

DEVELOPING A STRATEGIC VISION FOR OTTER POINT, SHIRLEY & JORDAN RIVER

INFORMATION BULLETIN No. 3 – JULY 2007

**Economic Development – Recreation – Land Use – Community Services
Taxation – Community Development – Governance – The Environment**

Welcome to the third **Information Bulletin** for the Developing a Strategic Vision project. These regular bulletins will keep you informed of the activities taking place in our community as we work towards the development of a strategic vision for the communities of Otter Point, Shirley & Jordan River.

This Information Bulletin is now being distributed by e-mail to about 100 individuals, organizations and businesses in the Otter Point, Shirley and Jordan River area. You can receive this Information Bulletin by contacting Arnie Campbell @ d.acampbell@shaw.ca.

What is a Strategic Community Vision?

- A strategic community vision is a document that outlines the major goals that a community sets for itself for a 5 -15-year period and identifies key strategies for achieving those goals.
- The community goals normally reflect the community's priorities and can focus on diverse issues including: governance, land use, recreation (e.g. parks and trails), community services (e.g. water, fire protection, communications, transportation and roads), taxation, economic development, community development and environmental preservation.
- The strategies to achieve such goals are generally broad and inclusive, link to a wide range of groups and organizations both within and outside the community, and may include timeframes for initiating certain activities.
- In some respects, the process of developing a strategic community vision can be more important than the document developed, if it brings community residents, businesses, groups and elected leaders together in a process to clarify what they want for their community and how to pursue those goals.

Activities since the May 2007 Newsletter

1. OBSERVATIONS ON SPEAKERS' PRESENTATIONS AT THE RURAL LAND USE FORUM, JUNE 19, 2007

The Rural Land Use Information Forum was the first public event organized for the **Developing a Strategic Vision Project** by the project Steering Committee and the Otter Point & Shirley Residents & Ratepayers Association (OPSRRA). OPSRRA President Arnie Campbell was the moderator for the forum which was well attended by approximately 80 local area residents at the Otter Point Fire Hall.

Guest speakers were Deborah Curran, from Smart Growth B.C.; Mayor John Ranns of the Municipality of Metchosin; and area resident Bruce Lemire-Elmore, from the B.C. Landowners Association. The format was a 15 minute presentation by each guest speaker followed by a 50 minute Question and Answer session and a brief wrap-up comment by each guest speaker.

The speakers were invited to give their perspectives on:

Rural values. Curran said that each community has to define its own rural values. Ranns suggested that rural values are defined by lifestyle choices, not by the environment. Lemire-Elmore suggested that rural living includes trees and green space, living on large lots and in rural peace.

Essential elements of healthy rural communities. Curran stressed the need for a sustainable economic base, keeping country and city areas separate, limiting village footprints in rural areas, and community planning based on community consultation. Ranns suggested that a rural community should avoid the development of a village centre with interests different from rural residents. Metchosin was described as the green space for neighbouring urban areas, with Metchosin residents having access to services and amenities in the neighbouring urban municipalities. Ranns also emphasized the importance of community planning based on community consultation and that an Official Community Plan (OCP) should express the community's philosophy. Lemire-Elmore pointed out that developers play an important role in building a community, and so stressed co-operation between residents and developers in community planning. Both Curran and Lemire-Elmore suggested that rural land use includes village cores for services and residential density, with surrounding green space and sustainable economic activity.

The planning tools needed to guide zoning. All of the speakers suggested that municipal incorporation is important if residents are to maintain and protect their rural values. All agreed that an Official Community Plan should reflect the philosophy of the residents. Curran recommended that between periodic public reviews of the OCP, changes in community planning that are counter to the OCP should not be allowed. Ranns emphasized that when the OCP expresses the philosophy of the community the local politicians can be held accountable for it.

If it is only a technical document it cannot be interpreted to protect the interest of the community. Lemire-Elmore said the OCP should reflect the vision of the community.

Lemire-Elmore proposed a system that allows “transfer of development rights” between properties based on zoning. He said this would result in a more equitable method of managing land use for all residents and property owners. Curran pointed out that there are no constitutionally protected property rights in Canada. She further noted that a property cannot be “zoned down” or “zoned up” until it is zoned through a government decision. Ranns said that Metchosin began as a municipality with a strong OCP and has been able to manage and regulate development since then.

Rural land use options for Shirley and Otter Point. Curran commented that the effort to develop a strategic vision is an important step in deciding our land use options. She also mentioned that municipal governments have more powers to manage land use than do regional district governments. Lemire-Elmore indicated that the community needs to develop greater consensus on what it wants in future land use. Ranns clearly stated his belief that Otter Point and Shirley should keep up the pressure for incorporation and that rural lifestyles are sustainable—as are urban centres—just not together. Ranns stressed maintaining rural lifestyles, while Curran and Lemire-Elmore talked more about controlling settlement patterns to preserve green space and sustainable resources.

2. VISION PROJECT FUNDING

Our third grant application has now been approved. In addition to the initial \$1,000 Start-Up grant received from the Juan de Fuca Electoral Area Regional Director and the \$2,000 grant received from the JDF Economic Development Commission in June, we have just received \$5,000 from the Real Estate Foundation of BC. Two more grant applications have recently been submitted: one for \$2,500 to Van City Credit Union Foundation and another for \$2,500 to BC Healthy Communities. The project’s estimated budget is \$10,500; we have now raised \$8,000 towards that total.

With these funds come certain commitments and the project Steering Committee has a responsibility to ensure that the project meets these expectations. For example:

The Regional Directors’ start-up grant came with an expectation that we would share appropriate information with the Regional Director and CRD Planning Services and that our project would provide the community with opportunities to identify planning needs across a range of topics.

The JDF Economic Development Commission expects the project to facilitate a workshop with key community stakeholders to identify and prioritize local area economic development goals; share its findings with local governments and commissions and produce a written report for the EDC.

The Real Estate Foundation of BC expects the project to research current land use practices; compile and distribute material to educate the public; host forums, workshops and seminars; decide on a vision for sustainable land use that meets the needs of the local community and submit a report of our findings to the Foundation.

3. INITIAL FEEDBACK ON PROJECT THEME AREAS

A survey was circulated at the June 19th Rural Land Use forum asking those in attendance to check which of the following theme area they felt were most important. Although the results were informative and helpful, the survey tool was not presented in a format that would make the results reliable without further supporting information. The survey will be slightly modified and used at each public event to monitor whether the importance of theme areas changes over time.

Question: The Developing a Strategic Vision project will be looking at a number of theme areas over the next year. Help us out by checking the ones that you feel are most important to our local area. Have we missed any?

- a. Rural Land Use: 35 responses
- b. The Environment: 31 responses
- c. Governance: 26 responses
- d. Recreation: 20 responses
- e. Economic Development: 19 responses
- f. Taxation: 17 responses
- g. Community Services: 16 responses
- h. Other theme areas suggested: Transportation (11); Traffic Management (5); Water (3).

4. NEXT FORUMS

The Steering Committee has begun planning for two forums for this fall. The first will be on Economic Development & Community Change and is tentatively scheduled for early October. The second will be on the Environment and will be held in late November. Forums and workshops on taxation, governance and other topics will be scheduled for the New Year.

5. COLLECTING BACKGROUND INFORMATION

One of the activities that the Steering committee has been working on is collecting planning studies that might provide helpful background information for the Developing a Strategic Vision project. Here is a list of the ones that we have located this far. If you are aware of others that you feel might be helpful let us know. Contact Arnie Campbell @ 642-3113 or e-mail @ d.acampbell@shaw.ca.

DEVELOPING A VISION – BACKGROUND MATERIAL LIST

1. Travel Choices – A long-term transportation strategy for the CRD.
2. Summary risk assessment of Kemp Lake as a raw water source.
3. Community Health Initiative Project – final report.
4. Communities in Partnership – introduction to regional districts.
5. Sooke Official Community Plan (1988) - Bylaw 1645.
6. Muir Creek Protection Society prospectus.
7. Juan de Fuca/District of Sooke Boundary Restructure study – final report.
8. CRD Regional Growth Strategy.
9. Protecting Ecosystems and Farm Land in the CRD.
10. Otter Point & Shirley Local Area Plan (1976) – CRD Bylaw 2366.
11. Potential Economic Development Opportunities in the JDF Electoral Area.
12. Managing Changes to Local Government Structures.
13. Broom Hill Mountain Bike Park – final project report.
14. Community & its Counterfeits.
15. CRD Parks Master Plan (2000).
16. Sooke Electoral Area Long Range Plan – public open space.
17. Sooke Official Settlement Plan (1983).
18. Ben Marr Report on JDF Electoral Area Governance Options.
19. JDF Community Survey (2006).
20. Garden City Horsemen – trail maps.
21. Timber West Private Forest lands map.
22. TFL 25 map.
23. CRD Strategic Vision – Focus, Performance & Accountability.
24. Sooke/Electoral Area Advisory Forum.
25. Building Futures – Measuring progress in the CRD
26. Otter Point OCP.
27. Shirley/Jordan River draft OCP.
28. Otter Point draft zoning bylaw.
29. Shirley/Jordan River draft zoning bylaw.
30. CRD Aquifers.
31. Resource Lands draft OCP.
32. CRD Census data.
33. Pacific Marine Circle Route.
34. The Smart Growth Toolkit – Helping to create more livable communities.
35. JDF Electoral Area 2006 Survey Results
36. Transfer of Development Rights Program
37. CRD Natural Resources Atlas

38. Prioritization of Significant Watersheds Draining to Sooke Bay, Sooke Inlet, Sooke Harbour and Sooke basin

6. PROJECT WEB SITE

The Developing a Strategic Vision project has a web site. The name www.jdffuture.org has been registered and we are presently designing the web page. You can visit the web site by clicking on the web site address. The web site will soon be set-up to retain a record of meetings, forums and workshops. Other features - such as an interactive component that will allow ideas, questions, and comments to be exchanged, are being considered. Your suggestions for information that could be included on the web site can be sent to Wayne Fritz – Chair of the Steering Committee: wfritz@shaw.ca

7. STEERING COMMITTEE MEMBERSHIP

The project's Steering committee continues to meet on a monthly basis and welcomes interested residents of Shirley and Otter Point to join us. We usually meet the 3rd Tuesday of the month from 9:30 – 11:30 a.m. We are also looking to add one more person to the Steering committee. For details contact Wayne Fritz – Committee Chair @ 642-0440 or wfritz@shaw.ca.

Steering committee members & their affiliation:

- Wayne Fritz (steering committee chair) – OPSRRA*
- Arnie Campbell – OPSRRA
- Emma Taylor – OPSRRA & Community Health Initiative
- Heather Phillips – Otter Point Resident
- Rosemary Jorna – Juan de Fuca Community Trails Society
- Alanda Carver – Muir Creek Protection Society
- John Charles – OPSRRA & Private Forest Landowner

Note: A representative from the Shirley Governance Study Committee attends.

*Otter Point & Shirley Residents & Ratepayers Association

8. ACKNOWLEDGEMENTS

The Developing a Strategic Vision project wishes to acknowledge the following supporters:

Juan de Fuca Electoral Area Regional Director - \$1,000 grant.
Juan de Fuca Economic Development Commission - \$2,000 grant.
Real Estate Foundation of BC - \$5,000 grant.
Otter Point Fire Department – meeting space.

SEAPARC Parks & Recreation Commission – meeting space.

Sooke Region Museum – meeting space.

CRD Planning & Regional Planning Services – CRD information access.

John Horgan MLA – provincial information access