

# OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE – APRIL 2006

The Otter Point & Shirley Residents & Ratepayers Association (OPSRRA) is a registered non-profit society with an elected Board of Directors and strives to present the points-of-view of its members to local government. OPSRRA was founded in 1992 and has a membership of about 325. Any resident or property owner in Shirley and Otter Point is eligible for membership.

**Lifetime memberships are \$5.00** and are available from OPSRRA directors—see our web site ([www.opsrra.ca](http://www.opsrra.ca)) for further information.

The purpose of our society is to:

- ◆ Ensure that the development of the two communities of Shirley and Otter Point takes place in an orderly way and in the best interests of its residents.
- ◆ Co-operate with local government and other public bodies in the furtherance of the objectives of the society and benefits to the community.
- ◆ Concern itself with the performance of government agencies.
- ◆ Encourage citizens to stand for public office.
- ◆ Promote community spirit and sense of identity by organizing or supporting appropriate activities.

Are you an OPSRRA member? Do you want to receive the OPSRRA newsletter and notice of meetings directly to your e-mail address? OPSRRA is now e-mailing this newsletter to over 100 of our members. Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca) if you want to receive this membership service.

## OPSRRA's EXECUTIVE AND DIRECTORS

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### 1. UPCOMING MEETINGS AND EVENTS

Contact Arnie Campbell at: [d.acampbell@shaw.ca](mailto:d.acampbell@shaw.ca) to have your community event listed in our monthly community events calendar.

Sunday  
April 2

**Shirley Spring Craft Fair**  
10:00 a.m. to 3:00 p.m.  
Shirley Community Hall

Tuesday  
April 4

**JDF Land Use Committee Meeting**  
**7:30 p.m. (this meeting starts later than usual)**  
Otter Point Fire Hall  
3727 Otter Point Road

You can obtain the agenda at the CRD Planning Services office, 2-6868 West Coast Road or on the CRD website at: [www.crd.bc.ca/jdf/index.htm](http://www.crd.bc.ca/jdf/index.htm)  
Click on "Agenda" at the top of the page.

Wednesday  
April 5

**Otter Point Zoning Advisory Committee Meeting**  
7:00 p.m.  
Otter Point Fire Hall  
3727 Otter Point Road

**Note: This meeting is for residents of Otter Point only!**  
Residents of Shirley/Jordan River and East Sooke should plan to attend the Zoning Advisory Committee meetings in their own community.

Wednesday  
April 5

**Shirley/Jordan River Zoning Advisory Committee Meeting**  
7:00 p.m.  
Shirley Community Hall

**Note: This meeting is for residents Shirley and Jordan River!**  
Residents of Otter Point and East Sooke should plan to attend the Zoning Advisory Committee meetings in their own community.

Saturday April 8	<b>Shirley/Jordan River and Otter Point Zoning By-law Open House</b>  10:00 a.m. to 2:00 p.m. CRD Planning Services office 2-6868 West Coast Road
Sunday April 9	<b>Shirley Volunteer Fire Protection Society</b> 2:00 p.m. Shirley Community Hall
Wednesday April 19	<b>OPSRRA Directors Meeting</b> <b>Members welcome!</b> 7:30 p.m. Board Room SEAPARC Leisure Complex 2168 Philips Road Sooke
Thursday April 20	<b>Sooke &amp; Electoral Area Recreation Commission (SEAPARC)</b> 7:00 p.m. Multi Purpose Room "A" SEAPARC Leisure Complex 2168 Phillips Road Sooke
Second and Fourth Thursday of every month	<b>Shirley Quilters and Crafters</b> 10:00 a.m. to 3:00 p.m. Shirley Community Hall

## 2. NEW LOCAL BUSINESSES ON OPSRRA'S WEB SITE

OPSRRA welcomes the following local business to the OPSRRA web site:

[Straitview Ridge Bed & Breakfast, 4532 Otter Point Road](#)

Do you operate a small business? Are you an OPSRRA member? OPSRRA is offering a free business listing service for members, on its web site: [www.opsrra.ca](http://www.opsrra.ca)  
We will list non-members for a suitable donation!

The purpose of this service is to provide an opportunity for businesses in Jordan River, Shirley and Otter Point to advertise their goods and services to their local community. We anticipate having listings for accommodation, farm produce, art, furniture, fishing charters, eco tours, firewood, knitting, soaps, landscaping, bookkeeping, sewing and more. More information, businesses already listed and a registration form are available on OPSRRA's web site ([www.opsrra.ca](http://www.opsrra.ca)) under Business Listings.

The following business listings are on the OPSRRA web site:

Malahat Farms B&B	Beaches West B&B	Birds Edge Press
ALM Organic Farm	Full Circle Seeds	Tugwell Creek Honey Farm
Tugwell Creek Meadery	Kemp Lake Store	Sandy's Drywall Ltd
1001 Welding & Equipment Repair		Otter Point Beach House
Eagle Cove Beachfront Guest Suite		Body Wellness Spa

### 3. UPDATE ON REQUEST FOR A GOVERNANCE STUDY

Representatives from OPSRRA and six other local community organizations met on March 20th to discuss the outstanding request to the province for a study to look into future governance options for Shirley, Jordan River and Otter Point. The group's decision was to send the following letter to the Minister of Community Services.

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Honourable Ida Chong  
Minister of Community Services  
PO Box 9056 Stn Prov Govt  
Victoria, BC V8W 9E2

Dear Minister Chong:

Representatives from the Shirley Community Association, Shirley Education and Action Society, Sheringham Estates Water Users, Shirley Volunteer Fire Protection Society, Kemp Lake Waterworks District, Otter Point Fire Department and the Otter Point & Shirley Residents & Ratepayers Association want to pursue the study of future governance options for the communities of Shirley, Jordan River and Otter Point.

On January 10, 2006 we met with Dale Wall from your Ministry and, at your direction, discussed future governance options for our communities. Mr. Wall concluded that he needed an indication of community support before proceeding with a governance study for our area. On February 27 John Horgan, our MLA, presented you with petitions from the residents of Shirley, Jordan River and Otter Point asking for a study of future governance options for our three communities.

We respectfully request a reply to our request for a governance study.

Yours truly,

Ken Pungente, Chair	Kenny Jones	Terri Alcock	Maureen Nelson
Chuck Minten	Joen Nelson	Jim Dexter	Joanne Hemphill
Kevan Brehart	Arnie Campbell	Sarah Tidwell	John McCrea

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#### In Related News:

Sooke Council received the following recommendations from their Staff on March 20.

1. Staff recommends that the CRD Board be advised that Council will accept the decision of the CRD Board as to whatever governance study is chosen on the condition that the District of Sooke will be included or consulted in the study process.

**Note:** This recommendation refers to a letter of February 22 sent by the Minister of Community Services to the Chair of the CRD outlining suggested governance options that could be studied. See OPSRRA's February 2006 newsletter for details.

2. Staff recommends that Council acknowledges any request for inclusion within the District of Sooke boundaries and advise these requests be forwarded to the Ministry of Community Services with no recommendation from Council at this time.

Sooke Council made the following decisions based upon the March 20th Staff report:

- ◆ All requests from property owners in the JDF Electoral Area, asking for their property to be annexed into the District of Sooke, will have their request forwarded to the Ministry of Community Services with no recommendation from the District of Sooke.
- ◆ The District of Sooke will not participate in any of the governance discussions suggested in the Minister's letter of February 22 to the Chair of the CRD.
- ◆ The District of Sooke requests that it be kept informed of any governance discussions.

### Note:

These decisions by the District of Sooke do not mean that they will never support future annexations of properties in East Sooke and Otter Point. However, it would seem to indicate a pause while the issue of local governance in the unincorporated areas is being addressed.

### Moving Along:

The Assistant Deputy Minister (Governance), Ministry of Community Services recently indicated that the ministry is "flexible" about the terms of reference for a governance study; and is committed to seeing that Otter Point, Shirley and Jordan River's interests are included. In his opinion, the challenge will be to create terms of reference that address the diversity of interests in the area.

## 4. PROPOSED SOILS REMOVAL & DEPOSIT BYLAW UPDATE

The following update has been submitted to the OPSRRA Newsletter by Jim Dexter on behalf of a group of concerned Shirley residents who live in the vicinity of the Chew Excavating Ltd. property in Shirley. Two years ago this property was given a controversial permit under the Capital Regional District's (CRD) Soils Removal Bylaw to blast, crush and remove rock (gravel).

### The Update:

On March 1, 2006, a number of Shirley residents, who have been following the drafting of the CRD's new "Soils Removal" and "Soils Deposit" bylaws, were allowed to speak to the CRD Electoral Area Services Committee. We were allowed considerable leeway from our limit of 5 minutes, and the Chair was as helpful as time allowed.

This issue has been brought forward by our Regional Director Erik Lund in answer to the inappropriate use of "Soils Deposit" and "Soils Removal" Permits which were let for the ostensible reason of improving the view for one house site. This resulted in the moving of over 100,000 cubic metres of material. For those of us who like to be able to visualize the extent of material, imagine a pile of material 1 metre deep, one football field wide and 2 kilometers long. All of this material was blasted, moved and crushed into gravel on a residential lot in a residential neighbourhood.

Our presentation to the Committee for the new bylaw included our concerns that:

- ◆ There was no intermediate method of mitigating the huge effects once the permit was given.
- ◆ There was no mandatory public input or necessary notice of neighbours.
- ◆ There was too much power in the hands of one Signing Officer
- ◆ Subdivisions were exempt from the need for a permit.
- ◆ Time limits were excessive.

We were helped by the presence of Alternate Regional Director Ute Schnarr, who was present as Regional Director Lund was away due to a family emergency. She spoke to the necessity of putting-off a decision until the neighbourhood's concerns were adequately addressed. Seamus Odonell, Head of the Planning Department for the CRD, tried to address our concerns with limited success.

There has now been a meeting between our Regional Director and the Planning Staff on this issue, and it will come up before the Electoral Area Services Committee the first week of April. We may speak to the Committee again, depending on what we hear from the recent meeting in Sooke.

## **5. REMEDIATION OF THE CHEW GRAVEL OPERATION PROPERTY**

### **A Bit of History:**

The initial CRD permits, allowing the blasting, crushing and removal of gravel from the Chew Excavating Ltd. property in Shirley, were for a one year period ending January 13, 2005. The CRD granted a six-month extension to July 2005. When a further extension was requested, some residents of Shirley organized a public information meeting to protest the gravel hauling operation and the further permit extension. Following that meeting, representatives of Chew Excavating Ltd. agreed to a plan (brokered by the CRD Planning staff and the JDF Regional Director) to restore their Shirley property by the end of October 2005—with a one month “grace period” for remediation. This included a \$50,000 letter of credit guaranteeing the restoration would proceed as negotiated and that a committee of Shirley residents would be consulted to ensure they were satisfied with the restoration. This agreement was attached to the company's extension permit.

### **The Update:**

The CRD Engineering Department has now granted Chew Excavating Ltd. an additional six-month extension to the restoration agreement, until June 2006. And, as result of a site visit by CRD Engineering and Chew Excavating Ltd., the following has been agreed to:

- ◆ The engagement of the original environmental consultant to report on tree planting, and the implementation of other recommendations made in his August 2005 plan for the riparian replanting and re-vegetation of the site.
- ◆ Engaging Stantec Engineering to report on how the final states of the deposit and removal sites will meet the specifications for restoration required in the permits.
- ◆ Levelling the gravel and large rocks remaining at the site, and to the area being contoured, covered with soil and hydro-seeded.
- ◆ Commencement of the remediation the week of April 10 and completion by the June 30, 2006.

## 6. ZONING ADVISORY COMMITTEE UPDATE

OPSRRA has added its support to the efforts of the Otter Point Zoning Advisory Committee's to have further public meeting to conclude zoning recommendations to the Regional Director and Land Use Committee "A". OPSRRA's request to have the March 29 Zoning Advisory Committee meeting postponed until April 5, to allow time for public advertising, was agreed to and the following letter was sent to the Regional Director on March 25.

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Mr. Erik Lund  
JDF Electoral Area Regional Director  
2-6868 West Coast Rd.  
Sooke, BC V0S 1N0

Dear Erik:

I am writing to you on behalf of the Otter Point & Shirley Residents & Ratepayers Association to request that you reconsider the time limitations that are being imposed upon the Otter Point Zoning Advisory committee. OPSRRA would like to see the committee finish its public consultations before the Otter Point Open House. We therefore suggest that:

1. The committee be allowed to hold the additional meetings that it is requesting;
2. The April 8th Open House be for the Shirley/Jordan River Zoning only;
3. The Otter Point Zoning be reviewed at a separate Open House at a later date.

Yours truly,  
Arnie Campbell, President OPSRRA

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The following e-mail reply was received from the Regional Director the same day:

This email is in reply to your letter regarding more meetings in Otter Point.

Unfortunately, with the move to the new location and the planning budget as it is, there is a limitation to the amount of money we can spend on the process. Otter Point with some limitations, can have as many meetings as it wants. The only problem is that a planner will not be there. If Otter Point wants more meetings I will ask the Land Use member to attend along with the Regional Director.

Since the bylaw has been split into four, it is possible to advance the Otter Point one at a different time. The Open House is an information gathering exercise and has nothing to do with the committee or its work. The information derived at the Open House will be shared with the committees. Other methods of public participation will also be engaged in as the process nears conclusion. Of primary importance is that the public feels safe as the debate continues. If the meetings do not serve the purpose of providing public input in a democratic way some other method will have to be used.

Hope this helps.

## 7. SAFE DISPOSAL OF HAZARDOUS PRODUCTS

The recycling area at Hartland landfill now accepts free disposal of household hazardous products and waste. These include pesticides, varnishes, paints, cleaners and batteries.

The Hartland landfill is open:

Monday to Friday	9:00 a.m. to 5:00 p.m. and
Saturday	7:00 a.m. to 2:00 p.m.
Closed on Sunday	

For more information contact CRD Environmental Services:

Phone:	CRD Hotline 360-3030
Email:	<a href="mailto:hotlinr@crd.bc.ca">hotlinr@crd.bc.ca</a>
Web Site:	<a href="http://www.crd.bc.ca/es">www.crd.bc.ca/es</a>

- ◆ You can recycle scrap metal, batteries and tires in Sooke. Try the scrap metal yards on Sooke River Road and behind Edward Milne Community School.
- ◆ You can recycle used oil at the Canadian Tire store in Langford. You can drop your containers off at the designated spot outside their automotive department between 8:00 a.m. and 6:00 p.m.

## 8. BACK ISSUES OF THE OPSRRA NEWSLETTER

Back issues of the OPSRRA newsletter are available on the OPSRRA web site.

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This monthly newsletter is prepared by the directors of OPSRRA. It is available to members by e-mail and to others on our web site: [www.opsrra.ca](http://www.opsrra.ca). To have an item you would like to have considered for placement in the newsletter, or make a comment about the newsletter, contact an OPSRRA director. OPSRRA tries to verify the correctness of the information in this newsletter; if we have got it wrong we will acknowledge that and make a correction as quickly as possible.

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