

## **BROTHERSTON'S PROPOSED OTTER POINT DEVELOPMENT**

Notes compiled by OPSRRA from the community information forum held on July 21, 2012 at the Otter Point Fire Hall regarding the proposed rezoning of 225 hectares of forestry land located at the end of Clark Road in Otter Point.

Presentation by Mike Wignall from Westbrook Consulting on behalf of the property owners Marie & Ken Brotherston:

- Property is 225 hectares and zoned AF. No 4-on-10 is permitted.
- A small portion in the south west corner is zoned AG and can't be developed.
- Proposing to apply for RR3 zoning to permit 2 ha lot averaging with a 1 ha minimum parcel size.
- Total build-out would be 93 lots with 21.7 ha park dedication plus trails.
- Four phase development: Phase 1 is for 23 lots and 11.5 ha park dedication. Phase 2 is 12 lots with no park dedication. Phase 3 is 24 lots with 3.7 ha park dedication. Phase 4 is 20 lots with 6.5 ha park dedication. Phase 5 is 14 lots with no park dedication.
- There have been 50 property sales in the Sooke region in the past 3 years of comparable size acreages; the market for this size of property is slow and the build-out of all 4 phases could take 10 years.
- Parks and trails amenities = 21-28 ha which is about 10-12% of the property.
- Water courses, riparian areas and sensitive environmental areas = 12%
- There would be about 4 km of trail built as an amenity.
- There is some Crown land on the property from the old Puget Sound Railway line. This could be used as a wildlife corridor or be part of a trail system.
- Some ponds could be created for fire-fighting.
- There are areas that would require Steep Slope and Riparian Development Permits.
- Timeline to get the proposed subdivision application through the system and apply for rezoning is a minimum of 6 months.
- Fall-back if the proposal is not approved is to go for 4 ha properties (which wouldn't need rezoning) with no community amenities.

### **Questions from Audience:**

What will be the smallest lot size?

1.6 ha using lot averaging.

Will Blue Grouse be a road access?

No, plan is to use that for emergency access only.

Otter Point Place has been flooded as a result of the present logging. How will this be prevented in the future?

The project's geotechnical person is looking into this.

What will be the impact on Orveas Creek and the bay?

Again, the geotech will look into this.

Who would be liable for damage from run-off?

No concrete answer

What would be the maximum number of residents at full build-out?

93 properties x ? No concrete answer possible.

What will the water supply be?

Individual wells. Know that 93 wells will be difficult to get.

The first phase may work for water but what happens if the future build-out compromises those wells or those of adjacent property owners?

Said that they would test water levels on existing wells as new wells were being drilled and that they didn't want anybody's well to be negatively affected.

Will access have to be permitted to TimberWest's properties beyond?

Yes, an easement is already in place to allow them to move their timber through the development.

Heather Phillip suggested that adjacent property owners keep a well log to record their present well activity in the event that they need to prove that their well has been compromised by the wells in the development.

Is Otter Point Place able to handle the traffic from this development?

There is a requirement in the subdivision PLA re any necessary upgrades to Otter Point Place re drainage, roadway, curbing, etc.

Planner says that some trails would be along the roadways and some would not.

Do the 4 phases match the 4 present properties?

No. The phases use different parts of the 4 properties.

Have the park dedication areas been logged?

No. They have been mostly left untouched and the remainder of the areas logged has already been 70% replanted and the remainder will be done soon.

Debris from the logging has been piled-up against existing neighbouring properties. This is a fire hazard, will it be removed?

Yes, work will begin within the week to pull back the debris.

Will access be provided for “backcountry” off-road vehicles?

Yes, there is a plan to put in some parking lots adjacent to 3 roads that abut the TW lands to allow for access.

Mapping for Otter Point is incomplete. Can the mapping for the project include water courses, riparian areas, etc.?

No answer ?

What about using clustering to achieve better use of space, etc.?

This was discussed but would be difficult to achieve the CRD’s requirements in the OCP for minimum lot size.

Straw poll conducted on clustering.

No support for this concept.

Comment from resident: From a living prospective, in a rural community you need larger then 2 ha plus lots.

Our roads can’t handle the present traffic. Won’t this development add to the problem?

Addition of trails will help.

Will provision be made to ensure that the new roads can handle school buses, etc.?

Yes. They will be limited to 8% grade and have adequate turn-around for emergency vehicles, etc.

Comment from Ken Brotherston when asked if there would be anything other than ponds as an amenity for firefighting.

If we get a big well then we’ll dedicate it to the fire department.

Will there be a registered phased development agreement to protect the community from future developer changing the plan?

Could the zoning re automatically reverved if the developer defaulted on the proposal?

No real comment.

How many of the properties will be of each size?

10 will be 3- 4 ha the remainder will be mostly 1.6 – 2 ha.

Will the property layout maps be posted on a web site for further study and comment?

Reply: Hadn’t thought of that.

Offer from OPSRRA to post them on their web site.

Comment from resident: Amenities won’t compensate for water depletion, drainage problems and damaging the eco-system.

What will be the impact on Clark Road as it is the only access?

Will try to keep it as is and promote traffic calming.

Have you thought about doing bare land stratas?

Yes, but looked at other local stratas and can't see anything great about them.

Planner did a straw poll on preferred property size.

Overwhelming preference for lots to be larger than 2 hectares and closer to 4 hectares.