

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE FOR SEPTEMBER 2004

The Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) is a representative community organization with an elected Board of Directors and strives to present the points-of-view of its members, residing in the rural communities of Shirley and Otter Point, to local government. It was founded in 1992 and has a membership of about 350.

Lifetime memberships are \$5.00 and available from OPSRRA directors—see our web site (www.opsrra.com) for further information.

The purpose of our society is to:

1. 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.
2. Co-operate with local government and other public bodies in the furtherance of the objectives of the society and benefits to the community.
3. Concern itself with the performance of government agencies.
4. Encourage citizens to stand for public office.
5. 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 60 of our members.

Contact Arnie Campbell at: d.acampbell@shaw.ca if you want to receive this service.

OPSRRA's EXECUTIVE AND DIRECTORS

Ken Pungente	President	Arnie Campbell	Vice-President
Wendy Miller	Secretary/Treasurer		
Byron Tweedy	Director	Mitch Moneo	Director
Virginia Boyd	Director	Wendy Morton	Director
Frances Stocks	Director		

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1. UPCOMING AUGUST MEETINGS AND EVENTS

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| Sunday, September 12 | Shirley Fire Protection Society Annual General Meeting
2:00 p.m.
Shirley Community Hall |
| Monday, September 13 | Otter Point Official Community Plan Committee (OCP) Meeting
6:30 p.m. to 9:30 p.m.
Otter Point Fire Hall
3727 Otter Point Road |
| Wednesday,
September 15 | JDF Electoral Area Land Use Committee
7:00 p.m. District of Sooke Council Chambers
2225 Otter Point Road |
| Monday,
September 20 | Shirley/Jordan River Official Community Plan (OCP) Meeting
6:00 p.m. to 9:00 p.m.
Shirley Community Hall |
| Thursday,
September 30 | JDF Electoral Area/District of Sooke Boundary Restructure Committee

5:00 p.m. District of Sooke Council Chambers
2225 Otter Road |

[Contact OPSRRA to have your community event listed in the monthly newsletter.](#)

2. UPDATE ON JDF/SOOKE BOUNDARY RESTRUCTURE

The joint Juan de Fuca Electoral Area/District of Sooke committee is scheduled to meet on Thursday, September 30 at 5:00 p.m. in the District of Sooke Council Chamber to make its final recommendation to the province on rural boundaries (i.e. how far West and North of Sooke the District would expand if the majority of rural voters favoured amalgamation) and the timing of an amalgamation referendum. The committee has been awaiting updated information about 2004

property assessments and property taxes, as well as some final financial information from the JDF Electoral Area, before it could proceed.

Once the rural boundary is finalized and a rural referendum date has been set, there will be two rounds of public information sessions in Otter Point and Shirley, prior to an amalgamation referendum. The present timetable would see these information sessions happening in late October/early November, followed by a referendum in the rural communities in late November 2004. If the outcome of the rural referendum doesn't favour amalgamation with the District of Sooke, then the process would be abandoned. If the outcome of the rural vote favoured amalgamation, then a similar referendum for District of Sooke voters would be required and this would likely happen in February 2005.

Your rural representatives to the JDF Electoral Area/District of Sooke Boundary Restructure committee are available to answer questions and provide you with updated information. Contact:

Shirley: Sue Smee (Phone. 646-2298)

Otter Point: Bruce Lemire-Elmore (Phone. 642-5607) or
Arnie Campbell (Phone. 643-3113)

3. EXTENSION OF MUNICIPAL WATERLINE TO DE MAMIEL ESTATES

The developers of De Mamiel Estates (2901 Otter Point Road) have proposed paying about \$800,000 towards the cost of extending the municipal waterline another 1.5 kilometers along Otter Point Road: from where it presently ends at Laronde Road, in Sooke, to their development that is just across the Otter Point border with Sooke. The CRD Board has refused this offer, as it seems to contravene the CRD's Regional Growth Strategy (RGS) Bylaw. At issue is whether:

1. The municipal waterline should be allowed to cross the District of Sooke's Urban Containment Boundary.
2. Whether this decision should be made before the Otter Point Official Community Plan is completed.

The CRD Regional Growth Strategy Bylaw presently restricts access to municipal water in some rural areas throughout the Greater Victoria Area, as a means of controlling the location and density of development. Because Official Community Plans (OCPs) in the JDF Electoral Area were non-existent or out-dated at the time the Regional Growth Strategy Bylaw was approved, the CRD Board gave the Juan de Fuca Electoral Area until August of 2005 to update their OCPs and identify rural areas that may be considered for higher density (i.e. Settlement Area that may be contained within their own Urban Containment Boundaries). This process is presently underway in Otter Point and the Official Community Plan committee is scheduled to complete their draft of a new Otter Point OCP, and supporting zoning bylaws, by the end of December 2004; it would then take another 4 to 6 months for the CRD Board and the province to finalize the process before it became legal. However, the developers of De Mamiel Estates feel that they cannot afford to hold-up their development while they wait for the outcome of the OCP process, and have petitioned the CRD Board to have the Regional Growth Strategy Bylaw amended to allow the immediate extension of the waterline across the District of Sooke's Urban Containment Boundary. Support for extending the waterline is coming from the District of Sooke, the Otter Point Fire Department, the Sooke

Salmon Enhancement Society and some residents of Sooke and Otter Point who are on shallow, low producing or non-producing wells.

OPSRRA asked Erik Lund, the JDF Regional Director, to comment on what he expected to happen following the July 28th water line extension public meeting organized by De Mamiel Estates. His reply was originally printed in the August issue of the OPSRRA newsletter:

“The Sooke Mayor is in favour of the water line extension, as it will benefit Sooke at no cost to them.

Benefits:

1. Water will have more users on the end and therefore the water quality will be better in Sooke.
2. Water line will be extended at no cost thus promoting more development in Sooke.

The Electoral Area Director does not object to the water line extension as long as:

1. It does not add to urban sprawl.
2. It can be done legally.
3. The people of Otter Point want it

Having a good source of potable water is not a bad thing in general. Once the Otter Point community has agreed on what parts should be settlement areas I intend to work toward getting water to them. This may include an amendment to the RGS and infrastructure grants.”

It was expected that this application to amend the RGS would have been referred to a committee of the CRD Board (e.g. Regional Planning or Water Advisory). However the Chair of the CRD Board has directed the application to the JDF Electoral Area Land Use Committee—even though (according to the JDF Regional Director), the JDF Land Use Committee apparently has no apparent ability to deal with an application such as this under the terms of the Local Government Act.

Note: The application to extend the waterline is a tentative agenda item at the September 15th JDF Land Use Committee meeting.

4. TENTATIVE AGENDA ITEMS FOR THE SEPTEMBER LUC MEETING

In addition to the De Mamiel Estates application to have the municipal waterline extended across the District of Sooke’s Urban Containment Boundary, the following items are **tentatively** scheduled:

1. Application by Arden Log Hauling for the proposed development of their property at West Coast Rd. and Anderson Road.
2. Progress report on the strata title application for the proposed development at Sheringham Point.

Agenda items mentioned are tentatively scheduled only for the JDF Land Use Committee’s September 15th meeting. Watch for the CRD Planning Services display ad in the September 8th issue of the Sooke News Mirror or contact the local CRD Planning Services office (Phone. 642-1620) to confirm that these and other items will be on the agenda.

5. OFFICIAL COMMUNITY PLAN UPDATES

Both the Shirley/Jordan River and the Otter Point Official Community Plan (OCP) committees continue to meet monthly. The next scheduled meeting of the Otter Point OCP committee is Monday, September 15th at 6:30 at the Otter Point Fire Hall and the Shirley/Jordan River OCP committee will be meeting on Monday, September 20th at 6:00 p.m. at the Shirley Hall. These meetings are open to the public and OPSRRA encourages its members to attend.

While the committees have an agenda to work through, as they develop recommendations on such things as where development should be happening (or not), minimum property sizes, location of green spaces, protection of historic sites, zoning, etc. they are flexible and allow audience participation. So far, questions such as:

- Enforceable minimum setbacks from sources of drinking water;
- Easements for recreation trails;
- Minimum driveway slopes for fire protection;
- Where the boundary between Otter Point and Shirley should be;
- What happens to undeveloped acreage on 4-on-10 developments;
- Where the northern limits of the OCP areas should be;
- How to protect industrial and forest management areas from residential encroachment.

And many others questions have been asked and talked about.

Note:

1. Minutes of the OCP committee meetings can be read on the JDF Regional Director's web site: www.crd.bc.ca/jdf/index.htm
2. The current Otter Point/Shirley Local Area Plan can be seen on OPSRRA's web site (www.opsrra.com). This is the plan that was done 10 years ago: it predates the incorporation of Sooke and is an appendix to the original Sooke Official Community Plan that no longer exists.

6. JUAN DE FUCA ELECTORAL AREA STRATIGIC PLANNING SURVEY

The JDF Electoral Area Planning Services is presently conducting a Community Strategic Plan Survey, "requesting input from residents on services, goals and long-term planning directions envisioned for the Juan de Fuca Electoral Area." You should have received your questionnaire in the mail by August 20th. If did not get one and wish to participate in the survey, you can contact the JDF Planning Services office at:

2205 Otter Point Road
Phone: 642-1620
FAX: 642-5274
email: crd@bc.ca

7. JUAN DE FUCA ECONOMIC DEVELOPMENT COMMISSION

Economic Development Commission

Meets on the fourth Thursday of each month at 6:00 p.m.

Refer to [Bylaw 3064](#).

For further information please contact the Chair, John Stewardson at (250) 514-3263 or by email at jstewardson@novaport.ca.

Members:

Ken Douch	Otter Point	642-2114
Layton Engwer	East Sooke	642-3391
Norm Feil	East Sooke	642-1998
Caroline Griese	Port Renfrew	647-5402
Don Robin	Willis Point	652-0209
Malcolm Taylor	Shirley	646-2608
Betty Tully	Otter Point	642-4712

Note: Betty Tully, from Otter Point, has recently replaced Mark Grant on the commission.

8. FREE ADVERTISING FOR LOCAL BUSINESSES 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.com. 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.com) under Business Listings.

This newsletter is published monthly on the www.opsrra.com web page by OPSRRA—the Otter Point and Shirley Residents and Ratepayers Association. Comments or requests to have information included in the newsletter can be directed to: Arnie Campbell, Vice President. Phone: (250) 642-3113 or e-mail d.acampbell@shaw.ca
