

OTTER POINT & SHIRLEY RESIDENTS & RATEPAYERS ASSOCIATION (OPSRRA) INFORMATION UPDATE FOR AUGUST 2004

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 50 of our members.

Contact Arnie Campbell at: d.acampbell@shaw.ca if you want to receive this service.

OPSRRA is a representative community organization with an elected Board of Directors and strives to present the points-of-view of the residents of the rural communities of Shirley and Otter Point to local government. It was founded in 1992 and has a membership of about 350.

Lifetime memberships are \$5.00 and available from OPSRRA directors—see our web site (www.opsrra.com) for further information.

The purpose of our society is to:

1. 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.
2. Co-operate with local government and other public bodies in the furtherance of the objectives of the society and benefits to the community.
3. Concern itself with the performance of government agencies.
4. Encourage citizens to stand for public office.
5. Promote community spirit and sense of identity by organizing or supporting appropriate activities.

OPSRRA's EXECUTIVE AND DIRECTORS

Ken Pungente	President (away)	Arnie Campbell	Acting President
Wendy Miller	Secretary/Treasurer		
Byron Tweedy	Director	Mitch Moneo	(Acting) Vice-President
Virginia Boyd	Director	Wendy Morton	Director
Frances Stocks	Director		

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1. UPCOMING AUGUST MEETINGS AND EVENTS

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| Monday, August 9 | Otter Point Official Community Plan Committee (OCP) Meeting
6:30 p.m. to 9:30 p.m.
Otter Point Fire Hall
3727 Otter Point Road |
| Monday, August 16 | Shirley/Jordan River Official Community Plan (OCP) Meeting
6:00 p.m. to 9:00 p.m.
Shirley Community Hall |
| Wednesday, August 18 | Land Use Committee
There is no Otter Point/Shirley business scheduled for the Land Use Committee this month |
| Sunday, August 22 | Shirley Day family celebration
Shirley Community Hall.
Featuring teddy bears and the Otter Point Honey Farm —because where there are bears there has to be honey! |
| Monday, August 23 | Shirley/Jordan River Official Community Plan Open House
6:00 p.m.
Shirley Community Hall |

2. JUAN DE FUCA/SOOKE BOUNDARY RESTRUCTURE COMMITTEE

This committee appears to have reached the final phase of its work. On July 28th the province agreed to fund the final phase of the boundary restructure study and to accept the final three referendum conditions recommended by the committee. The recommendations were:

- a) That the rural JDF Electoral Area communities of East Sooke, Otter Point and Shirley will vote first in an amalgamation referendum.

- b) That the votes from this referendum be counted separately for East Sooke and Otter Point/Shirley.
- c) That the cost of the referendum in the District Sooke (if either or both of the rural referendums are in favour of amalgamation) will borne by the province.

The province has also committed an additional sum of \$37,638 to cover the cost of updating the consultant's report to include 2003/2004 property tax figures, producing information newsletters, advertising public meetings and hosting Open Houses.

The next meeting of the Boundary Restructure committee will likely be in early September, followed by public information sessions and Open Houses in each of the three rural communities prior to an amalgamation referendum sometime before Christmas (the 3rd Saturday in November has been suggested).

3. EXTENSION OF THE CRD WATER LINE TO DE MAMIEL ESTATES

The directors of the proposed De Mamiel Estates development at 2901 Otter Point Road held an informative and well-attended public meeting at the Otter Point Fire Hall on July 28. Representatives from De Mamiel Estates, Komex International Engineering and Environmental Consultants, CRD Regional Planning Services, as well as the Mayor of Sooke the JDF Regional Director and the Otter Point Fire Chief, were there to answer questions. The on-going dilemma is that the CRD's Regional Growth Strategy Bylaw prevents the extension of the CRD waterline across the Sooke/Otter Point boundary; at least until the Otter Point Official Community Plan (OCP) is completed, Settlement Areas identified and broad community support for the extension of water into these Settlement Areas is indicated. The development of a new OCP and zoning bylaw for Otter Point is underway and should be finished by December, to be followed by Public Hearings in the New Year and CRD and provincial ratification by no later then August 2005. Meanwhile the owners of De Mamiel Estates want to start there development by this September and have to know whether they are going to be drilling wells to service their 49 properties, or redirecting the well drilling dollars towards paying for the expense of bring the CRD waterline a further 1.2 kilometres along Otter Point Road to their development.

Extension of the waterline to the De Mamiel estates property would allow residents in the Otter Point/Sellars/Pascoe Road area of Sooke—many of who have shallow, dried-out wells, to buy into the waterline. It would also allow for the installation of a fire hydrant in the 2900 block of Otter Point Road, thereby improving the Otter Point Fire Department's response time when fighting a fire in the North East part of Otter Point—an area currently reliant on a water tanker to transport water to the scene of a fire.

If you have an opinion on whether or not a waterline should be extended across the Urban Containment Boundary and into this part of Otter Point before the Otter Point Official Community Plan and zoning bylaw are completed, you can contact either Erik Lund, JDF Electoral Area regional director or Don Amos, Chair of the CRD Board of Directors c/o 524 Yates St. Victoria. (P.O. Box 1000 V8W 1K8)

OPSRRA asked Erik Lund, the JDF Regional Director, to comment on the water line extension public meeting and what he expects will happen next. His reply:

The Sooke Mayor is in favour of the water line extension, as it will benefit Sooke at no cost to them.

Benefits:

- d) Water will have more users on the end and therefore the water quality will be better in Sooke.
- e) Water line will be extended at no cost thus promoting more development in Sooke.

The Electoral Area Director does not object to the water line extension as long as:

- a) It does not add to urban sprawl.
- b) It can be done legally.
- c) The people of Otter Point want it.

Having a good source of potable water is not a bad thing in general. Once the Otter Point community has agreed on what parts should be settlement areas I intend to work toward getting water to them. This may include an amendment to the RGS and infrastructure grants applications.

4. OFFICIAL COMMUNITY PLANS (OCP) UPDATE

OPSRRA asked the committee chairs of the Otter Point and the Shirley/Jordan River OCPs to provide an update on their committees' progress. These two committees began their monthly meetings in May and are scheduled to complete their recommendations to the CRD Board for a new OCP and supporting zoning bylaw by December. Public Hearings will be scheduled for the New Year. The CRD Board and the Province can be expected to give final approval to the OCPs and the zoning bylaws by no later than August 2005.

Note: The minutes of the OCP committees can be viewed on the JDF Regional Director's web site: www.crd.bc.ca/jdf/index.htm

5. SHIRLEY/JORDAN RIVER OCP UPDATE: Maureen Nelson, Chair

The Shirley/Jordan River OCP Committee has eight members from Shirley and one from Jordan River. At the outset, more interest was sought from Jordan River to give a more balanced perspective, but no others came forward. Meetings have brought forward questions that we are still seeking answers from various ministries as well as Ken Cossey. The July meeting was especially long as the package of background material we had requested was not handed out until the meeting and that had to be dealt with first. But, progress has been made. Although the first part of the process, the OCP itself is not finished its draft, we hope to complete this at the next meeting. We have requested two extra meetings in order to deal with the information that was being provided. The first will be an Open House on August 23rd followed by a second extra meeting scheduled for September 6th.

No interest has been expressed at this time by the general public except for property owners of two land sections west of Jordan River—outside the existing

OCP boundary. One property owner has already submitted an application for subdivision of a portion of his lands.

Our committee members each have entirely different backgrounds, but have come to reside here for much the same reasons. Each meeting has brought forward much discussion on every issue discussed so far, but the consensus has been united. As Chair I have the pleasure of working with these individuals and brainstorming ideas and community values against the reality of putting a plan together.

6. OTTER POINT OCP UPDATE: Wayne Fritz, Chair

The Otter Point Official Community Plan Committee was established in March 2004 by CRD Director Erik Lund. The committee is composed of seven volunteer Otter Point residents (Sandra Barta, Ken Douch, Ivan Harrison, Manfred Manus, Wendy Miller, Greg Whincup, Wayne Fritz). It has a mandate to develop and recommend a new Official Community Plan and related Zoning Bylaws for the Otter Point District. Ken Cossey, a CRD planner-administrator is providing technical, research and support services to the committee. The committee meets monthly at the Otter Point Firehall. All meetings are open to the public. All committee meeting times and minutes are posted on the CRD Juan De Fuca website.

To date, the committee has largely concentrated on:

- developing a code of conduct to guide its activities;
- clarifying legislative requirements for official community plans;
- reviewing geological, environmental, transportation, agricultural, heritage and socio-demographic information about Otter Point;
- assessing projected population growth in Otter Point; and
- considering goals and developmental policies for inclusion in the Official Community Plan.

Over the next 2-3 meetings, the committee will be reviewing zoning bylaws for Otter Point and finalizing its recommendations in bylaw form. Public meetings will then be scheduled to share information and obtain feedback about the committee's recommendations. After making any requisite changes based on that public feedback, the committee will forward its recommendations for CRD approval.

7. SMART GROWTH BC

Smart Growth BC is a non-profit organization that is dedicated to growth management and regional land use planning. It works with, "...local governments, community groups, professional land use planners and the private sector to find solutions to the challenges that growth presents for communities." Some of the objectives that they promote through their services are:

- Compact settlements that avoid unplanned growth.
- Development patterns that encourage the use of sustainable transportation.
- Development designs for roads, walkways, driveways, etc. that is easier on the environment.
- Protecting productive agricultural land from development and buffering it from residential development.
- Preserving, creating and linking rural open spaces such as parks and recreational areas.
- Adequate, affordable housing.
- Alternate development standards.
- An early and ongoing role for residents to get involved with the planning, design and development of their community.

Now that new Official Community Plans and zoning bylaws are being developed, this is an ideal time for residents of Otter Point, Shirley and Jordan River to be thinking about what they want their community to look like 10 years from now. Smart Growth BC is a local source for rural planning information. They can be contacted at:

201-402 West Pender Street
Vancouver, BC V6B 1T6

www.smartgrowth.bc.ca

8. FREE ADVERTISING FOR LOCAL BUSINESSES ON OPSRRA'S WEB SITE

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.com. 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.com) under Business Listings.

9. SHERINGHAM LIGHTHOUSE PRESERVATION SOCIETY

A new preservation society is being formed in Shirley to try and purchase the federal (Coast Guard) property surrounding the Sheringham Point lighthouse. Society memberships are \$5.00. If you want to sign the petition to help acquire the lighthouse site from the federal Coast Guard, you can obtain further information from Rob or Karen Van Veen at 646-2213 or Terri Alcock at 642-2528.

This newsletter is published monthly on the www.opsrra.com web page by OPSRRA—the Otter Point and Shirley Residents and Ratepayers Association. Comments or requests to have information included in the newsletter can be directed to: Arnie Campbell, Vice President. Phone: (250) 642-3113 or e-mail d.acampbell@shaw.ca
