

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

## INFORMATION BULLETIN No. 7 – FEBRUARY, 2008

---

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

---

Welcome to the seventh **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](mailto:d.acampbell@shaw.ca).

### **1. FORUM ON GOVERNANCE OPTIONS FOR OTTER POINT & SHIRLEY**

Arrangements for the fourth and final community forum are complete. Guest speakers are confirmed and advertising has begun. Here is what we are planning:

**Date:** February 19, 2008

**Time:** 7:00 – 9:30 p.m.

**Place:** Otter Point Fire Hall - 3727 Otter Point Road

#### **QUESTIONS:**

How are community services 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:**

Linda Allen “**Governance & Community Change**”

Planning Consultant and Principal with CitySpaces Consulting Ltd.

Allison Habkirk “**Governance Options For Otter Point & Shirley**”

Town Planner, Assistant Professor School of Public Administration at the University of Victoria and Program Manager of the Local Government Leadership Academy.

Joe Martignago: “**The Municipal Governance Experience**”

Chief Administrative Officer for the District of Metchosin

## **2. OTTER POINT & SHIRLEY GOVERNANCE - KEY DATES & DEVELOPMENTS**

- 1965 The Sooke Electoral Area is established encompassing Sooke, East Sooke, Malahat, Otter Point, Shirley, Jordan River and Port Renfrew. It has one elected director and land use decisions are made by this director and the director of the Langford Electoral Area.
- 1999: District of Sooke incorporates. Remainder of the Sooke and Langford Electoral Areas are combined to form the Juan de Fuca Electoral Area (JDFEA). Now left with one regional director, the whole CRD Board was required to vote on local land use issues.
- 2001: Ben Marr report is commissioned by CRD Board in response to their concerns dealing with JDFEA land issues – particularly Silver Spray and community’s dissatisfaction with existing governance and decision-making process. Two strategies are proposed: incorporate each of the JDFEA communities into an adjoining municipality or incorporate Willis Point, Malahat and East Sooke into adjoining municipalities and incorporate west of Sooke into a new municipality. The CRD Board rejects the idea of adding another municipality to an already large and complicated CRD board structure.
- 2002: Sooke Boundary Restructure Committee is formed: initial study includes East Sooke, Otter Point, Shirley, Jordan River and Port Renfrew.
- 2005: Residents of East Sooke, Otter Point and Shirley vote 80% against joining Sooke with estimated 55 - 60% voter turnout.
- 2005: Otter Point & Shirley Governance Committee forms to lobby province for funds for a governance study.
- 2006: Funding approved but local Governance Committee declines to proceed as the terms of reference do not include studying incorporation as one of the options.
- 2006: JDFEA survey conducted by CRD Planning Services and Regional Director indicates that majority of Otter Point & Shirley respondents are **dissatisfied** with the present governance model; **do not** prefer a municipality with mayor and council; **do not** agree with joining Metchosin; are **not satisfied** with the current land use process in the JDFEA and are

**opposed** to further annexations of land in the JDFEA by the District of Sooke.

- 2007: Otter Point & Shirley Developing a Strategic Vision Project initiated to develop a strategic vision, including governance, for Otter Point & Shirley.

### **3. GOVERNANCE RELATED PROBLEMS IN THE JDFEA**

- Key decisions on Official Community Plans, Zoning Bylaws and land use are made, in part, by CRD directors from other areas.
- The CRD has not exercised its proper local governance role in identifying and protecting local water sources, watersheds and environmentally sensitive areas or public greenspace for conservation and recreation.
- The JDFEA does not control its planning services
- Sub-division decisions must be approved by the province through Ministry of Transportation.
- The JDFEA is too geographically scattered to be adequately represented by one elected representative. It needs broader elected representation.
- Properties bordering other municipalities can be annexed.
- Residents on the First Nation lands in View Royal and Esquimalt are 30% of the eligible voters in the JDFEA but do not live in the electoral area and are not governed through the CRD.

### **4. REPORT ON THE MEETING OF THE ADVISORY COMMITTEE**

On February 5<sup>th</sup> the project Steering Committee met with the project Advisory Committee to review progress to date and discuss next steps. A large part of the meeting was spent considering who the final report will go to and what it should be used for.

#### **A) ORGANIZATIONS AND INDIVIDUALS ATTENDING FEBRUARY 05, 2008 MEETING OF THE VISION PROJECT ADVISORY COMMITTEE MEETING**

1. Erik Lund – JDFEA Regional Director
2. Ender Ilkay – Ender Ilkay Development Corporation
3. Bryon Manning – Sooke Salmon Enhancement Society
4. Veronica Diment – Malahat Farm
5. Marlene Van Vaalan – Canadian Horizon Development Corporation
6. John Charles – Private Forest Land Owner (Steering Committee Member)
7. Andrew Moore – T'Sou-ke First Nation
8. Bruce Lemire-Elmore – Sooke B&B Association & B.C. Land Owners Association
9. Heather Phillips – Otter Point Resident (Steering Committee Member) & JDF Community Trails Society

10. Joanne Hemphill – Kemp Lake Waterworks District & Otter Point Volunteer Fire Department
11. Ken Pungente – SEAPARC
12. Arnie Campbell – OPSRRA (Steering Committee Member)
13. Wayne Fritz – OPSRRA (Steering Committee Chair)
14. Lorna Barry – Sooke Region Historical Society
15. Ken Douch – JDFEA Parks Commission & JDFEA Economic Development Commission
16. Liz Petersen – Sooke B&B Association
17. Frank Limshue - Timber West
18. Sarah Tidwell – Shirley Resident
19. Brenda Mark – Shirley Resident
20. Patricia Handy – Tourist Information Centre
21. Rob Van Veen – Sheringham Estates Water Users & Shirley Volunteer Fire Department
22. Cleo Gardener – Shirley Resident (Steering Committee Member)
23. Grace Seabrook – Camp Barnard Committee, Scouts Canada

Regrets:

1. Sid Jorna – JDF Community Trails Society
2. Rosemary Jorna – Otter Point Resident (Steering Committee Member)
3. Al Jones – B.C. Landowners Association
4. Phoebe Dunbar - Kludahk Outdoors Club

**B) Who will the final report go to?**

1. JDF Economic Development Commission.
2. JDFEA Regional Director.
3. B.C. Real Estate Foundation.
4. Ministry of Community Services (governance).
5. T'Sou-ke First Nation (treaty rights).
6. District of Sooke (OCP).
7. S.D. #62 (growth in area west of Sooke).
8. CRD Planning Services.
9. The community.
10. Media.
11. Web sites of local organizations.
12. Local library, museum, CRD Office, Chamber of Commerce, University of Victoria and Royal Roads University.
13. JDF Land Use Committee for motion to hold a public hearing prior to official adoption of the report.

**C) What will the final report be used for?**

1. Input to the Otter Point and Shirley/Jordan River OCP reviews.

2. Input to the JDFEA zoning review
3. Input into the CRD's Regional Growth Strategy review
4. Input into the JDFEA Parks Plan.
5. Input into the CRD's Park Plan for area west of Sooke.
6. Discussion of governance with Ministry of Community Services
7. Presentation to District of Sooke re implication of their OCP on Otter Point & Shirley.
8. Predicting growth patterns and density in Otter Point & Shirley.
9. Working with CRD Planning Services to increase their information about the area. Useful when they are working with developers and forest companies.
10. Append to the OCPs for Otter Point and Shirley/Jordan River.

## **D) Next Steps.**

The Advisory Committee then looked at the process that could be used during the final phases of the project.

Process (suggestions):

1. Keep the first draft simple.
2. Invite a large stakeholders group (50 - 60) to two public workshops. Try to recreate your community in the group. Write a draft. Hold an open house.
3. Take the draft around to community groups and do individual presentations/feedback sessions. Need their "buy-in".
4. Do an open house instead of workshops.
5. Do charettes
6. Identify vision: determine values; guiding principles; analysis of themes; set goals & objectives. Establish means whereby community has ownership of the project and final report.

Other comments:

1. Need to have the community "buy-into" the process and the outcome.
2. The report needs to be representative of the total community.
3. Who ends-up paying for the recommendations in the report?
4. Report needs to be endorsed by local government and to move from the community to the official level.
5. Local government needs to validate the final report.
6. Watch that the editing doesn't change the meaning of what people have contributed. Need the right people writing the report.
7. What is the purpose of the final report? Determine future land use? Also intended to look at other themes such as taxation, governance, environment, community services.

## **5. STEERING COMMITTEE MEMBERSHIP**

Following the Advisory Committee Meeting, where members were invited to join the Developing a Strategic Vision Steering Committee, we were pleased to welcome Veronica Diment of Malahat Farm to the Steering Committee. Anyone else who is considering joining the Steering Committee at this point, please contact the Chair, Wayne Fritz, (642 - 0440 or [wlfritz@shaw.ca](mailto:wlfritz@shaw.ca) ) to find out about meeting dates and the tasks still to be accomplished.

## **6. 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

## **7. 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.

