

# Otter Point and Shirley Residents and Ratepayers Association

## Director's Meeting November 22, 2006

**Time:** 7:00 p.m.  
**Place:** SEAPARC Arena- Pool Complex Boardroom  
**Present:** Arnie Campbell, Wayne Fritz, John Charles, Sandy Barta, Emma Taylor, Bob Phillips, Ken Pungente  
**Regrets:** Jim Dexter  
**Guest:** Marianne Wade, Development Manager, Canadian Horizons Land Investment Corp.

### 1.0 Adoption of Agenda

**Moved:** Wayne Fritz moved the agenda with the understanding that item 4.4.2 (meeting with Canadian Horizons representative) will be dealt with first.  
**Seconded:** John Charles  
**Carried**

### 2.0 Appointment of Recorder

Sandy Barta, by rotation.

### 3.0 Approval of Minutes

#### 3.1 October 2006 Minutes

**Moved:** Wayne Fritz  
**Seconded:** Emma Taylor  
**Carried**

### Meeting with Canadian Horizons Representative, Marianne Wade

Marianne Wade explained that she wanted to meet with us to give a face to Canadian Horizons, to present their plans and to answer any questions.

Canadian Horizons purchased the property under the Forestry designation in the current zoning (Rural A) which allows 4 on 10 and that was Canadian Horizons' intention. Under the new Otter Point OCP it will be designated a "Settlement" area rather than a "Settlement Containment" area. Canadian Horizons is preparing a subdivision plan: J.E Anderson (survey), Ecostics (ecological) and a biologist from Cascadia Biologics are the team. Canadian Horizons' application is based on the current zoning and will be moving forward under that zoning. They want to bring in CRD water, but there are concerns about connecting the various areas designated as 'Settlement Containment' areas (they are not contiguous) and how you move the water through those areas. Canadian Horizons wants to participate in dialogues with the CRD and the community. Sandy asked if they needed to bring water in; they could create their own water utility, because the CRD may not have any plans or willingness to do so.

Charles asked how many houses; Marianne estimated 165 buildable lots (i.e., less than 200 houses). He asked about sewage; Marianne replied that there would be individual septic systems or various levels of package plants.

Arnie asked when they will have those plans; Marianne replied that depends on the LUC hearings for the OCP - they will then expedite the application under the current zoning. If they extend the Settlement Containment they could subdivide into 2 acre lots. Arnie noted that the lots would be 2.5 acres.

Wayne mentioned that after the OCP is finished, the advisory committee will return to the zoning in 2007. This process should take about 3 months.

Sandy asked if Canadian Horizons has done a transportation study. Marianne replied that they are aware of the process, but it's too early to deal with.

Arnie noted that Canadian Horizons are adding 20% to the present Otter Point housing stock and asked if she was aware how big a development this is; does the community want higher density? Bob noted that a lot of people dig in until they are shown something different (i.e., clustering houses and leaving larger tracts) rather than a blanket of larger lots that follow the lay of the land. Bob also mentioned that people will not want a lot of traffic down their road (i.e. Kemp Lake). Arnie suggested a public meeting to inform the people or ask what they think of the proposal. Charles asked if the development is in the Kemp Lake watershed and asked about schools; Arnie said that the school district would have to comment on any development application; their response will depend on the age group Canadian Horizons is marketing to.

Arnie wrapped up saying that Marianne will come back. Marianne said she is willing to have people contact her—collaboration is important.

Marianne left the meeting and a short discussion followed.

Sandy asked if she knew we had a visioning initiative.

Wayne mentioned that any rezoning application to include the development within a Settlement Containment Area would be on hold until the OCP passed, and questioned if CRD was willing to do zoning. He also noted that the term "Settlement Area" needs to be defined.

## **4.0 Old Business**

### **4.1 Outstanding Correspondence**

#### **4.1.1 Kemp Lake Boundary: Arnie Campbell**

Letter from CRD Manager Planning and Protection Services received. Bob Phillips reported that the water in the lake is high and today's standards allow submerged septic fields. The lawyer engaged by the Phillips & Jorna families is still reviewing and they are awaiting advice on the process. They are also awaiting a formal definition of the Kemp Lake boundary and high water line. Although it's good government and a health issue, the septic system is complaint driven and not monitored. Wayne pointed out that we agreed that this should be a priority

#### **4.1.2 Ombudsman Complaint: Arnie Campbell**

Ombudsman's office called on November 20 asking if we have received a more recent letter from the Minister. We have only received a package of copies sent to Ken without a cover letter. Ministry of Mines; Arden Log Hauling Ltd. Gravel Pit Application: Arnie Campbell

#### **4.1.3 Ministry of Mines; Arden Log Hauling Ltd. Gravel Pit Application: Arnie Campbell**

The Ministry still has not made a decision to proceed with application to expand pit. They have been meeting with the CRD who have concerns about the operation and have found out that the operation has sprawled outside of the Industrial Zone area allowed to process the gravel. They have told the owner that he can only do the processing on the industrial land. He has been bringing in manure and soils without a soils permit and he has been told he must remove the manure. His application to rezone (to Rural Residential) has not proceeded.

**4.1.4 Ministry of Environment re No Hunting/No Shooting Boundary: Arnie Campbell**

No reply to our letter.

**4.1.5 Ministry of Transportation re: speeding Ministry of Transportation re speeding: Arnie Campbell**

Haven't had a reply to our letter, but Arnie did received a phone call from someone in the Ministry apologizing for the delay and saying that he was working on our request. He would be willing to put up more "No Exit" signs. Bob mentioned that there were two accidents on Chubb Road.

**4.1.6 Sooke Region Museum re: street signs: Arnie Campbell**

Peers said she would be willing to suggest street names, for new developments, that would use pioneering families, points of local interest, etc.

**4.1.7 Correspondence received from TimberWest regarding Muir Creek protection**

Arnie passed the letter around the table.

**4.2 Business Arising From October Meeting****4.2.1 Meeting with representative Canadian Horizons: Emma Taylor, Arnie Campbell and Marianne Wade, Development Officer, Canadian Horizons Land Investment**

See above.

**4.2.2 OCP Committee Report: Arnie Campbell (Otter Point) & Jim Dexter (Shirley)**

Arnie reported on the hearings. John and Bob both spoke at the hearing and Greg Whincup read and submitted the OCP Advisory committee presentation, Emma was also there. Arnie read the summary of the OPSRRA presentation. Sandy will be putting both on the website. Jim helped with the preparation of the Shirley/Jordan River presentation and also spoke at the Shirley hearing. Wayne reported that the OCPs may be before the CRD Board on the fifth or sixth of December, but is not sure if anyone on the LUC will vote against the OCP.

**4.2.3 Developing a Strategic Vision: Wayne Fritz, Emma Taylor and Arnie Campbell**

Wayne reported that 26 or 27 letters sent out to organizations asking for support and for committee members. Five are quite positive, seven still need to consider. Probably won't get much feedback until later in December. In the next couple of weeks, the subcommittee will be getting in touch with Smart Growth BC for assistance and an overview. Wayne recommends against having two visioning committees (i.e. if Shirley wants to go with their own) —we should all be part of one package. The Juan de Fuca Parks letter did not get to them in time to be distributed. Emma reported that the Visioning committee will let OPSRRA directors know at the beginning of January if the committee will go ahead with a Visioning process and will develop a timeline for the Visioning process.

Wayne outlined the planning for the development of the visioning process; what areas to look at for goals and strategies; where to hold the meeting; what kind of attendance expected; what kind of funding required.

John Charles felt that we have not been clear enough on what we want to do (word 'vision' too vague) and that may make it difficult to get confirmed support. Wayne agreed. Arnie asked anyone with concerns or ideas to get in touch with the committee.

**4.2.4 OPSRRA Pamphlet: Emma Taylor**

Emma passed around the pamphlet and described the content. She will send a copy to anyone who is interested in giving feedback

**4.2.5 Volunteer Recognition submission: Arnie Campbell**

Two names submitted for consideration and Ken's name was submitted. Congratulations, Ken!

**4.2.6 Juan de Fuca Economic Development Commission Nominee: Wayne Fritz**

No one has been found to serve on the committee (Ken Douch asked if OPSRRA had anyone interested in tourism who would be willing to serve on a sub committee to promote tourism in the area). Bob proposed a couple of names and gave them to Arnie.

Arnie reported that the EDC will meet tomorrow and our Visioning project and community notice boards are on the agenda; Arnie will be attending.

**5.0 New Business****5.1 Updates from Directors on assigned responsibilities****5.1.1 Land Use Committee "A": Ken Pungent & Wayne Fritz**

Last night's meeting approved a development permit for a steep slope area. A subdivision in East Sooke was received as an information item pending approval of the OCP and report from Planning

**5.1.2 Zoning Advisory Committees: Jim Dexter (Shirley); Arnie Campbell (Otter Point)**

No report.

**5.1.3 Liaison with Regional Director: Jim Dexter**

No report.

**5.1.4 Liaison with Shirley: Jim Dexter**

No report.

**5.1.5 Liaison with MLA: Arnie Campbell**

Arnie chats with Terry Harrison regularly; John is coming to a governance meeting on December 4.

**5.1.6 Governance Study Group: Arnie Campbell, Ken Pungente**

Ken gave notice that as this will no longer be an OPSRRA committee that he will stand down as Chair.

Arnie reported that the new JDF Governance committee has created a sub-committee to look at structure and process. It will meet Monday, December 4; Arnie and Jim are members.

Wayne asked what would happen if Ken stepped down: would the regional director could be the chair? Wayne suggested an alternative: that the committee discuss where it is going and vote on splitting the committee because there are different objectives. It's been frustrating, but the feeling was that we should not abandon pursuing a governance study.

**5.1.7 OPSRRA Web Site: Sandy Barta**

Sandy reported that she will be developing a "planning" section that will include sub-headings for the OCP, Zoning, visioning, governance.

Arnie has received another business listing.

**5.1.8 OPSRRA Newsletter: Arnie Campbell**

Will be a December newsletter draft coming shortly. Newsletter now being sent to the Museum and archived there.

**5.1.9 Publicity: Emma Taylor & John Charles**

Emma had nothing new to report. She would like ideas for places where we can do advertising and would like to see articles written for the Rural Observer—we can't afford advertising in the Rural Observer. We need to attract new members; anyone with ideas on how to promote us should get in touch with Emma or John.

**5.1.10 Community Notice Boards: Arnie Campbell & Jim Dexter**

We have used up all the signs. We have placed new ones at Kemp Lake Road West Coast Road, West Coast Road at Otter Ridge, Gordon's Beach at Otter Point Road. Sarah Road in De Mamiel Estates, Robinson Road at Otter Point Road, Eaglecrest at Otter Point Road and Kemp Lake Road at Chubb Road. These are the last for now. Emma asked about Shirley; Arnie reported that they have put up four signs. Shirley's boards are bigger and have a big sheet of plastic over them, but it's easier to put pins in ours.

**5.1.11 Crown Lands and Pioneer Park: Wayne Fritz**

We should send another letter to the Sooke First Nations and the Federal and Provincial Crown organizations. Marlene Barry wanted to know about the school site and was asked to get in touch with Wayne.

**5.1.12 Treasurer's Report: Emma Taylor**

Balance \$188.50 (includes \$5 for a new member this month).

Stamps: \$10.81 (for Visioning Letter) came out of Float.

**5.1.13 Membership: Emma Taylor**

We have 347 members.

**5.1.14 Update on Muir Creek: Ken Pungente and Arnie Campbell**

Kate Woods and Alanda Carter asked if they could meet about a planning/strategy session. Meeting was held (most attendees were from Otter Point) David Genn prepared a prospectus for fund raising; the CRD is supportive and the province is willing to pick up a third if there is another funder. They need to find the last third of their funding. Timberwest, CRD, and Province seem to be willing to go ahead if funding in place. Arnie passed around the draft prospectus—the amount of land needs to be established.

Meeting tomorrow morning with David Genn, Kate Woods and Gerard Leblanc (who has to develop the Resource Lands OCP for those lands and others north of the Otter Point and Shirley/Jordan River OCP areas) because Gerard could benefit from the information that David and Kate have collected.

Kludahk Club has developed a rugged trail system on the Juan de Fuca Ridge and they do not want to see public access (all terrain vehicles and vandalism) into that area. Asked to meet with Gerard and that was arranged for tomorrow afternoon.

Muir Creek Protection Society and the Kludahk Club were not aware of what each other were doing and they need to meet and establish communications.

**5.1.15 Update on JDF & SEAPARC Parks Commissions: Ken Pungente and John Charles**

John went to JDF Parks. CRD Planner was to provide the SEAPARC committee with a Parks Plan (same one to be appended to the OCP). John reported on the Visioning letter earlier. There was discussion on boat launches and marinas in the Highway's foreshore accesses. Most of the sites are not good sites. Arnie noted that TimberWest wanted to keep the mouth of Muir Creek for a future marina (which would have to be in Otter Point).

Ken reported that the CRD director on Saltspring Island asked Highways department to give up foreshore access to Parks for beach access and a walking trail, and Highways has agreed. Flea Beach is a good example of a site on the West Coast Road. Parks can apply to have these made available.

Poirier Lake: A piece of land on Poirier Lake has been acquired from TimberWest for \$150,000 and another piece acquired from TimberWest and a private owner. This will be a wonderful park in the future.

Ken is resigning from the JDF Parks committee. He will stay on as Chair of SEAPARC.

## 5.2 Other new business

### 5.2.1 Meeting with Island View Construction: Ken Pungente & Arnie Campbell

Kemp Lake Water District, Community Trails and Fire Department wanted to know what was happening with the log sort property and had a brief meeting (organized by OPSRRA) with Island View Construction. The company sees it as an industrial park, but with a commercial, office development to attract people. They have hired a groundwater/environmentalist to ensure they protect the Kemp Lake watershed. Island View isn't rushing into development, but wants to proceed with site preparation over the next few months. Don't have to do any rezoning, but will have to work to achieve a profitable density. The property is 48 acres and there will be a new road into the development. Immediate plans are for a strata for the area near Poirier Lake. They also want to have a playing field for public use. One area is quite swampy and the environmentalist has looked at it and is developing a plan to protect Kemp Lake. There is also a road allowance (Butler Main) and a 'trespass' access and he will cooperate with the JDF Community Trails Society to maintain access to the crown lands on Broom Hill. Ken and Arnie were quite impressed with the preparation and thought. Likely a good, responsible, responsive development

### 5.2.2 Meeting with 3L Developments: Arnie Campbell

3L are in the process of buying the property on the other side of Otter Point Road from Island View Construction. Arnie heard about them at the OCP hearing. The company wants to put in a residential development (density unknown). The property is zoned Rural A and so 4-on-10 is permitted. Arnie is hoping for a meeting with them, but they will not close on the purchase until early December. Sooke Salmon Enhancement Society and Camp Bernard may be interested in a meeting too.

Arnie wrote TimberWest in support of the Muir Creek Society. In their reply they mentioned they are currently reviewing their land base and are looking at their land's profitability for other than forest use. More land sales to come?

### 5.2.3 Otter Point Fire Department AGM

John McCrea is retiring in January and Kevin Brehart will be Fire Chief for a year until they can identify and groom someone. John will stay on as fireman. Arnie wrote a letter of thanks from OPSRRA to John. The AGM was over in 12 minutes.

### 5.2.4 CRD Long-Term Vision Project: Wayne Fritz, Emma Taylor and Arnie Campbell

Heather Phillips (Chair of the Otter Point APC) passed along a document about the CRD Project. The CRD has left out the JDF area. The Visioning committee went ahead and wrote a letter critiquing the document because there was a deadline.

## 6.0 Next Directors Meeting

Early January, either Monday, January 8 or Monday, January 15 (to be confirmed when Emma finds out when a room is available)

## 7.0 Motion to Adjourn by Wayne Fritz

**Adjournment: 9:30 pm**