap access is provided to the Main Hall by elevator. Downstairs there is a dining room, kitchen and conference room that is also available to rent.

The Sooke Community Association allows community groups to use the Community Hall for their recreational, cultural and civic purposes at little or no cost. These Community groups are:

- Sooke Salmon Enhancement Society
- Sooke Senior Bridge Club and Bus
- Sooke Minor Hockey
- Sooke Soccer
- Sooke Fastball
- Sooke Slowpitch
- Sooke Fall Fair
- Cops for Cancer
- Contact (Medical Equipment) Community Assistance Society
- Sooke Food Bank
- Sooke Martial Arts Club
- Sooke Boxing Club
- Sooke Meals on Wheels
- Girl Guides of Canada
- Sooke Lions Club
- Sooke Lioness' Lions Club
- Teen Youth Group (SEAPARC)

The Community Hall is also available to the people of the Sooke District as a gathering place during emergency situations. It is presently being fitted for an electrical generator to provide power to the building in an emergency.

8. WESTERN FOREST PRODUCTS ANNOUNCES PLAN TO SELL JORDAN RIVER, SHIRLEY AND OTTER POINT PROPERTIES

Western Forest Products has announced that they will be placing about 5,700 acres of their private forest lands on the real estate market on March 8. There are 61 separate parcels for sale ranging in size from 4 to 722 acres, with most of them being in Jordan River and Shirley and a lesser number in Otter Point and near the Sooke Potholes. Most of the lands are identified as forest lands, some are within the Agricultural Land Reserve and others, such as around the old Jordan River town site, are zoned residential. Total asking price is about \$38 million dollars and the sale is being conducted by Colliers International. Full details of the properties for sale is available on the Colliers web site: www.uniqueproperties.ca.

There are two initiatives presently underway to try and have some or all of these lands retained in the public domain. Juan de Fuca Regional Director Mike Hicks is working to have the CRD, provincial and federal governments partner with The Land Conservancy (TLC) to purchase two parcels in Jordan River (JR-1 and JR-2) and one in Shirley known as Sandcut Beach (JR7) as parkland. These three properties total about 130 acres and are on the market for about \$4,100,000.

Meanwhile, a coalition of groups is trying to revive interest in the idea of the University of British Columbia (UBC) buying all of Western Forests Product's lands

for \$130 million and using the 12,000 hectares as a research forest. This plan was being worked-on by UBC and WFP earlier this year but came to a stop when WFP wanted more for the land than UBC could afford to offer and the province refused to allow UBC to increase their borrowing limit.

A public rally is planned for 7:00 p.m. on Wednesday, March 3 at the S.J. Willis School in Victoria in support of efforts to have the UBC offer reconsidered by the province and WFP. Representatives from local organizations such as OPSRRA, the T'Sou-ke Nation and the Shirley Education & Action Society (SEAS) have been invited to speak at this rally.

Note: OPSRRA directors have arranged to meet with a representative of Western Forest Products on March 3 to discuss local issues such as logging in watersheds, the pending OCP reviews and the two initiatives to keep some or all of the WFP lands in the public domain.

9. DID YOU KNOW THAT ...

Three pioneer schools were located in Otter Point? The earliest was the Tugwell Creek School located somewhere west of Tugwell Creek. This school was built by local residents in 1899 on the property of the 600 acre Ted Gordon Farm and was shared by children from Shirley and Otter Point. It was closed about 5 years later when the John Goudie family left the area and not enough children were left to keep it open. However it did remain in use as a community centre and was used for church and social gatherings for many years afterwards. The exact location of the remains (if any) of the log structure is uncertain. A recent visit to the area with Gerald Filippo, who grew-up on the Gordon Farm in the 1950s, puts it in the 8900 Block of West Coast Road—a bit closer to Anderson Road than previously thought.

The Tugwell Creek School was replaced by the Otter Point or “Emerson” School in about 1908. This school was named after an Icelandic pioneer family who homesteaded in the area and on whose property the school was built. Remnants of the log cabin school are still to be found in the bush on the south side of the 3800 block of Otter Point Road. The third and final Otter Point School was built in 1913. This was a wood frame building located near the corner of Otter Point and Kemp Lake Road. It was closed in the early 1950s and the girl’s “four-holer” outhouse was saved and is now located behind the Sooke Region Museum.

Shirley once had its own school too? It was located on Sheringham Point Road and opened in 1916. It had as many as 20 children attending in the early 1940s.

This month’s **Did You Know That?** was prepared with the help of information in *The Sooke Story—The History and the Heartbeat* and *101 Historical Homes*, both written and published by the Sooke Region Museum.

Sooke Region Museum archivist Elida Peers and Gerald Filippo, who once lived on the Gordon Farm, made a visit to the area of the old Tugwell Creek School possible.

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. Contact us at d.acampbell@shaw.ca

10. 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**.

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 free small business listing on the OPSRRA web site welcomes the following local business:

Rock Beach Grill and Groceries (formally the Kemp Lake Store & Café).
7871 West Coast Road. at Kemp Lake Road.
Phone: 250-642-1366
rockbeachgrill.ca

The OPSRRA web site has more information about the following business listings

1001 Welding & Equipment Repair

Accent in Grooming

A Point of View B & B

ALM Organic Farm

Beaches West B & B

Bear Home Remodelling

Birds Edge Press

Bridge over Troubled Water Autism
Intervention & Respite Service

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

Kirsten Sykes, Realtor

Knotty Beds by Nature

Le Sooke Spa

Malahat Farm Heritage Cottage

Ocean Wilderness Inn

Otter Point Beach House

Otter Point Electrical

Reflexology by Marlene Barry

Rock Beach Grill and Groceries
(formerly Kemp Lake Store & Cafe)

Rhythm's Edge Percussion Shop

Road's End Construction

Sandy's Drywall Ltd

Smiling Goat Farm Sitting Service

Stick in the Mud Coffee House

Straitview Ridge Bed & Breakfast

Three Sisters Farm

Tugwell Creek Honey Farm

Tugwell Creek Meadery

Wood Visions

11. 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 got it wrong we will acknowledge that and make a correction as quickly as possible.
