

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

INFORMATION BULLETIN No. 6 – JANUARY, 2008

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

Welcome to the sixth **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 200 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.

1. FORUM ON GOVERNANCE OPTIONS FOR OTTER POINT & SHIRLEY

Arrangements for the fourth and final community forum are underway. Guest speakers are being confirmed and advertising will begin in early February. Here is what we are planning:

Date: February 19, 2008
Time: 7:00 – 9:30 pm
Place: Otter Point Fire Hall - 3727 Otter Point Road

QUESTIONS

- How are community services currently funded and provided in Otter Point and Shirley?
- What local governance options are available to Otter Point and Shirley?
- What are the likely planning, service and tax implications of each of these options?
- How can residents of Otter Point and Shirley obtain the local governance option they want?

GUEST SPEAKERS:

1. Possibly a municipal planner or rural community administrator who has some knowledge about the organization, funding level and tax sources for local community services in Otter Point and Shirley (i.e. land use planning, fire protection, police services, roads maintenance, park acquisition/management, bylaw enforcement, etc.).
2. Possibly a lawyer or political scientist specializing in local governance in BC who can speak about different local governance options and the differences between them.
3. Possibly a consultant or local planner who has some experience in assessing the planning, taxation and service implications usually associated with different local governance choices.

EVERYBODY WELCOME – NO CHARGE – IT’S YOUR COMMUNITY

The Otter Point & Shirley Residents and Ratepayers Association and the Developing a Strategic Vision Steering Committee gratefully acknowledge funding support from the Regional Director of the Juan De Fuca Electoral Area, the Juan De Fuca Economic Development Commission and the Real Estate Foundation of BC. Information about the Developing a Strategic Vision Project can be found at www.jdffuture.org.

2. SUMMARY OF SPEAKERS’ COMMENTS AT THE FORUM ON WATER – ENVIRONMENT – CHANGE

Trevor Wicks - Consultant/Activist in Sustainable Water Resources and Land Use Management

“From Source to Tap: Understanding and Protecting Your Water Supply”

Mr. Wicks stressed the importance of understanding, before development occurs, where watersheds are, how they function and how water flows to aquifers. Government jurisdictions were described as currently not having the knowledge or tools to manage local water supplies. In areas such as Parksville, the Gulf Islands and Ladysmith, there is evidence that some watersheds and related water supplies are already compromised which will result in declining property values. Mr. Wicks described some initiatives that can be taken to protect a local watershed and recommended actions that residents can take to educate themselves and authorities about watershed management. Examples included: carrying a camera to help document a local watershed; using that information to document concerns and to make presentations at CRD and JDF Electoral Area meetings; and inviting politicians and planners to tour the community. Mr. Wicks

emphasized that when people see the watersheds where there are concerns, they understand the need to act.

Dr. Tony Boydell - Director of the School of Environment and Sustainability, Royal Roads University

“Community Environmental Stewardship”

Dr. Boydell pointed out that local communities do have some tools to protect environmentally sensitive areas. These include: ecological covenants, regional growth strategies, forest land policies, Official Community Plans and related bylaws. The essential first step is to identify environmentally sensitive areas, making use of available mapping tools and local knowledge. When this is done, environmental stewardship plans can be developed for watershed management and environmental protection. He pointed out that municipalities have broader powers than unincorporated electoral areas. However, residents of Otter Point and Shirley should be aware of the powers that the Capital Region District (CRD) can exercise on behalf of the electoral area and make sure that the CRD protects their local interests. He advised Otter Point and Shirley to seek recognition as a distinct social and geographic area within the electoral area and to use available opportunities to seek changes that meet their needs. Examples cited included lobbying the CRD to designate the Kemp Lake area as a protected watershed area and to use the current review of the Sooke Official Community Plan to present ideas about how to protect the Kemp Lake watershed, part of which is within the District of Sooke. Kemp Lake is used as a water source for over 400 homes in Otter Point.

Felice Mazzoni - Director of Planning, District of Ucluelet

“Implementing Sustainable Policy: The Ucluelet Experience”

Mr. Mazzoni emphasized that key elements of sustainable development within a community include: recognizing what the community most values, developing local political support for that vision, and implementing policies to support that vision. Without policies in place to protect what the community values, development can become a free for all. A number of development policies in Ucluelet were described which included: a two stage development review and approval process, a local riparian protection policy, a zoning bylaw providing for a variety of residential and commercial zones with different densities, standards to regulate the height and look of buildings, subdivision standards using narrow roads, walking paths instead of sidewalks and French drain technology to better manage water runoff. LEED building standards are also being used to require developers to meet higher standards of energy efficiency and environmental protection.

Mr. Mazzone described Ucluelet's recent experience with a Weyerhaeuser development project to illustrate how such policies can lead to a win-win situation for both the community and developer. Weyerhaeuser wanted to develop a 700 acre property but realized they needed to work with the community if the project was to proceed. In nine months the planning process was completed. It began with identifying the community "wish list" for the project and ended with necessary zoning and covenants in place on a master development agreement for the 700 acres that all parties were happy with. It created 60% parkland, affordable housing and a campus for a technical school. The Ucluelet councilors have established development standards and are not afraid to turn down applications that don't meet them. Mr. Mazzone recommended that Otter Point and Shirley decide what is important for their community and then develop local political support to establish policies and standards to bring about the kind of development they want. Without that political support there will only be an endless series of community battles with forest companies and developers who will eventually do what they want. If policies and standards are in place, developers can be denied necessary rezoning if they don't meet those standards. In 2007, Mr. Mazzone was awarded "Planner of the Year" by the Planning Institute of British Columbia.

3. RESULTS OF THE STRAW POLL TAKEN AT THE NOVEMBER FORUM

A "straw poll" was circulated at the June 19, 2007 Rural Land Use Forum, again at the October 02, 2007 Economic Development & Community Change Forum and most recently at the November 27, 2007 Water – Environment – Change forum asking audience members to check which of the following theme areas they felt were most important. Although the results were informative and helpful, the survey tool was not designed well enough for the results to be conclusive. Supporting information is needed. The survey will be slightly modified and used at each public event to monitor whether the perceived importance of these 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?

VISION PROJECT - STRAW POLLING THEMES

	June	October	November
Rural land Use:	35	51	23
Economic Development:	19	46	6

The Environment:	31	53	19
Governance:	26	43	13
Community Services:	19	49	6
Recreation:	20	31	14
Taxation:	17	29	4
Transportation:	16	54	10
Other: Cell Phone Access			7
Wild Life Protect.			5
Coming Together			1
Social Planning			5
Infrastructure			3
Beach Access			2
Agriculture			1
Slow Growth			1
Affordable Housing			1
Public Participation			1

4. CHANGES TO THE PUBLIC HEARING DATES FOR THE OFFICIAL COMMUNITY PLANS, RURAL AND FOREST ZONE

Capital Regional District Planning Services have changed the dates for 2 of the 3 public hearings scheduled to hear public comment on the proposed changes to the Official Community Plans for Shirley/Jordan River, Otter Point and East Sooke. They have also changed both of the dates for the public hearings regarding the proposed changes to the Forest Land and Rural zones. These are the new dates:

- Wednesday, Jan. 16th, **Shirley/Jordan River OCP amendment**, Bylaw No. 3499, Shirley Community Hall @ 7:00 p.m.
- Monday, January 21st, **Otter Point OCP amendment**, Bylaw No. 3497 – Otter Point Fire Hall @ 7:00 p.m.
- Tuesday, January 22nd, **East Sooke OCP amendment**, Bylaw No. 3498 - East Sooke Fire Hall @ 7:00 p.m.

- Monday, Jan 28th, Bylaws: No. 3495 (**amendment to Bylaw No. 2040 re Forest Lands**) & 3500 (**amendment to Bylaw No. 189 re Resource Lands**); Otter Point Fire Hall @ 7:00 p.m.

Tuesday, Jan 29th, Bylaw No. 3474 (**amendment to Bylaw No. 2040 – re Rural Zone A and Rural B Zones**); District of Sooke Council

5. PROPOSED ZONING CHANGES TO FOREST LANDS AND RURAL ZONE PROPERTIES

Proposed amendments to CRD Zoning Bylaw 2040 were introduced at the November 13th meeting of the Juan de Fuca Electoral Area Land Use Committee (LUC). These proposed changes were contained in a report of the CRD Planning Staff which can be viewed on the CRD web site:

http://www.crd.bc.ca/reports/juandefucalandusecom_/2007_/11november_/index.htm

The major proposed changes relate to two general zoning categories: Forest Lands and Rural

The proposed change for properties currently zoned Forest is to require future subdivisions to have a minimum lot size of 120 hectares (296.5 acres). Only one family dwelling unit per lot would be allowed. This change is a direct response to the on-going sale of private forest lands by WFP and Timber West for residential development. The majority of these lands were previously in the Forest Land Reserve.

It is also proposed that currently zoned Rural A properties 7.99 hectares or less in size would, if subdivided in the future, be required to have a minimum lot size of 4 hectares and building strata developments would be prevented. The proposed amendment would still accommodate the provision of the provincial Local Government Act that permits Subdivision for a Relative - Section 946 (4) although with a minimum lot size of 4 hectares. The number of family dwelling units allowed per lot would continue to vary depending on the size of the lot. (e.g. up to four dwelling units on lots more than 4 hectares, up to three dwelling units on lots more than .8 hectares and less than 4 hectares, up to two dwelling units on lots more than .4 hectares and less than .8 hectares, one dwelling unit on lots less than .4 hectares).

A new Rural B zone would also be created out of current Rural A zoned properties 8 hectares or larger. Future subdivisions of new Rural B zoned properties would require a minimum lot size of 120 hectares and building strata developments would be prevented. As with the proposed Rural A zone amendment, the proposed Rural B zone amendment would still accommodate

the provision of the provincial Local Government Act that permits Subdivision for a Relative - Section 946 (4), but with a minimum lot size of 120 hectares. The number of residential dwellings permitted per lot would continue to depend on the size of the property (e.g. up to four dwelling units on a lot more than 4 hectares and less than 16 hectares, up to five dwelling units on a lot 16 hectares or more and less than 32 hectares, up to eight dwelling units on a lot of 32 hectares or more).

For the purposes of deciding whether a strata development would be considered under the present zoning or under the proposed zoning, the CRD is using the following criteria: Any person wishing to do a strata would have to have the houses built to lock-up and approved prior to the bylaw being approved.

Changes are also being proposed to the Otter Point and Shirley/Jordan River Official Community Plans (OCPs) to facilitate these zoning bylaw changes.

The proposed changes to all the bylaws have been given 1st and 2nd reading by the JDF Land Use Committee and the CRD Board and were sent to various agencies for comment.

Notes:

- A Fact Sheet, explaining the proposed changes is available at the CRD Office in Sooke and on the JDF web site: www.crd.bc.ca/jdf. Any questions should be directed to CRD Planning Services at #2- 6868 West Coast Rd. Ph. 642-1500.
- The public hearing is not a forum for discussion of the proposed changes or an opportunity to ask questions. If you need further information about the proposed changes you should contact CRD Planning Services before the public hearings.
- These public hearings are a final opportunity for comment by anyone who feels that they could be affected by these proposed changes. Submissions can be made either in writing to the CRD Planning Services Office by 4:30 p.m. on the date of the public hearing or verbally and/or in writing at the public hearing.

6. MEETING WITH THE PROJECT'S ADVISORY COMMITTEE

Arrangements are underway to meet with the Vision Project Advisory Committee in mid February. It has been almost a year since the idea of developing a strategic vision for Otter Point, Shirley and Jordan River was first suggested. Since then the Steering Committee - formed at the February 12, 2007 meeting of the Advisory Committee, has undertaken numerous activities in support of developing that vision. The Steering Committee would now like an opportunity to meet with the initial group - and a few others that have asked to join us, to review

our progress, hear their comments, explain our plan for the final phase of the project and make any adjustments they feel are necessary.

7. SUMMARY OF VISION PROJECTS ACTIVITIES TO DATE

What has the Vision Project accomplished to-date?

1. Formed a Steering Committee which meets monthly.
2. Developed a work plan.
3. Developed a budget.
4. Successfully applied for funding to:
 - Juan de Fuca Electoral Area Regional Director - \$1,000
 - JDF Economic Development Commission - \$2,000
 - Real Estate Foundation of B.C. - \$5,000
5. Created a web site: www.jdffuture.org.
6. Created an Information Bulletin now distributed to about 200 e-mail addresses – mostly in Shirley and Otter Point.
7. Organized and held three Community Forums:
 - Rural Land Use – June 2007
 - Economic Development and Change – October 2007
 - Water - Environment and Change – November 2007
8. Currently planning a fourth Community Forum:
 - Governance Options for Otter Point & Shirley – February 2008
9. Documented guest speakers' presentations and Question & Answer portion of the forums.
10. Submitted an informative article on the Vision Project to the Rural Observer.
11. Met with senior CRD Planning Services staff to review the purpose of the Vision project and establish a protocol for sharing information.
12. Assembled a library of relevant background information

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

A Point-of-View B&B – Guest Accommodation

9. 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.