

# Otter Point and Shirley Residents and Ratepayers Association

## Annual General Meeting March 5, 2007

**Time:** 7:00 to 9:25 p.m.

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

**Chair:** Arnie Campbell

**Directors Present:**

John Charles, Emma Taylor, Sandy Barta, Wayne Fritz, Bob Phillips, Jim Dexter

**Regrets:** Ken Pungente (illness)

**INTRODUCTION OF DIRECTORS AND GUESTS: Arnie Campbell**

**Guests:** Eric Lund, CRD Director

John Horgan, MLA, was unable to attend as the House was in session.

**Introductions:**

Sid Jorna, President, Juan de Fuca Community Trails Society

Maureen Nelson, Chair, Shirley Education and Action Society;

George Miller, BC Landowners Association

Heather Phillips, Chair, Otter Point Advisory Planning Commission;

Kevan Brehart, Chair, Kemp Lake Waterworks and also Chief of Otter Point Volunteer Fire Department;

John McCrea, past Chief, Otter Point Volunteer Fire Department;

Wayne Fritz, Chair, Otter Point Advisory Planning Committee

Bob Phillips, School Board Trustee

### 1.0 Appointment of Recorder

Bob Phillips.

### 2.0 Approval of Agenda

**Moved:** Jim Dexter

**Seconded:** Des Thompson

**Carried**

### 3.0 Approval of Minutes

#### 3.1 September 2006 Annual Membership Meeting

**Moved:** Jim Dexter

**Seconded:** John Wannamacher

**Carried** Minutes available on OPSRRA website

### 4.0 President's Report: Arnie Campbell

Copy attached.

### 5.0 Membership Report: Emma Taylor

March 2007: 357 members which is an increase of 56 members. There are 315 members from Otter Point and 42 from Shirley. There are 10 associate members and 24 persons were removed (no contact or moved out of area).

Acceptance of report:

**Moved:** Emma Taylor  
**Seconded:** Des Thompson  
**Carried**

**6.0 Treasurer’s Report: Emma Taylor**

Income	Memberships	\$280.00
	Donations:	\$ 74.60
	<hr/>	
	Total Income:	\$354.60
Expenses	Total Expenses:	(\$419.66)
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	Balance:	\$258.43
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Acceptance of report:

**Moved:** Emma Taylor  
**Seconded:** Liz Peterson  
**Carried**

**7.0 Report of Nominations Committee: Arnie Campbell and Jim Dexter**

Committee Recommendations for Executive:

Arnie Campbell            President  
 Wayne Fritz              Vice-President  
 Emma Taylor              Secretary-Treasurer

Committee Recommendations for Board of Directors:

Sandy Barta                John Charles  
 Ken Pungente              Bob Phillips  
 Maureen Nelson

ELECTIONS: Conducted by Erik Lund (Regional Director)

President                    There were no further nominations:    Arnie Campbell elected  
 Vice-President              There were no further nominations:    Wayne Fritz elected  
 Secretary-Treasurer      There were no further nominations:    Emma Taylor elected  
 Board of Directors        There were no further nominations:    Recommended Directors elected

Arnie Campbell thanked Jim Dexter for his past work for OPSRRA. Jim is not a resident in our area at present and so has stepped down from the Board.

**8.0 New Business**

**8.1 Regional Director’s Comments: Erik Lund**

**Museum Counter Petition:**

Erik noted that the counter petition had received 460 votes, which was sufficient to turn down the proposal for a funding increase. The matter now goes before the CRD Board

to determine if a funding referendum will be held. The estimated cost of a referendum is \$12,000.

There were 11 members who voiced strong support for adequate museum funding citing: the counter petition information was inaccurate; some people didn't understand the process and believed they were voting to increase museum funding; only 460 voters were blocking a recognized local arts and cultural centre; the museum is known across the province and has a solid reputation in recording the history of our area; the museum was a prime example of shared responsibilities and linkages between Sooke Municipality and the Juan de Fuca Electoral Area and a "win-win" for everyone; there shouldn't have been a counter petition without adequate information for voters; the museum was not a large tax burden in the Juan de Fuca Electoral Area given the benefits received and generated. One speaker noted poor parking and that funding can always be re-visited.

#### **Official Community Plans:**

Erik reported that the Otter Point and Shirley OCPs have gone through third reading at the CRD Board level and have gone to the Provincial Government for approval. Following this, they will then proceed into the zoning and amendment process.

### **8.2 Update on OPSRRA Communications: Sandy Barta, Emma Taylor & Jim Dexter**

#### **Web-Site**

Sandy reported on her web site work, which has links to other web sites and 23 business listings. You can now join as an individual or business on-line. The business listing is a free service for OPSRRA members. We are always looking for new ideas and suggestions.

#### **Newsletter**

Arnie noted that the monthly OPSRRA newsletter is posted on the website and about 140 members access it on line.

#### **Pamphlet**

Emma gave an up-date on the new OPSRRA pamphlet which is a work in progress. It gives the purpose of OPSRRA and contact information. It is being made available locally e.g. Welcome Wagon.

#### **Notice Boards**

Jim explained the progress on the 16 OPSRRA notice boards that are now spread through our community. We would like to put larger boards in high use sites. We need donations of corkboard material. Jim gave special thanks to Murray Tompkins for his special skills and contribution in constructing our current notice boards.

John Charles highlighted that the task of communication is to achieve community unity to help us respond to local issues and challenges together.

### **8.3 Proposed Change to No Hunting/No Shooting Boundary: Peter Pauwels, Conservation Officer**

Arnie introduced the issue of the No Hunting/No Shooting Boundary, which OPSRRA has been researching for several months. The current boundary is the power line corridor. This boundary is no longer appropriate given housing development in the area such as on Slingsby, East Glen, and Tugwell.

Peter reviewed that the power line is the current boundary. South west of the line is closed to the discharge of firearms. He noted that there have been few complaints to the Conservation Officers. There is also a Provincial regulation prohibiting the discharge of a firearm within 100 metres of a dwelling. The proposal in response to OPSRRA's concern is to move the boundary 800 metres north of the power corridor. Peter explained that hunters need identifiable boundaries and the boundary moves towards Tugwell Creek so the western boundary is a concern. He added that it isn't possible to have a new boundary in place for the coming hunting season. The "800 metre proposal" has been reviewed with T'sou-ke First Nation. They are opposed, as it would reduce access to traditional hunting areas. Peter pointed out that it was very important for him to have the support of the T'sou-ke First Nations

There were 8 speakers who presented points and asked additional questions:

- the current boundary doesn't afford protection given the new houses and development;
- the power corridor is an easy access for hunters as it is driveable;
- people are hunting at night
- the hunter also has an obligation to hunt within the boundary; this area isn't that "friendly" in regards easy land marks;
- there will be a new series of maps which may prove helpful;
- GPS technology does allow easy determination of geographic positioning;
- the proposed 800 metre boundary won't protect development that is happening now ;
- some hunters are not that responsible and from the beer cans some drink;
- "bullets have just missed me or my house."

Given the complexity of the geography and the need to re-open discussions with Sooke First Nations a "straw vote " was held on the question: does the "800 metre proposal " afford more protection than the current boundary? The vote was nearly unanimous in pursuing the 880 metre proposal.

Peter left some information materials and encouraged people to contact him on this matter. His phone number is 391-2305.

#### **8.4 Update on Proposed Developments in Otter Point: Arnie Cambell**

Arnie Campbell gave an over view of the 3 major developments underway.

##### **Old Log Sort Site: Island View Construction**

This is a light industrial commercial site. Most of the land is in the Kemp Lake Watershed. This land is a point of access to the Crown Land around Broom Hill. They have no access to Poirier Lake. There have been meetings with reps from OPSRRA, Kemp Lake Waterworks and Juan de Fuca Trails Society. From these meetings the developers have reported half the land is to be strata titled for business e.g. a row(s) of industrial buildings; the other half is to be developed later. The development is moving slowly. The owners would provide trail access. They are aware of the sensitivity of the Kemp Lake Watershed and have retained a Ground Water professional. This land is contiguous to Sooke Municipality, but the current owners say they are not interested in joining Sooke due to taxation implications.

##### **Area South of Youngs' Lake to Otter Point Road: 3L Development**

This land is zoned Rural A which does allow for "4 on 10". The owners want the zoning switched to a Settlement Area which allows a 2.5 acre subdivision. This is a sensitive

area e.g. Camp Barnard and Salmon habitat (De Mamiel Creek). The Otter Point Fire District doesn't cover this area. Residents are concerned about increased traffic flows on Young Lake Road. OPSRRA has organized a meeting of local area organizations and residents in cooperation with 3L. A meeting will be scheduled once 3L has completed their preliminary layout plan. The contact for Youngs' Lake Rd. residents is Greg Whincup.

Island View Construction and 3L Development are considering a land exchange of property along the south side of Otter Point Rd. – abutting the old log sort. Both companies have been urged to hold public meetings when their plans are more developed. Until the lay-outs are known the number of housing sites remains unknown. Information will be on the OPSRRA website as information becomes available.

#### **The 556 acres of land north of the Fire Hall: Canadian Horizons Development**

Canadian Horizons purchased 556 acres from Timber West. OPSRRA has had meeting with the company representative Marianne Wade along with other community organizations e.g. Juan de Fuca Trails, Otter Point Fire Department, and Sooke Salmon Enhancement Society. The area is zoned Rural A so they can do "4 on 10", however Canadian Horizons would like inclusion in the proposed Otter Point Settlement Containment Area so that they can apply for zoning changes and Greater Victoria Water District service. This is part of their plan to place about 165 homes on this site. They have been asked to come back for community input as their plan develops.

There were questions as to the process here. Erik Lund noted the company can go to the JDFEA Land Use Committee which would in turn make a recommendation to the CRD Board.

#### **8.5 Updates on Development in the Shirley Area: Maureen Nelson**

Maureen reported on a mixed lot development of 160 acres on Sheringham Point Road. There are 2 subdivisions of 150 acres and 440 acres in the Jordan River area. These will develop in stages. The first has 65 lots of 2.5 acres. The second one initially has 13 lots of 2.5 acres. The third stage has lots of less than 2.5 acres. Because the Jordan River developments are outside of the Shirley/Jordan River OCP area, these plans go through the Ministry with no real public input. Eventually the new OCP will change this zoning process.

#### **8.6 Removal of Western Forest Products Land from TFL: Emma Taylor**

The Provincial government has removed roughly 12,000 hectares from Tree Farm Licence #25. The land is part of the upper reaches of De Mamiel Creek. There is only speculation on use at this time. There is no OCP in place for this area. The TFL did regulate land use and practice. There is a First Nations court case alleging "no consultation" on the removal of the land from TFL status. Many (including OPSRRA) have written letters to the Provincial Minister Rich Coleman urging that this land not be developed or sold until there is an OCP in place.

#### **8.7 Otter Point Emergency Services Co-ordinators**

Richard Muller and Shelley Mitchell have volunteered to "job share" this important responsibility. Richard explained the tasks and challenges involved. There will be a need for many community volunteers. There will be a meeting at the Otter Point Fire Hall on March 25.

Contact:

Phone: 642-2350

Email: [rmuller16@shaw.ca](mailto:rmuller16@shaw.ca)  
[mshelley.mitchell@shaw.ca](mailto:mshelley.mitchell@shaw.ca)

Arnie thanked Richard and Shelley for taking on this important task for the community.

#### **8.8 Update of JDF Electoral Area Governance Study: Arnie Campbell**

Arnie gave an overview of the past two years. This was initially an OPSRRA initiative and is now a JDF Electoral Area Governance Committee. Arnie referenced a report in the recent Rural Observer on page 13. OPSRRA has decided not to participate formally. Ken Douch will be one Otter Point area rep. and others wishing to volunteer can contact Ken. Both Shirley and Otter Point will be allowed two additional reps (in addition to their representative to the Land Use Committee) on the committee.

#### **8.9 Update on Official Community Plan & Zoning Bylaw: Wayne Fritz**

The OCP is through third reading and now on to the Ministry. Perhaps by May, Otter Point will have an OCP. The Zoning bylaw work won't proceed until the OCPs are in place. It is still not known whether the zoning will be a consultation or draft document. Will it be for just Otter Point or Otter Point, Shirley and East Sooke? Maureen Nelson noted that Wayne's comments capture the status of the Shirley area as well.

#### **8.10 Update on Developing a Vision for Otter Point: Wayne Fritz**

Wayne noted that we are in a time of changes: land use, OCPs, zoning, property changes and development, growth pushing service delivery and hence costs. There is a need for a strategic vision for Otter Point. Consequently OPSRRA initiated a consultation process with about 30 local groups to determine interest in a "visioning" project. About 20 groups signalled their interest and there has been a one-day workshop as part of a series of meetings to explore issues like governance, growth services, economics, recreation and environmental preservation over the next 10 to 15 years. An 8 person Steering Committee has been formed. The hope is to generate a report within 8 to 10 months. The project has received a \$1,000 grant through CRD Director Erik Lund and is contacting Smart Growth BC for additional advice. There will be up-dates in the monthly OPSRRA newsletter.

#### **8.11 CRD Transportation and Health Report: Emma Taylor**

Emma announced a CRD Transportation and Health project that will aim to look at active transportation options in the JDF Electoral Area. It will be a community driven process with input gained through activities such as workshops, focus groups, community mapping, and forums. The project is just getting underway and will take place through-out 2007.

For more information contact Emma:

Email: [emandm@shaw.ca](mailto:emandm@shaw.ca)

### **9.0 Adjournment**

Given that the meeting Agenda took over 2 hours to cover, we were unable to conduct a general Question and Answer Forum.

Visit OPSRRA's Website: <http://www.opsrra.ca/>

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**Otter Point and Shirley Residents and Ratepayers Association**  
**Directors' Meeting March 5, 2007**

**Time:** 9:30 p.m.

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

**Directors Present:**

Emma Taylor, Sandy Barta, Maureen Nelson, Arnie Campbell

**Motion:** To write a cheque to reimburse Arnie and Emma for Visioning project expenses

**Moved:** Sandy Barta

**Seconded:** Maureen Nelson

**Carried**

**Motion:** To write a cheque to pay the Otter Point Fire Hall a \$25 rental fee

**Moved:** Maureen Nelson

**Seconded:** Sandy Barta

**Carried**